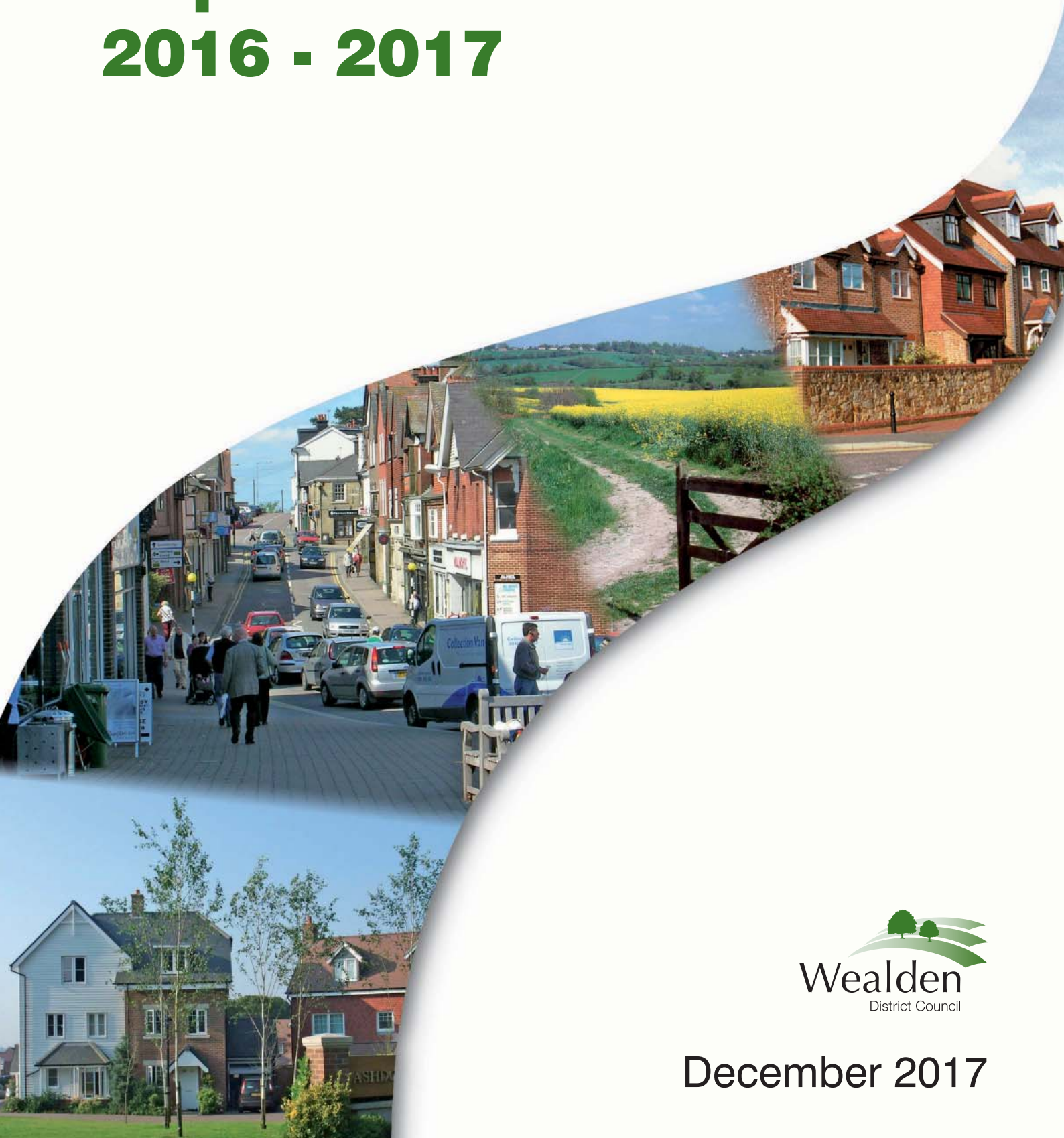


Wealden District Local Plan

Authority Monitoring Report 2016 - 2017



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Table of Contents

1. Executive Summary	3
2. Progress against the Local Development Scheme	7
3. Duty-to-Cooperate	20
4. Housing	27
5. Neighbourhood Planning	36
6. CIL and Infrastructure Expenditure	41
7. Local Plan Policy Indicators	49

Annexes

Annex 1: Core Strategy indicators and definitions	73
Annex 2: Housing windfall completions in Wealden for the period 2003-2017	87
Annex 3: Wealden Local Plan - Index of Saved Policies	88
Annex 4: Glossary of Terms	93

1. Executive Summary

- 1.1 This Authority Monitoring Report (AMR) covers the period 1 April 2016 to 31 March 2017, although in some cases 'commentary' is provided to cover the period beyond the end date of 31 March 2017 where this is considered to be appropriate.

Purpose

- 1.2 It is a legal requirement that every local planning authority produces an AMR containing information on its progress towards the preparation of Local Development Plan Documents (DPDs)¹, the details of actions taken to meet the duty to cooperate requirement during the monitoring period², the details of any Neighbourhood Development Plans (NDPs) that have been achieved over the monitoring period³, the implementation of the Community Infrastructure Levy (CIL)⁴ and the extent to which the planning policies set out in the Wealden Core Strategy (2013) are being achieved⁵. The AMR identifies the key challenges and opportunities for the district and provides monitoring data against which to consider the need for any necessary revision of spatial planning policies.
- 1.3 The Town and Country Planning (Local Planning) Regulations 2012 (Regulation 34) requires Authority Monitoring Reports (AMRs) to contain information on a range of matters, but this would have to include the following:
- Commentary on the progress made against meeting any Development Plan Document (DPD) or Supplementary Planning Document (SPD) specified in the District's Local Development Scheme (LDS);
 - Details of all the actions taken to meet the duty to cooperate requirement with another local planning authority, county council, or statutory body during the monitoring period;
 - Details of a neighbourhood development order or a neighbourhood development plan that has been 'Made' in the local planning authority area;
 - Details of all CIL receipts and expenditure during the monitoring period;
 - The annual number of net additional dwellings and net additional affordable dwellings within the monitoring period and since the policy was first published, adopted or approved; and

¹ See Section 2 of the AMR named 'Progress against the Local Development Scheme (LDS)'

² See Section 3 of the AMR named 'Duty to Cooperate'.

³ See Section 5 of the AMR regarding Neighbourhood Planning.

⁴ See Section 6 of the AMR regarding the Community Infrastructure Levy (CIL) and infrastructure expenditure.

⁵ See Section 4 and 7 of the AMR in relation to the implementation of planning policies, particularly the Core Strategy (2013).

- Details of where a local planning authority is not implementing a policy specified in the local plan and the reason(s) for this.

Summary of AMR Contents

- 1.4 The regulations above have been interpreted and the AMR has been divided into sections as outlined in the Table of Contents above. The main findings of each section of the report are summarised in the table below.

Topic	Summary of Contents
Progress Against the Local Development Scheme (LDS)	This section of the report monitors the progress of Wealden District Council in meeting the timetable set out in its LDS. Firstly, the Affordable Housing Delivery Local Plan was adopted within the monitoring period (May 2016) in line with the LDS. However, the Wealden Local Plan has been subject to delay and the full reasons for this have been outlined in Paragraphs 2.14 to 2.17 of the AMR.
Duty to Cooperate	This section of the report summarises the work undertaken by Wealden District Council, the surrounding authorities and statutory bodies to address the strategic planning issues relevant to the area. This work has largely focussed on the emerging evidence base for the Wealden Local Plan including potential impacts on the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA) through joint evidence base work and meetings with neighbouring local planning authorities and statutory bodies.
Housing	<p>This section of the report monitors the delivery of housing in the district and the performance against the housing requirement of the district.</p> <p>For the reporting period, 564 net dwellings have been completed and the Council published a five year housing land supply position of 2.65 years against the Wealden District's Objectively Assessed Housing Need (OAN) of 946 dwellings per annum as of the 30 June 2017. The number of affordable dwellings completed in the reporting period was 81.</p>

Neighbourhood Planning	This section of the report summarises the progress being made by both the Parish and Town Councils in producing their NDPs. Within the monitoring year, two NDP areas have been designated, with a further two designations coming after the monitoring period ended. In addition, the Draft Herstmonceux Neighbourhood Plan reached the Regulation 16 (i.e. the proposed submission stage) in September 2017.
Community Infrastructure Levy (CIL) and Infrastructure Expenditure	<p>The CIL Charging Schedule was adopted by Full Council on 25 November 2015, following a successful examination, with an implementation date of 1 April 2016. Consequently, Wealden District Council is now able to monitor CIL collection and expenditure within the monitoring period.</p> <p>In summary, the local authority collected £190,060 in CIL revenue over the monitoring period, made payments to both Parish and Town Councils totalling £28,520.75 and has retained the remaining receipts</p>
Local Plan Policy Indicators	<p>This section of the AMR contains information which has been collected to monitor policies adopted through the Wealden Core Strategy⁶. The indicators used will be continually reviewed to ensure that they remain fit for purpose. The chapter will provide quantifiable feedback on a number of policies within the Wealden Core Strategy.</p> <p>For employment uses, the net amount of employment floorspace completed during the monitoring period was 11,587 square metres. In addition, more dwellings (55.6%) were completed on Previously Developed Land (PDL) than Greenfield land during the monitoring period.</p>

- 1.5 This AMR has been prepared by the Planning Policy Team at Wealden District Council, who has been responsible for the development and implementation of the Wealden Core Strategy (adopted February 2013), the Affordable Housing Delivery Local Plan (adopted May 2016) and the emerging Wealden Local Plan.
- 1.6 As per the requirements of section 113 of the Localism Act, the 2016/17 AMR has been made available to the public by being published on Wealden District Council's website. It can be found at the following webpage:

⁶ The monitoring framework for the Wealden Core Strategy (2013) is located at Annex 1 of this report.

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Planning_Policy_Documents

- 1.7 If you wish to contact the Planning Policy Team at Wealden District Council regarding the content of this AMR, then you can do so through the following methods:

Contact Form:

http://www.wealden.gov.uk/Wealden/Council/Contact_the_Council/Contact_Form_Planning_Policy_LDF.aspx

Email: ldf@wealden.gov.uk

Telephone: 01892 602008

Address: Wealden District Council, Planning Policy, Council Offices, Vicarage Lane, Hailsham, BN27 2AX

2. Progress against the Local Development Scheme (LDS)

Wealden's Current Local Plan

- 2.1 The Core Strategy Local Plan was adopted in February 2013 and is the overarching planning policy document for the Wealden District.
- 2.2 The Core Strategy replaces the following saved policies in Wealden's Local Plan (1998):
- HG2, Affordable Housing on New Development
 - HG3, Affordable Housing Exceptions Policy

The other saved policies remain in place. Both the Wealden Local Plan (1998) and the Non-Statutory Local Plan (2005) remain material planning considerations in so far as they do not conflict with the National Planning Policy Framework⁷ (NPPF).

- 2.3 The Affordable Housing Delivery Local Plan (2016) supersedes Core Strategy policy WSC8 and the associated text in paragraphs 7.10 to 7.14, with the exclusion of land that forms part of the Wealden District but is located within the South Downs National Park (SDNP).

The Local Development Scheme

- 2.4 The Local Development Scheme (LDS) is the Council's timetable for preparing planning documents for the district that will form part of the Council's 'Local Plan'. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires all Councils to prepare and maintain a LDS where it is producing DPD. The main purpose of the LDS is as follows:
- to inform the public and stakeholders of the documents that will make up the 'local plan';
 - set out the geographical area each plan will cover; and
 - set out the timescale for the production or review of each plan.
- 2.5 The latest LDS was adopted by Full Council on the 25 November 2015 and is the latest version of the planning timetable for the district. It sets out the timetable for the production of the Affordable Housing Delivery Local Plan, the Wealden Local Plan and the Hailsham Area Action Plan (this has changed as discussed below), amongst other associated documents. The LDS reflects the Council's key strategic planning priorities for the district, excluding land located in the SDNP.

⁷ See Paragraph 211 of the NPPF for guidance on this matter.

Documents in the Council's LDS

- 2.6 The following section of the AMR summarises the purpose of each document in the Council's LDS and provides some commentary on the milestones and targets of each document within the 2016/17 reporting period or later if this is considered helpful.

Development Plan Documents

- 2.7 The latest LDS was published in November 2015 and identified three DPDs that were considered, at that time, to be the main strategic policy documents for the district. This includes the Affordable Housing Delivery Local Plan, the Wealden Local Plan and the Hailsham Area Action Plan that are discussed in turn below.

Affordable Housing Delivery Local Plan

- 2.8 The Affordable Housing Delivery Local Plan concentrated on the review of the affordable housing policy previously adopted within the Council's Core Strategy (2013) at policy WCS8. The scope of this document is limited and relates to the proportion of affordable housing to be delivered by new development and the threshold by which the need for affordable housing is triggered. The tenure of the affordable housing was also considered.
- 2.9 This document was adopted early on within the reporting period on the 18 May 2016. The Local Plan Indicative Timetable that was published alongside the LDS had scheduled the adoption of this document for April 2016, so this can be considered as a substantial achievement for the reporting period.
- 2.10 The monitoring structure for the document is included within the adopted Affordable Housing Delivery Local Plan (2016) and is as follows:

Table LDS1: Monitoring Framework for the Affordable Housing Delivery Plan

Name	Description	Target
Strategic Affordable Housing target	Affordable housing completions as a percentage of all completions	35%

Affordable Housing target	Number of developments with a net gain of 5 or more dwellings, achieving 35% affordable housing	75%
Tenure	Proportion of tenure as a percentage of all completions	No target

- 2.11 As is the case for all monitoring indicators, action will be required if the targets are not being regularly achieved. The action requirements for the affordable housing targets are identified in the table below.

Table LDS2: Monitoring Actions for the Affordable Housing Delivery Plan

Issue	Action
Affordable housing completions as a percentage of all completions is less than 35%	Review data if target is consistently not met over two year consecutive period to find issues and seek to resolve. If not able to be resolved/ explained then review policy.
Number of developments with a net gain of 5 or more dwellings, achieving 35% affordable housing	Review policy if target is not met consistently over two year consecutive period.

Hailsham Area Action Plan

- 2.12 The Hailsham Area Action Plan was identified within the LDS published in 2015 and was to provide the specific policies that will direct the significant change that is proposed in Hailsham and the surrounding area. The date of

adoption was scheduled for the end of 2018. However, during the development of the Hailsham Area Action Plan, it became clear that infrastructure requirements resulting from growth in the south Wealden will be required for a larger area than that proposed in the Hailsham Area Action Plan. As such, the Hailsham Area Action Plan is now being incorporated within the Wealden Local Plan with a section dedicated to the South Wealden Growth Area. The Growth Area will include all areas requiring strategic transport infrastructure in the south of the District.

- 2.13 It should be noted that both the Hailsham Area Action Plan and the Wealden Local Plan were anticipated to be drafted concurrently with an anticipated adoption date in the winter of 2018. The timetable for the Wealden Local Plan is discussed below.

Wealden Local Plan

- 2.14 It is anticipated that the Wealden Local Plan will cover all policy requirements for the Wealden District excluding the part of the district within the SDNP. This will mean that all policies within the new Local Plan, when adopted, will supersede all adopted Core Strategy (2013) policies, all saved policies within the adopted Wealden Local Plan (1998) as well as the Affordable Housing Delivery Local Plan (2016). Accordingly all broad locations identified in the adopted Core Strategy and the now withdrawn Strategic Sites Local Plan will be reviewed as part of the process. In addition, the Council is required in this document to identify the objectively assessed needs of the district, including housing need, and provide a strategy which seeks to meet this need where possible. This document shall contain all strategic allocations including housing, employment, retail and other relevant allocations and local allocations which are not covered within Neighbourhood Plans. The Plan will also include all implementation policies to meet the new planning objectives and spatial strategy.
- 2.15 Wealden District Council, in accordance with the LDS, published a Draft Proposed Submission Wealden Local Plan that was reported to Full Council on 22 March 2017. It was resolved at that meeting:
- a. That the Local Plan to date be welcomed;
 - b. That, based upon the evidence published to date, the strategic direction set out in the current draft Local Plan be supported; and
 - c. That the Local Plan Draft Proposed Submission Document be brought back to Full Council for consideration at the earliest opportunity.

This means that a further version of the Proposed Submission Wealden Local Plan together with accompanying evidence base will be reported to Local Plan Sub Committee, Joint Planning Committee North and South and Full Council at a later date. Subject to Council resolution, this document will be published for representations before submitting to the Secretary of State for examination by the Planning Inspectorate (PINs).

- 2.16 Since March 2017, officers have been progressing and completing the evidence base in order to propose an updated Local Plan to Members for the Representation stage of the process. However, one of the key elements required to complete this stage of the plan process is the Habitats Regulation Assessment (HRA) and any Appropriate Assessments required for the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA). In addition, draft reports have been received (at the time of writing) in relation to air quality impacts at Pevensey Levels SAC and Ramsar Site and the Lewes Downs SAC. These draft reports will require review by Natural England and additional input from them and possibly other experts, to assess the implications and inform any appropriate assessments required.
- 2.17 Once Wealden District Council has the views of Natural England on the air quality, ecology and appropriate assessment requirements for these sites we will further develop the HRA for the draft Wealden Local Plan. Timescales for this and the subsequent progression to Full Council for approval to proceed with the Representation stage will obviously depend on the timing and content of the input from Natural England. However, it is the Council's intention to aim for a Full Council meeting in March 2018 to seek approval to proceed to the Representation stage if this is possible. Ongoing regular updates will continue to be provided as further information becomes available.⁸

Table LDS3: Local Plan Timetable

Milestone	Target	Whether met
Evidence gathering		Commenced and on-going
Public consultation on Issues and Options (Reg. 18)	Autumn 2015	Yes
Publication of Proposed Submission Wealden Local Plan (Reg. 19)	November to December 2016	No – revised date of March 2018

⁸ Please see the Wealden Local Plan webpage for further news at the following link below:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/PPolicy_Wealden_Local_Plan.aspx

Submission to Secretary of State (Reg. 22)	April/May 2017	This target is now revised to Summer 2018
Adoption and publication	2018	2019

Statement of Community Involvement

- 2.18 A Statement of Community Involvement (SCI) sets out how and when a local planning authority will carry out consultations and involve the community in both the preparation of planning policy documents (i.e. the Wealden Local Plan) and decisions on planning applications. There is a requirement to produce such a document under the Planning and Compulsory Purchase Act 2004 and an SCI for Wealden District Council was approved by Full Council on 27 May 2015.⁹

Community Infrastructure Levy

- 2.19 A Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on 25 November 2015 with an implementation date of 1 April 2016. Both the preparation of the CIL Charging Schedule and the monitoring of CIL receipts and expenditure are considered in greater detail in section 6 of this AMR.

Local Plan Evidence Base

- 2.20 As discussed above, the evidence gathering process for the Wealden Local Plan is continuing and all the evidence base documents that have been completed within the 2016/17 monitoring period are listed below. In addition and where relevant, any other evidence base document produced after 1 April 2017 to the time of writing have also been listed where appropriate. All evidence base documents can be accessed within the Council's website¹⁰.

Housing Evidence Base Studies

- 2.21 Strategic Housing Market Assessment (SHMA): This evidence base document was first published in December 2015 and informed the Wealden Local Plan Issues, Options and Recommendations Consultation Document. Amendments to this document were made in August 2016 to take into account comments received as part of that consultation. It is acknowledged that demographic projections may be revised by Government prior to the submission of the Wealden Local Plan and therefore an update would be

⁹ Please see the Statement of Community Involvement (SCI) – May 2015 at the following link below:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Planning_Policy_Documents/Planning_Statement_Of_Community_Involvement.aspx

¹⁰ http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Evidence_Base

required particularly with regards to Objectively Assessed Housing Need (OAN). It is also acknowledged that the Department for Communities and Local Government (DCLG) did publish consultation proposals in September 2017 for local housing need and the Council will need to consider the outcomes of this consultation when appropriate. This is discussed further at section 4 of this AMR.

- 2.22 Strategic Housing and Economic Land Availability Assessment (SHELAA): The SHELAA provides an assessment of land submitted to the Council for either residential development or economic development. Land is assessed to identify suitable and deliverable sites for development for the purpose of allocating sites in the Council's Local Plan. An SHELAA interim publication of maps for a number of parishes within district was completed in the monitoring year (June 2016), but these were merely illustrative, showing those sites that have been submitted by interested parties for potential development. The full version of the SHELAA document is currently being finalised and is due to be published ahead of the Proposed Submission Wealden Local Plan in 2018.
- 2.23 Urban Capacity Study: The urban capacity study forms part of the SHELAA. The role of the study is to identify potential deliverable sites within the built up area and to estimate the number of dwellings likely to be developed. This study provides the evidence in relation to windfall development. The final report will be published alongside the Proposed Submission Wealden Local Plan.
- 2.24 Objectively Assessed Housing Need Paper: This paper was published within the 2016/17 reporting year (February, 2017) and updated (March, 2017) following the Office for National Statistics (ONS) publishing a new set of Sub-National Population Projections based on the 2014 mid-year population estimates. Effectively, this document was commissioned by Wealden District Council to update parts of the existing SHMA and to identify the objectively assessed housing need for the District.
- 2.25 Viability Study: In August 2017, Wealden District Council published a Wealden Local Plan Viability Assessment that considered the overall financial viability of the emerging Wealden Local Plan, which includes its draft allocations and the full costs of meeting the policy requirements of the Draft Plan, such as affordable housing costs, CIL and Ashdown Forest compensation for example. This is in line with paragraphs 6 and 173 of the NPPF to ensure that the emerging Wealden Local Plan continues to be 'deliverable' when adopted. As well as residential development, the study considers the viability of employment uses (B Use Classes), retail uses, elderly/extra care schemes, Gypsy and Traveller development, and community or institutional development.

- 2.26 Gypsy and Traveller Accommodation Needs Assessment (GTAA) update: The Council commissioned a consultant group to undertake an update to the Gypsy and Traveller Accommodation Needs Assessment (GTAA) and this was published within the 2016/17 reporting period (November 2016). The previously published GTAA identified the need for permanent and transit pitches for Gypsies, Travellers and Travelling Showpeople (GTTS) during the Plan period. This GTAA identifies an accommodation need for 21 permanent pitches based on changes to the Government definition of gypsies and travellers, which was published within the Planning Policy for Travellers (PPTS) document (August 2015).

Economic Evidence Base Studies

- 2.27 Economy, Retail and Town Centre Studies: In preparation for the Wealden Local Plan, consultants were commissioned to undertake a multidisciplinary study to help identify our requirements for employment and retail land, as well as recommending policies for town centres and other economic and retail policies. This work was split into two documents, namely the Wealden Economy Study and the Town Centre and Retail Study, which were both published in December 2016. Other stakeholder involvement included liaising with relevant duty to cooperate bodies and other organisations and bodies that have a role in town centres, and the retail and economic market.

Open Space and Leisure Evidence Base Studies

- 2.28 Open Space and Leisure Study: Consultants have been commissioned for this study. The study considers current open space and sports provision and indoor leisure provision including multifunctional spaces such as community halls. The study will identify deficits in current Local Plan provision and resulting future need based on growth scenarios and areas where new provision is required. Need will be identified by type, and the study will also specifically consider the need and demand for sports pitches. This will have direct implications for the provision of a sports park within the district as identified in the Corporate Plan. The study will also provide a calculation for the provision of open space and leisure for planning applications. In September 2017, part of this work was published that included a Stakeholder Consultation Report and the Open Space Study. The remaining aspect of the study is still ongoing and comprises the Wealden Playing Pitch and Outdoor Sports Needs Assessments, Strategy and Action Plan. The Council also intends to identify a Playing Pitch Strategy.

Biodiversity, Green Infrastructure and Landscape Evidence Base Studies

- 2.29 Landscape and Settlement Character Assessment Supplementary Report: The Council commissioned consultants to undertake a supplementary study

to the existing Landscape and Settlement Character Study (2014) for Durgates and Sparrows Green in Wadhurst. Effectively, this study replicates the existing Landscape and Settlement Character Study published in 2014, but only in relation to Durgates and Sparrows Green. This study was published in November 2016 and contributes to the Councils Local Plan evidence base and helps underpin decisions on how best development can be accommodated, having regard to the landscapes within the district, for the plan period.

- 2.30 Green Infrastructure Study: Consultants were commissioned to undertake this study, which was published just after the end of the reporting period (May 2017). It provides the underlying evidence to support green infrastructure policies within the Local Plan, which considers local requirements in terms of biodiversity, climate change and other social issues. It will also be used in the development of Green Infrastructure Strategy for the district at a future date.
- 2.31 Landscape and Ecological Assessment Studies: In order to help inform site selection and site policies, two studies have been undertaken for sites within certain settlements and areas, submitted as part of the SHELAA process, assessing their landscape and ecological value and sensitivity. Both a Landscape and Ecological Assessment Study for Local Plan Sites and the South Wealden Growth Area (separate documents) were published in July 2017 and April 2017 respectively. These studies will assist in understanding the ecological and landscape context of the sites at present; the potential impacts of development and the necessary mitigation measures to help inform policy. The results from these studies have been fed into the SHELAA and individual site assessments.
- 2.32 Habitats Regulations Assessment: Habitat Regulations Assessments (HRAs) in relation to the impact of proposed growth on European and International sites designated for their biodiversity will be undertaken in house using information from a number of commissions. Commissions undertaken so far include Air Quality Assessments, transport modelling, ecological monitoring and visitor surveys. Further information relating to these studies is set out below. Where necessary, further work will be commissioned to gain the necessary advice and ecological input as relevant.
- 2.33 Ashdown Forest Visitor Survey: A survey was commissioned by the Council on behalf of six local authorities (Wealden District Council, Mid Sussex District Council, Lewes District Council, Tunbridge Wells Borough Council, Tandridge District Council and Sevenoaks District Council) that are potentially affected with regards to visitor patterns on the Ashdown Forest. This survey was published in December 2016 and will inform any mitigation policy within the Wealden Local Plan and the Local Plans of other relevant authorities.

- 2.34 Ashdown Forest Traffic Model – Technical Note: The Ashdown Forest Traffic Model provides estimates of the additional traffic likely to arise on roads on the Ashdown Forest as a result of new development. Although the model was developed to generate outputs related to the roads on the Ashdown Forest, the model does also provide additional highway links on or adjacent to the Lewes Downs SAC and Pevensey Levels SAC. This note was published in June 2017.
- 2.35 Air Quality and Ecological Monitoring Assessment – Ashdown Forest: In April 2014, Wealden District Council commissioned consultants to determine the effects of atmospheric pollution on the Ashdown Forest. The requirement to implement a monitoring programme was one of the recommendations of the Planning Inspectorate who independently assessed the adopted Core Strategy (2013). The monitoring, modelling and assessment programme has been running for a number of years and interim reports are available¹¹. Within the 2016/17 monitoring year (May, 2016) the Council published an Interim Report Year 2 – Vegetation Survey and in early November 2017, the Council also published the Ashdown Forest Air Quality Monitoring and Modelling report that contains further information from the detailed air quality monitoring which has been conducted and also reports on the modelling including scenario testing which has been undertaken to help inform the development of the Wealden Local Plan. The Air Quality Report has been published in advance of the Air Quality and Ecological Monitoring Report. The next stage for Wealden District Council will be to publish this combined report and consider it as part of its HRA for the emerging Wealden Local Plan.
- 2.36 Air Quality Monitoring Assessments – Lewes Downs and Pevensey Levels: Two air quality reports have been commissioned by the Council in order to inform the HRA for the emerging Wealden Local Plan. Two such reports were published in early November 2017 regarding the potential for adverse air quality impacts on both Pevensey Levels SAC and Ramsar Site and the Lewes Downs SAC. Both reports conclude that, under some scenarios, the critical levels and loads for NO_x concentrations, nitrogen deposition and ammonia concentrations are exceeded for each designation. The next stage is to assess the ecological impact with input from Natural England alongside their input on the Air Quality reports, to determine if an 'appropriate assessment' is required for either of these designated sites.

Other Evidence Base Studies

- 2.37 Strategic Flood Risk Assessment (SFRA): Consultants were commissioned to update the Council's SFRA and this was published in June 2017. This study

¹¹ Please see the HRA webpage at the following link below:

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/CoreStrategyLibrary/Planning_Evidence_Base_Habitat_Regulations_Assessment.aspx

will assist in meeting the requirements of the NPPF, taking into account recent changes in guidance regarding the impact of climate change on flood risk. This document will also provide guidance in terms of Sustainable Drainage Systems (SuDS). The study did consider all the SHELAA sites available at that time and flood risk information has therefore been fed into the SHELAA.

- 2.38 Burial Ground Requirements: This in-house study will identify current issues in relation to existing burial grounds across the District. The study considers the location, types of burial grounds available, available capacity and the need for new/expanded sites, to inform the emerging Wealden Local Plan. This study will be published on the Council's website shortly.
- 2.39 Infrastructure Delivery Plan (IDP): Work has been undertaken in conjunction with infrastructure providers to determine infrastructure requirements to support the growth shown in the Wealden Local Plan. The results of this work will be contained within the IDP, and will inform the development of certain policies within the Wealden Local Plan. The IDP includes strategic infrastructure requirements, which includes waste water facilities, transport, health and education facilities, as well as summarising the green infrastructure and open space requirements, from these studies, and local social and community infrastructure facilities. This work will cross over with green infrastructure and the settlement hierarchy and is necessary to ensure one cohesive approach to infrastructure delivery. It also links to the delivery of infrastructure through CIL that is considered at section 6 of this AMR.
- 2.40 Other evidence base documents: Work continues within the Planning Policy Team, and working with colleagues in the Council with regards to a number of other subject areas including the sustainability appraisal, tourism, development boundaries, development management policies, core areas and housing requirements.

Saved Local Plan Policies

- 2.41 The Council has taken the opportunity through this AMR to publish the policies that have been saved from the adopted Wealden Local Plan (1998). The list of saved policies, approved by the Secretary of State under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004, was published on the 27 September 2007. A full list of saved policies is provided at Annex 3. All remaining, unlisted policies in the adopted Local Plan have now expired.
- 2.42 The following adopted Wealden Local Plan (1998) saved policies are superseded by the Core Strategy (2013):
- Policy HG2 – Affordable housing on new development;
- Policy HG3 – Affordable housing exceptions policy.

2.43 Development boundaries are removed from the following settlements shown on the inset maps to the Proposals Map of the Wealden Local Plan 1998.

Revoked Development Boundaries	Inset Map number
Berwick Station	3
Blackboys	4
Broad Oak	5
Cross – in – Hand	8
East Dean and Friston	11
East Hoathly	12
Fairwarp	13
Five Ash Down	14
Five Ashes	15
Framfield	18
Hadlow Down	21
Halland	24
Hooe Common	31
Isfield	33
Lower Dicker	37
Lower Horsebridge	38
Maresfield	39
Mark Cross	40
Maynards Green	42
Nutley	44
Pevensey	45
Punnetts Town	48
Upper Dicker	55

Vines Cross	56
Windmill Hill	61

3. Duty to Cooperate

- 3.1 Section 110 of the Localism Act 2011 places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other on strategic planning matters on cross boundary issues in so far as they are relevant to their administrative areas throughout the preparation of their local plans. The NPPF¹² reiterates this duty and requires an independent inspector to assess whether the DPD they are examining has been prepared in accordance with the duty-to-cooperate mechanism. It is a legal requirement where local authorities (and other statutory bodies) have worked together under the duty to cooperate process for the AMR to provide details of the action that has taken place during the reporting period (and beyond if appropriate).
- 3.2 In addition, it is noted that the National Planning Policy Guidance (PPG) provided by the government confirms that this is not a duty to agree but that local planning authorities should make every effort to secure the necessary cooperation on cross boundary strategic matters before submitting DPDs for examination. The examination will test whether the duty has been complied with.

Duty to Cooperate Groups

- 3.3 The duty to cooperate mechanism requires Wealden District Council to have cross boundary discussions with a wide range of other local authorities both adjoining and beyond the administrative boundary of the Wealden District. There are number of groups with whom Wealden District Council has relationship with. These are set out in table DtC1 below. These groups meet on a regular basis to discuss the requirements of each local authority/statutory body, and more importantly, how these requirements may be met across the sub-region.

Table DtC1: Main Groups used to discuss Duty to Cooperate Issues

Group	Membership
Wealden's Housing Market Area (HMA)	Wealden District Council, Eastbourne Borough Council, Tunbridge Wells Borough Council, Rother District Council, Lewes District Council and Mid Sussex District Council.

¹² See paragraphs 178 to 181 of the NPPF.

South East Local Enterprise Partnership (LEP)	East Sussex ¹³ , Essex, Kent, Medway, Southend and Thurrock.
Ashdown Forest Officers Group	Natural England, East Sussex County Council, West Sussex County Council, Surrey County Council, Wealden District Council, Sevenoaks District Council, Mid Sussex District Council, South Downs National Park Authority, Rother District Council, Tunbridge Wells Borough Council, Lewes District Council, Eastbourne Borough Council, Tandridge District Council, Tonbridge and Malling Borough Council, Brighton and Hove City Council and Crawley Borough Council.
Ashdown Forest Strategic Access Management and Monitoring Group	Natural England, East Sussex County Council, Wealden District Council, Sevenoaks District Council, Mid Sussex District Council, Tunbridge Wells Borough Council, Lewes District Council, Tandridge District Council.
East Sussex Local Plan Managers Group	<p>East Sussex County Council, Wealden District Council, Lewes District Council, Eastbourne Borough Council, Hastings Borough Council, South Downs National Park Authority, Rother District Council, Brighton and Hove City Council.</p> <p>This group meets on a regular basis and primarily includes Local Plan Managers from East Sussex and Brighton and Hove. A standing agenda item is progress on Local Plans and Duty to Cooperate.</p>
East Sussex Strategic Planning Members Group	East Sussex County Council, Wealden District Council, Lewes District Council, Eastbourne Borough Council, Hastings Borough Council, South Downs National Park Authority, Rother District Council, Brighton and Hove City Council and Mid Sussex District

¹³ The South East LEP operates a fully devolved model and has a local board for East Sussex (named Team East Sussex (TEM)), which includes the following authorities – Wealden District, Lewes District, Rother District, Eastbourne Borough, Hastings Borough and East Sussex County Council.

	<p>Council have also attended and contributed on invitation.</p> <p>Following discussions at the East Sussex Chief Executives Group and East Sussex Leaders & Chief Executives Group in June and July 2013, the East Sussex Strategic Planning Members Group (ESSPMG) was established in order to progress the Duty to Co-operate. The primary activities of the group, in accordance with Duty to Co-operate and the Memorandum of Understanding, are to engage constructively, actively and on an on-going basis on strategic planning matters.</p>
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- 3.4 Each of the groups serves a different purpose and has different memberships. It should also be stated that part of the south west corner of the Wealden District is located within the SDNP and therefore, Wealden District Council is in regular contact with the SDNP local planning authority on all strategic matters affecting this part of the District. A short description for the three main groups and their functions can be found below.

Wealden Housing Market Area (HMA)

- 3.5 The NPPF and PPG draw attention to the need to plan for housing across Housing Market Areas (HMAs). Paragraph 10 of the PPG (see Housing and Economic Development Needs Assessments) states that:

'a housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap. The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.'

- 3.6 The most recent Strategic Housing Market Assessment (SHMA) that was completed in August 2016 defines Wealden's wider housing market area as including; Wealden District, Eastbourne Borough, Tunbridge Wells Borough, Rother District, Lewes District and Mid Sussex District. This incorporates the local authorities which have the strongest and most consistent migration and commuting relationships with Wealden. The HMA was discussed with the relevant local authorities and matters identified were published in Wealden

Local Plan Housing Market Position Statement (October 2015) and further discussed through work on the Functional Economic Market Area as contained within the Wealden Economy Study (December 2016). Wealden's strongest relationships are in the north with Tunbridge Wells and to the south with Eastbourne. Where possible, the districts and boroughs within the HMA have a duty to meet the overall housing needs for their area.

South East LEP

- 3.7 The South East Local Enterprise Partnership (LEP)¹⁴ is a business-led, public/private body established to drive economic growth across East Sussex, Essex, Kent, Medway, Southend and Thurrock. This LEP is one of 39 partnerships set up by the government to be the key body determining strategic economic priorities while making investments and delivering activities to drive growth and create local jobs.
- 3.8 Wealden District Council forms a small part of the South East LEP that operates a fully devolved model with increased reach into local communities through local delivery partnerships in East Sussex, Kent and Medway, Essex and Thames Gateway. As Wealden District is located within East Sussex, the main inputs to LEP are from the East Sussex local delivery partnership named Team East Sussex (TES). Meetings are held on a regular basis to discuss strategic infrastructure, economic and housing issues across the sub-region. Wealden District Council also attends a number of TES sub groups such as Developers East Sussex (DES) and Skills East Sussex (SES).

Ashdown Forest Officer Group

- 3.9 The Ashdown Forest Officer Group is a relatively new group formed largely of senior planning officers from all neighbouring local planning authorities to the Ashdown Forest, as well as some other local authorities from further afield that may have the potential to impact the integrity of the Ashdown Forest SAC and SPA through new development. The group also has a representative from Natural England.
- 3.10 The main purpose of this group is for each of the local planning authorities to update each other on their respective evidence base documents for the Ashdown Forest, the timetable for the adoption of their respective Local Plans, and the production of a Statement of Common Ground (SoCG) for the Ashdown Forest SAC. As discussed above, the Ashdown Forest Officer Group is relatively new and updates on its progress will be made available through the next iteration of the AMR.

¹⁴For more information on the South East Local Enterprise Partnership (LEP), you can visit their website at: <http://www.southeastlep.com/>

Duty to Cooperate Actions – April 2016 to Present

- 3.11 This section of the document sets out the actions and outputs which have been undertaken by Wealden District Council as part of the duty to cooperate process both during the reporting year (1 April 2016 to 31 March 2017) and shortly thereafter.

Table DtC2: Main Actions in terms of Duty to Cooperate Process

Nature of Action	Title	Details
The Formation of the Ashdown Forest Officer Group	The Ashdown Forest Officer Group	As discussed in paragraphs 3.9 and 3.10 of the AMR, this group has been newly formed and its main purpose is the production of a SoCG relating to the Ashdown Forest SAC between all of the local authorities cited.
Joint Evidence Base Documentation	Ashdown Forest Visitor Survey	A survey was commissioned by Wealden District Council on behalf of six local authorities ¹⁵ that are potentially affected with regards to visitor patterns on the Ashdown Forest. This survey was published in December 2016 and will inform any mitigation policy within the emerging Wealden Local Plan and the Local Plans of other relevant authorities.
Joint Evidence Base Documentation	South Wealden Transport Study	The South Wealden and Eastbourne Transport Study (2010) were commissioned by East Sussex County Council (ESCC) for both Wealden District Council and Eastbourne Borough Council to support the preparation of their respective Core Strategies. This document primarily advised whether the growth requirements at that time could be accommodated within existing transport networks and if not, what transport infrastructure may be required to support growth within the Core Strategies. This work is in the process of being

¹⁵ The other five local authorities included Mid Sussex District Council, Lewes District Council, Tunbridge Wells Borough Council, Tandridge District Council and Sevenoaks District Council.

		updated by highway consultants on behalf of ESCC for the South Wealden area (Polegate and Hailsham) taking into account Eastbourne.
Joint Evidence Base Documentation	Strategic Flood Risk Assessment (SFRA)	Consultants were commissioned to update the Council's existing SFRA and this was published in June 2017. This study will assist in meeting the requirements of the NPPF, taking into account recent changes in guidance regarding the impact of climate change on flood risk. This work has been undertaken with assistance from both ESCC and the Environment Agency and the methodology will be replicated by Eastbourne Borough Council, who has not yet published their updated SFRA.

- 3.12 The duty to cooperate requirement is an ongoing and iterative process. As discussed above, the main focus of the duty to cooperate work for the next monitoring year will be the production of a SoCG between all authorities relating to the Ashdown Forest. This is particularly important in terms of the examination of Local Plans that affect the Ashdown Forest SAC. Ongoing joint work relating to Ashdown Forest SPA is also particularly important with regards to a Strategic Access Management and Monitoring Strategy. Further evidence base work and the production of a SoCG between Wealden District Council and other local authorities are ongoing. A list of the ongoing topics under discussion with separate local authorities is provided below:

Table DtC3: Main Cross-Boundary Discussions with Separate Local Authorities

Local Authority	Main Cross-Boundary Strategic Issues
Eastbourne Borough Council	Housing Market Area (HMA); Objectively Assessed Housing Needs (OAHN); Functional Economic Market Area (FEMA); the Pevensey Levels; flood risk and transport
Lewes District Council	HMA; FEMA and the Ashdown Forest
Tunbridge Wells Borough Council	HMA; OAHN; FEMA; green infrastructure; landscape; transport and the Ashdown Forest

Mid Sussex District Council	HMA; FEMA and the Ashdown Forest
Rother District Council	HMA; OAHN; FEMA; Pevensey Levels and the Ashdown Forest
East Sussex County Council	Waste and minerals; transport; green infrastructure; SuDs; and the Ashdown Forest
Sevenoaks District Council	Ashdown Forest
Tandridge District Council	Ashdown Forest
South Downs National Park Authority	HMA; OAHN; FEMA, green infrastructure; Ashdown Forest and potential for off-line A27

4. Housing

- 4.1 It is a legal requirement that where planning policies identify an annual number of dwellings to be delivered in a district that this is set out in the Council's AMR for the plan period (up until 2027). Furthermore, paragraph 47 of NPPF, states that local planning authorities should:

for market housing and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.

- 4.2 Paragraph 33 of the Housing and Economic Land Availability Assessment Planning Practice Guidance (PPG) recommends that local planning authorities should ensure they carry out such an assessment in a '*robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, consideration of associated risks and an assessment of the local delivery record*'. Furthermore, the guidance suggests that once published, such assessments should not normally need to be updated for a full twelve months, '*unless the local authority wishes to update its assessment earlier*'.
- 4.3 The latest five year housing land supply position as of 30 June 2017 was published on Wealden District Council's website earlier in the calendar year.¹⁶ The following part of this report summarises the main outcomes of this paper and provides the current position of Wealden District Council in relation to its housing requirement and supply for the monitoring period.

Housing Requirement

- 4.4. Policy WCS1 (Provision of Homes and Jobs 2006-2027) of the Wealden Core Strategy sets a housing target of 9,440 dwellings over the period 2006 – 2027, which equates to 450 dwellings per annum. Consequently, the housing allocations within the adopted Core Strategy were based upon meeting this housing target.
- 4.5 Paragraph 30 of the Housing and Economic Land Availability Assessment Planning Practice Guidance (PPG) confirms that considerable weight should be given to the housing requirement figures in adopted Local Plans, which

¹⁶ Wealden's Five Year Housing Land Supply at 30 June 2017. See the website link below:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Evidence_Base/PPolicy_Five_Year_Housing_Land_Supply.aspx

have successfully passed through the examination process, unless significant new evidence comes to light. In Wealden District Council's case, the evidence underpinning housing need within the adopted Core Strategy is now considered to be out of date, and moreover, the policies within the emerging Wealden Local Plan are not yet capable of carrying sufficient weight. The PPG states that in such cases, information provided in the latest full assessment of housing needs should be considered.

- 4.6 Within the previous AMR, the Objectively Assessed Housing Need (OAN) target was established at 735 dwellings per annum and was based upon the Wealden District Council's SHMA that was published in August 2016¹⁷. However, at the end of this reporting year (March 2017), a further paper in relation to the OAN for Wealden District was published and concluded, based on the 2014-based Sub-National Household Projections that the OAN would be 946 dwellings per annum when adjusted for economic forecasts and an assessment of market signals uplift. This is the most-up-to-date OAN forecast and has been used to calculate the latest five year housing land supply position (please note that this paper stated that the requirement was 950 dwellings per annum for five year housing land supply purposes).
- 4.7 Consequently, the interim housing target for the district is 950 dwellings per annum. It should be noted that this housing target has not been established through a Local Plan examination process and therefore, the physical, environmental and planning constraints of the district have not been considered when reaching this OAN target.

DCLG – Planning for the Right Homes in the Right Places: Consultation Proposals

- 4.8 The Department for Communities and Local Government (DCLG) undertook a consultation on further measures set out in the housing white paper to boost housing supply in England; the consultation ran from 14 September 2017 to 9 November 2017. This consultation document seeks to standardise the approach for assessing housing need and establishing a housing requirement for all local authorities in the country. This is a three stage approach and consists of baseline data (i.e. ONS household projections), market signals (using a workplace-based median house price to median earnings ratio) and a cap to the level of increase based on the status of the local plan in each authority.

¹⁷ See paragraph 7.65 of the SHMA report (page 173) that can be found at the following link: http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Core_Strategy/CoreStrategyLibrary/Planning_Evidence_Base_Housing.aspx

- 4.9 For the Wealden District, the indicative assessment of housing need based on the proposed formula, between 2016 and 2026 is 630 dwellings per annum or 6,300 dwellings over the ten year period. At this moment in time, the document is only in its consultation stages and does not form formal Government policy at the time of writing. It is therefore subject to alteration, but will be monitored to ensure that the current housing requirement is appropriate when calculating the five year housing land supply position. However, should the formula be confirmed following the consultation in February 2018, the Council will be required to deliver 1,278 houses per annum. This is subject to change and will be monitored as the consultation is finalised and new guidance is produced.

The Housing Trajectory

- 4.10 The following provides a commentary on the major issues which arise from the housing trajectory, which provides a snapshot of the situation as regards the delivery of housing development within Wealden District.
- 4.11 The housing trajectory (Figure 2) shows housing land supply in relation to the delivery of housing and other requirements set out in the Wealden Core Strategy. For the period up until 2016/17, the housing trajectory shows actual completions (for the actual net completion figures since 2006/07, this can be found at Annex 2). From 2017/18 onwards, the trajectory shows projected completions based upon the latest available information from the Development Management team that was published as of 30 June 2017¹⁸ and recent build out rates. In previous years, the housing requirement figure shown in the trajectory was the Core Strategy housing target. This was a figure of 450 dwellings per annum, which was set in the context of the environmental and infrastructure constraints, which affect housing delivery in the District.
- 4.12 However, the Council in the review of its Core Strategy housing target now needs to consider housing delivery in the context of the Objectively Assessed Housing Need (OAN) figure as discussed above. The calculation of this figure does not take into account the environmental and infrastructure constraints (in line with the methodology established in the PPG). The OAN figure for Wealden District is 946 dwellings per annum.
- 4.13 Both the housing trajectory since the Core Strategy was adopted and the indicative trajectory of Core Strategy allocations is provided below. The housing trajectory shows net completions for 2016/17 period to be 564. This

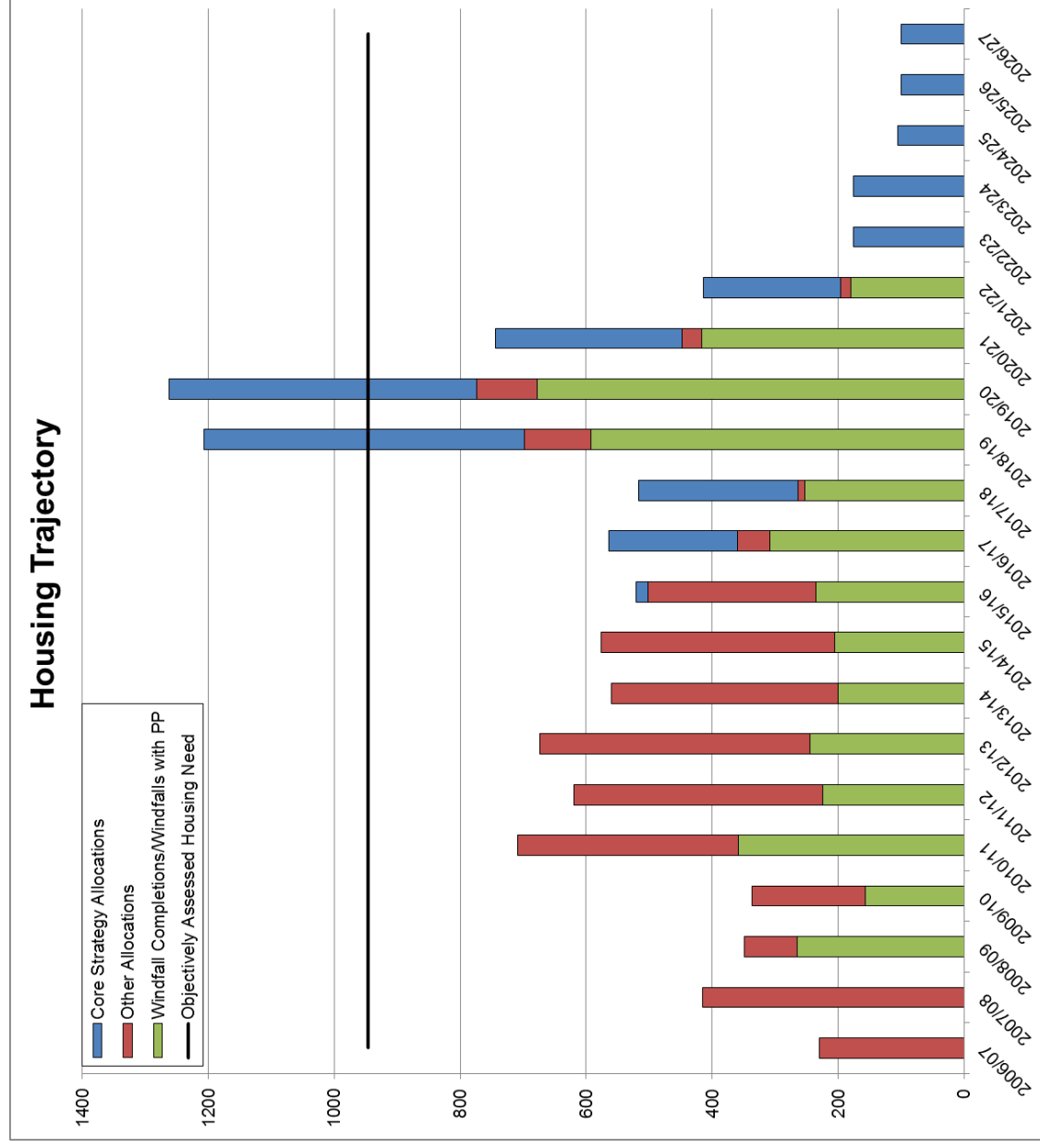
¹⁸ Wealden's Five Year Housing Land Supply as of 30th June 2017 that can be found at: http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Evidence_Base/PPolicy_Five_Year_Housing_Land_Supply.aspx

exceeds the figure of 514 dwellings, which was projected for the year as a whole in the 2015/16 AMR.

Figure 1: Indicative Delivery of Housing Development within the Core Strategy

Core Strategy Reference	Total Past Completions	Total Allocation/ Permission*	Site Address	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
SD1	0	1000	Land at West Uckfield	0	50	100	100	100	100	100	100	100	100
SD2	0	47	Land at East Hailsham (Amberstone Nursery)	0	0	0	35	12	0	0	0	0	0
SD2	0	110	Land at East Hailsham (Land off Amberstone A271)	0	50	50	50	10	0	0	0	0	0
SD2	0	443	Land at East Hailsham (Remaining Allocation)	0	0	0	0	0	0	0	0	0	0
SD3	0	430	Land at North Hailsham to east of Park Road	0	50	75	75	75	75	75	5	0	0
SD3	56	240	Land at North Hailsham to west of Park Road	75	75	34	0	0	0	0	0	0	0
SD4	0	700	Land at South Polegate and East Willingdon	0	0	0	0	0	0	0	0	0	0
SD6	93	276	Land at East and South East of Stone Cross (Land North of Rattle Road)	75	75	33	0	0	0	0	0	0	0
SD6	0	183	Land at East and South East of Stone Cross (Land at Uplands Farm)	0	50	50	50	50	0	0	0	0	0
SD6	0	120	Land at East and South East of Stone Cross (Land South of Rattle Road)	50	50	20	0	0	0	0	0	0	0
SD7	73	100	Land at North Stone Cross (Land North of Dittons Road)	27	0	0	0	0	0	0	0	0	0
SD7	0	44	Land at North Stone Cross (Land at Dittons Nursery)	0	25	19	0	0	0	0	0	0	0
SD8	0	106	Land at Pine Grove, Crowborough	0	0	0	0	0	0	0	0	0	0
SD9	0	34	Land at Jarvis Brook, Crowborough	25	9	0	0	0	0	0	0	0	0
SD10	0	160	Land at South East Crowborough (Land at Walsh Manor Farm)	0	50	50	50	10	0	0	0	0	0
SD11	0	48	Land adjacent to Tunbridge Wells (Land at Frant)	0	25	23	0	0	0	0	0	0	0
SD11	0	72	Land adjacent to Tunbridge Wells (Remaining Allocation)	0	0	0	0	0	0	0	0	0	0
Five Year Supply Total from Core Strategy Sites				1765									

Figure 2: Housing Trajectory for Wealden District as of 30 June 2017



- 4.14 Figure 1 shows all of the Core Strategy allocations for housing within the district¹⁹ as of the 30 June 2017 to the 30 June 2027 and mirrors the housing trajectory published as part of the 'Five Year Housing Land Supply as at 30 June 2017', at least in terms of the initial five-year projection. This anticipates that 1,765 net dwellings will come forward through Core Strategy sites between 30 June 2017 and 30 June 2022 and forms a substantial element of housing delivery in the district.
- 4.15 It should be noted that Strategic Development Area 5 (SD5), known as Land at Dittons Road, Polegate, is omitted from the trajectory as this allocation was only for employment floorspace. All the other allocations that have been included within the trajectory are on-site (shown with the lighter orange colour), have received outline or full planning permission or has a resolution to approve the planning application as of the 30 June 2017.
- 4.16 It is noted that there is current uncertainty with regards to several allocations, namely SD4 (Land at South Polegate and East Willingdon) for the provision of 700 dwellings; SD8 (Land at Pine Grove, Crowborough) for the provision of approximately 106 dwellings and the remainder of allocations SD2 (Land at East of Hailsham) and SD11 (Land adjacent to Tunbridge Wells) that amounts to 515 dwellings. These allocations will continue to be monitored as part of this AMR process. In general, the Core Strategy allocations are being implemented and over 200 dwellings on such sites have been completed within the 2016/17 monitoring year. This is expected to rise to around 500 dwellings for both the 2018/19 and 2019/20 monitoring periods.
- 4.17 Figure 2 (the Housing Trajectory) shows the anticipated build out rates of housing sites within Wealden District from 2017/18 monitoring period and actual housing completions since 2013/14 monitoring period (the first monitoring period where the Core Strategy was adopted). This has been sub-divided into Core Strategy allocations in blue, other allocations²⁰ in red and windfall development that has either been built or granted planning permission²¹ in green. The OAN figure of 946 per annum has been shown as a solid black line on the trajectory.
- 4.18 However, with the exception of those windfall sites, which have already been granted planning permission and are therefore now considered commitments, the figures do not include a projection for windfall development notwithstanding the fact that there is compelling evidence that windfall sites will continue to provide a reliable source of supply. This means that any

¹⁹ Policy WCS4 Strategic Development Areas of the Core Strategy (2013)

²⁰ This includes those sites that were allocated in Local Plan (1998) and the Non Statutory Wealden Local Plan (2005).

²¹ Or resolutions to approve

housing projection figures are likely to be, in reality, an underestimate, particularly as the current batch of windfall developments are estimated to be fully completed within the 2021/22 monitoring period.

- 4.19 The housing trajectory shows that as sites come forward from the Core Strategy, particularly from 2018/19 to 2020/21, there will be a significant increase in projected completions, with net completions expected to reach approximately 1,200 per annum in both 2018/19 and 2019/20 and almost 800 dwellings in 2020/21. The main reason for this projected increase in completions is the number of Core Strategy sites that have received planning permission following the adoption of the Core Strategy in February 2013, which has provided the basis for planned growth in the district. The Council's emerging Wealden Local Plan is in progress as described in Section 2 of this AMR but no allowance has been made in the trajectory for proposed development from this source.

The Self-Build and Custom Housebuilding Register

- 4.20 Section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. This part of the act also states who is responsible for the keeping of a self-build and custom housebuilding register; this includes district councils.
- 4.21 Section 2(1) of the Self-build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register, that relates to their area when carrying out their planning, housing, land disposal and regeneration functions.
- 4.22 In terms of the planning functions of an authority, this may include both plan-making and decision-taking functions. The registers that relate to their area may be a material consideration in decision-taking. In terms of the plan making functions, local authorities should use their evidence on demand for this form of housing from the registers that relate to their area in developing their Local Plan and associated documents.
- 4.23 As of 31 October 2017, there have been 26 persons enrolled on the self-build register and these applications have been received since 1 April 2016. All the registrations have come from individuals rather than associations listed on the register. According to our records, 58% of applications received came from residents within Wealden District, 27% from other districts within East Sussex; the remaining applications were from outside the county. The most popular settlement choices were Crowborough, Uckfield, Heathfield, Polegate and Willingdon.

- 4.24 In terms of plan-making, the emerging Wealden Local Plan does have a draft planning policy for self-build homes, named 'Policy HG 6: Self Build and Custom Build'. The policy reads as follows:

'On sites of 150 dwellings or more provision should be made on site for 5% self-build plots, subject to there being a need in the parish or settlement as identified in the Council's Self Build and Custom Build register. This requirement will be subject to viability and consideration of any practical issues which prohibits delivery'.

- 4.25 The draft planning policies contained within the emerging Wealden Local Plan will be kept under review and are subject to alteration. In addition, these draft planning policies would only gain full statutory weight (i.e. for the determination of planning applications) when the Wealden Local Plan is adopted.

5. Neighbourhood Planning

- 5.1 Neighbourhood planning was introduced through the Localism Act 2011 and allows communities to prepare Neighbourhood Development Plans (NDPs). The NPPF states²² that Neighbourhood planning gives community's direct power to develop a shared vision for their neighbourhood and deliver sustainable development they need. It confirms that both parishes and neighbourhood forums can use neighbourhood planning to:
- set planning policies through neighbourhood plans to determine decisions on planning applications; and
 - grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.
- 5.2 It is considered that there is an opportunity for local people to fully engage in the future of their communities in a way that was not possible prior to the Localism Act. Once a neighbourhood plan area is designated, Wealden District Council is legally required to provide support and advice to those bodies producing a NDP. Wealden District Council does offer officer advice on the emerging Neighbourhood Plans in its area.
- 5.3 Wealden District Council and the SDNPA are the local planning authorities for separate parts of Wealden District. There are six parishes which cross into both Wealden District and the SDNPA that includes Alciston, Berwick, Long Man, Willington and Jevington, Polegate, and Selmeston. There are only three parishes which are wholly within the SDNPA and this includes Alfriston, Cuckmere Valley, and East Dean and Friston.
- 5.4 Wealden District Council and SDNPA have agreed a joint protocol setting out how they will work together on neighbourhood planning and particularly where the parish is overseen by the two local planning authorities. Consequently, information in this section of the AMR will not include data which relates to Alfriston, Cuckmere Valley, and East Dean and Friston as these parishes lie wholly within the SDNP.
- 5.5 Of the 39 parishes that are not wholly located within the SDNP, only ten Parish/Town Council areas have been designated as NDP areas. Two parishes were designated within the 2016/17 monitoring year (Hadlow Down and Hailsham) with a further two parishes designated within recent months (Frant, and East Hoathly and Halland). In addition, as noted in Table NP1 below, although Crowborough was designated as a NDP area in 2014, the

²² See paragraphs 183-185 of the NPPF.

Council is aware that this will not be taken forward at this stage. Consequently, there are currently nine designated NDP areas in the district where plans are being progressed, which equates to 23% coverage.

- 5.6 To date, only a single NDP (Herstmonceux) has reached the Regulation 16 consultation stage (i.e. the proposed submission plan). Table NP1 below sets out the stages each NDP has reached in the preparation of its NDP and includes dates as to both the 'designation' and its Regulation 16 consultation.

Table NP1: Neighbourhood Planning Progress

NDP Area/Parish (excluding those wholly in SDNP)	Date of Designation (Regulation 7)	Pre-submission consultation (Regulation 14)	Publicising a Plan Proposal (Regulation 16)	Examiner's Report (Regulation 18)	Making of plan (Regulation 19)
Alciston	Not designated				
Arlington	Not designated				
Berwick	Not designated				
Buxted	Not designated				
Chalvington with Ripe	Not designated				
Chiddingfold	Not designated				
Crowborough ²³	5 June 2014				
Danehill	Not designated				
East Hoathly with Halland	7 August 2017				
Fletching	Not designated				
Forest Row	Not designated				
Framfield	Not designated				
Frant	25 April 2017				
Hadlow Down	15 June 2016				
Hailsham	19 August 2016	25 November 2017 to 26 January 2018			
Hartfield	4 December 2013				
Heathfield and Waldron	Not designated				
Hellingly	5 November 2015	1 December 2017 to 26 January 2018			

²³ Crowborough Town Council at a Full Council meeting held on the 19 January 2016 decided not to continue with a Neighbourhood Plan process.

Herstmonceux	6 February 2013	29 November 2013 to 24 January 2014	25 September 2017 to 6 November 2017		
Hooe	Not designated				
Horam	Not designated				
Isfield	Not designated				
Laughton	Not designated				
Little Horstead	Not designated				
Long Man	Not designated				
Maresfield	14 November 2012				
Mayfield	Not designated				
Ninfield	Not designated				
Pevensay	Not designated				
Polegate	Not designated				
Rotherfield	Not designated				
Selmeston	Not designated				
Uckfield	5 June 2014				
Wadhurst	Not designated				
Warbleton	Not designated				
Wartling	Not designated				
Westham	Not designated				
Willingdon & Jevington	Not designated				
Withyham	Not designated				

- 5.7 The number of residential units allocated through NDPs within the district will be monitored in section 4 of the AMR for future reporting years. However, as discussed above, only the Herstmonceux Parish Neighbourhood Plan (2017 – 2027) has reached the Regulation 16 consultation stage; this Plan only includes a windfall policy for residential development²⁴ so this cannot form part of the housing land supply trajectory for the district.
- 5.8 In general terms, there has been progress made in relation to neighbourhood planning over both the monitoring period (1 April 2016 to 31 March 2017) and the period beyond the 31 March 2017 to date. Indeed, four NDP areas have been designated during this period, which includes Hadlow Down, Hailsham, Frant, and East Hoathly and Halland. As discussed above, the Herstmonceux Parish Neighbourhood Plan (2017 – 2027) has reached the Regulation 16 consultation stage and is the first to do so within the district.
- 5.9 In terms of other frontrunners, the Hailsham Pre-Submission Draft Neighbourhood Plan is, at the time of writing, being consulted upon between the 25 November 2017 and Friday 26 January 2018. This is the first consultation stage of the NDP (Regulation 14) and the Plan will therefore be subject to amendment as it proceeds further through the process. Similarly, the Hellingly Pre-Submission Draft Neighbourhood Plan is out to consultation (Regulation 14) between 1 December 2017 and 26 January 2018. There are no other designated NDP areas that we anticipate to reach the Regulation 14 stage at the time of writing.

²⁴ See Policy 12 - Windfall Sites of the Herstmonceux Parish Neighbourhood Plan (2017-2027) at the link below:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/NeighbourhoodPlanning/NeighbourhoodPlans/ppolicy_Herstmonceux_Neighbourhood_Plan.aspx

6. Community Infrastructure Levy (CIL) and Infrastructure Expenditure

- 6.1 Since April 2010²⁵, local planning authorities have been permitted to introduce the Community Infrastructure Levy (CIL). The purpose of CIL is to raise funds from developers to help pay for infrastructure that is required to support new development across the district. This can include a wide variety of infrastructure projects that includes:
- Transport;
 - Education and Schools;
 - Community Facilities;
 - Parks and Green Infrastructure;
 - Health Care Facilities; and
 - Policing Infrastructure
- 6.2 CIL has replaced the previous Section 106 contributions regime for many forms of infrastructure, although Section 106 agreements can still be used for site-specific mitigation measures and will also be used for the provision of affordable housing that is discussed in section 4 of this AMR.
- 6.3 The CIL Charging Schedule sets out the approach to CIL across the Wealden District (excluding the South Downs National Park). The Draft Charging Schedule was examined on 23 June 2015 by the Planning Inspectorate. The Council received the final report from the Inspector on 21 August 2015. This report concluded that the Wealden CIL Charging Schedule provides an appropriate basis for the collection of the levy within the district. The Council has sufficient evidence to support the schedule and can show that the levy is set at a level that will not put the overall development of the area at risk. The Inspector recommended that the schedule should be approved in its published form, without changes.²⁶
- 6.4 The charging rates for Wealden District Council (excluding the area covered by the South Downs National Park Authority) are outlined in the table below:

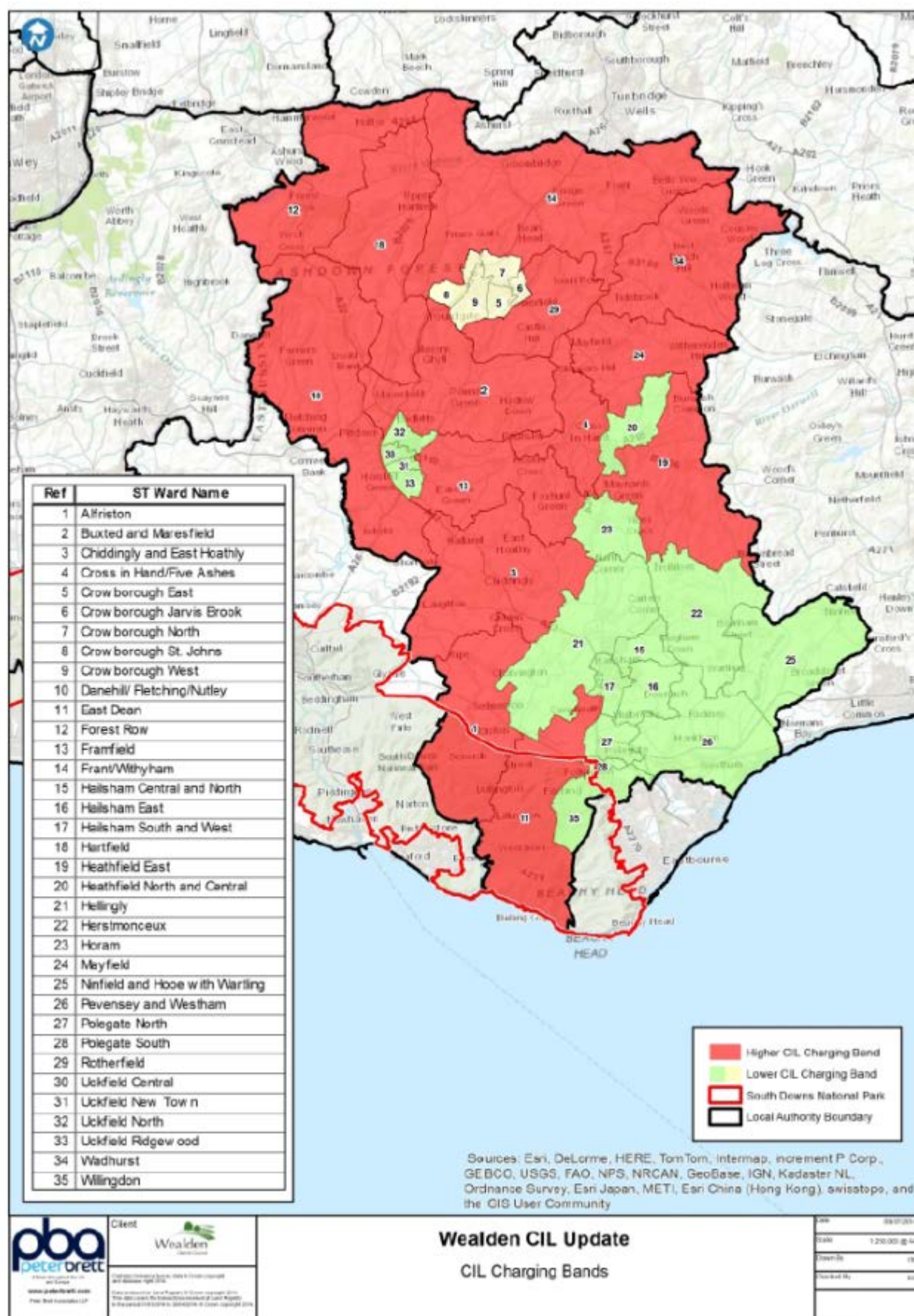
²⁵ See the Community Infrastructure Levy Regulations (2010) as amended.

²⁶ To see the adopted CIL Charging Schedule and the Planning Inspector's report relating to the Draft Wealden CIL Charging Schedule, please see the link below:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CommunityInfrastructureLevy/Planning_Community_Infrastructure_Levy.aspx

Table CIL1: Adopted Charging Schedule Rates for Wealden District Council (excluding the area covered by the SDPNA)

Development	CIL Charge (£ per sq m)
Residential (higher band)	£200
Residential (lower band)	£150
Retail – wholly or mainly convenience	£100
Retail – wholly or mainly comparison	£20
Standard Charge (applies to all development not separately defined)	£0

6.5 The residential charging zone boundaries are set out in the map below.



- 6.6 The CIL Charging Schedule was adopted by Full Council on 25 November 2015 with an implementation date of 1 April 2016. Therefore Wealden District Council was able to collect monies through the CIL Charging Schedule throughout the monitoring year.
- 6.7 The Town and Country Planning (Local Planning) Regulations 2012²⁷ confirms, in relation to AMRs, that where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the AMR must contain the information specified in regulation 62(4) of those regulations²⁸. In summary, this section of the report confirms the total CIL receipts for the reporting year, the total CIL expenditure for the reporting year, the summary details of CIL expenditure during the reporting year and the total amount of CIL receipts retained at the end of the reporting year.
- 6.8 In terms of who decides what the levy will be spent on, it is for the Charging Authority (in this case Wealden District Council) to decide how and when the levy will be spent. Wealden District Council did publish a list of infrastructure items it intends to spend through CIL at the time it adopted CIL. The authority is required to produce a CIL spending list (known as the regulation 123 list) that is examined as part of the CIL Charging Schedule. It is possible to change the infrastructure items on the list, however, the list must be re-examined by an independent examiner. A charging authority may also spend CIL monies on infrastructure to be delivered outside its area if it would benefit new development that occurs within its own area.
- 6.9 The regulation 123 list that was adopted and published in November 2015 is still applicable and is tabulated below:

²⁷ See the Town and Country Planning (Local Planning) (England) Regulations 2012:
<http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made#f00028>

²⁸ See the Community Infrastructure Levy Regulations 2010:
<http://www.legislation.gov.uk/uksi/2010/948/regulation/62/made>

Table CIL2: Adopted Regulation 123 list for Wealden District Council

Regulation 123 List
<ul style="list-style-type: none"> • Improvements to release additional road capacity and road safety measures, including public transport provision in the Parishes of Hailsham, Hellingly, Polegate, Willingdon and Jevington and Westham, Uckfield and the Strategic Road Network
<ul style="list-style-type: none"> • Improvements to public transport provision associated with development at Land at West Uckfield (Policies SUC1 and SUC4 of the Strategic Sites Local Plan), Land at East Hailsham (Policies SSH1 and SHH3 of the Strategic Sites Local Plan), Land at North Hailsham (Policies SHH5 and SHH6 of the Strategic Sites Local Plan), Land at South Polegate and East Willingdon (Policy SPW1 and SPW3 of the Strategic Sites Local Plan), Land at Dittons Road, Polegate (Policy SPW4 and SPW6 of the Strategic Sites Local Plan), Land at Stone Cross (Policy SSC1 and SSC3 of the Strategic Sites Local Plan) and Land at South East Crowborough (Policy SCR10 and SCR12 and Land adjacent to Tunbridge Wells, Frant (Policy SFR1 and SFR3 of the Strategic Sites Local Plan).
<ul style="list-style-type: none"> • Improvements to release additional road capacity and road safety measures within the Lewes District Council area.
<ul style="list-style-type: none"> • Primary School and early year's provision located on Land at North Hailsham identified in the Core Strategy Policy WSC4 and in the Strategic Sites Local Plan Policy SHH4.
<ul style="list-style-type: none"> • Primary School and early year's provision located on Land at West Uckfield identified in the Core Strategy Policy WSC4 and in the Strategic Sites Local Plan Policy SUC1 and secondary school provision in the Parish of Uckfield.
<ul style="list-style-type: none"> • Primary School and early year's provision located on Land at South Polegate and East Willingdon identified in the Core Strategy Policy WSC4 and in the Strategic Sites Local Plan Policy SPW1.
<ul style="list-style-type: none"> • Early year's provision for Pevensey and Westham and Herstmonceux
<ul style="list-style-type: none"> • Secondary School provision for development in Stone Cross, Polegate and Willingdon and Hailsham to be provided in the Parishes of Westham, Polegate, Willingdon and Hailsham
<ul style="list-style-type: none"> • Early years and primary school provision for Crowborough
<ul style="list-style-type: none"> • Provision and maintenance of Suitable Alternative Natural Green Space (SANGS)
<ul style="list-style-type: none"> • Strategic Access Management and Monitoring Strategy (SAMMS) on Ashdown Forest
<ul style="list-style-type: none"> • The provision of Health Care facilities
<ul style="list-style-type: none"> • Multi-functional indoor Community facilities in the Parishes of Westham and Polegate and Willingdon.
<ul style="list-style-type: none"> • Library provision
<ul style="list-style-type: none"> • Waste Management facilities
<ul style="list-style-type: none"> • Town centre public car parking facilities
<ul style="list-style-type: none"> • Policing infrastructure and community safety facilities

- 6.10 It should be noted that a percentage of the CIL receipts raised in a Town/Parish Council area would be paid directly to the Town/Parish Council where the development(s) are taking place. The CIL regulations state that 25% of the total receipt for a particular Town/Parish Council area can be given to that Town/Parish Council if a NDP is in place and 15% where there is no NDP. This proportion can be spent on any infrastructure to help mitigate the impact the development has on a town/parish and the decision is with Town/Parish Council's as to where this money is spent.
- 6.11 As a word of caution, it should be noted that CIL payments would only become chargeable within 30 days of the commencement of the development. Consequently, there is some lead in time for the CIL payments to come forward once it has been implemented, as the granting of planning permission for chargeable development within the 2016/17 monitoring period may not lead to CIL receipts within that same monitoring period. The following results are a requirement of the CIL regulations and will be examined for each reporting year.

The total CIL receipts for the reporting year (2016/17)

- 6.12 The total amount of CIL monies received by the local planning authority between 1 April 2016 and the 31 March 2017 was **£190,060**. As this is the first monitoring year, this is the baseline data and will likely be improved upon for several years until it is fully operational. As previously discussed, only developments that have been both granted planning permission and commenced within the monitoring year could become CIL liable. Given that planning permissions would normally last for three years once approved, it is anticipated that the CIL receipts will continue to rise over the next few years.

The total CIL expenditure for the reporting year (2016/17)

- 6.13 Wealden District Council did not spend any CIL receipts accrued between 1 April 2016 and the 31 March 2017 on infrastructure. However, as governed by the CIL regulations, Wealden District Council did make a number of payments to both Parish and Town Councils in the district (as described at paragraph 6.10). All the parishes that received CIL monies during 2016/17 retained their payments. This is described in detail below.

Details of CIL expenditure for the reporting year (2016/17)

- 6.14 Wealden District Council has made a number of payments to individual Parish and Town Councils between 1 April 2016 and 31 March 2017. The total amount of CIL receipts transferred to Parish and Town Councils is £28,520.75. This is tabulated below:

Table CIL3: The Total Amount of CIL Payments made by Wealden District Council to Parish and Town Councils for the reported year (2016/17)

Parish	CIL Payment (2016/17)
Alciston	£0
Alfriston	£0
Arlington	£0
Berwick	£0
Buxted	£0
Chalvington with Ripe	£0
Chiddingly	£0
Crowborough	£20773.49
Cuckmere Valley	£0
Danehill	£0
East Dean & Friston	£0
East Hoathly with Halland	£0
Fletching	£0
Forest Row	£210.16
Framfield	£0
Frant	£0
Hadlow Down	£0
Hailsham	£2341.43
Hartfield	£0
Heathfield with Waldron	£3786.80
Hellingly	£1329.35
Herstmonceux	£0
Hooe	£0
Horam	£0
Isfield	£0
Laughton	£0
Little Horsted	£0
Long Man	£0
Maresfield	£0
Mayfield & Five Ashes	£0
Ninfield	£0
Pevensey	£0
Polegate	£0
Rotherfield	£79.52
Selmeston	£0
Uckfield	£0
Wadhurst	£0
Warbleton	£0
Wartling	£0
Westham	£0
Willingdon & Jevington	£0
Withyham	£0
Total	£28520.75

The total amount of CIL receipts retained for the reporting year (2016/17)

- 6.15 As prescribed by the CIL regulations, the total amount of CIL retained as of the 31 March 2017 was **£161,551**. The calculation for this is below:

Table CIL4: CIL Income Retained as of the 31 March 2017

CIL income retained for 2016/17 reporting year as of 31 March 2017	
Total CIL Received	£190,060
Interest Accrued	£11.75
Total Income	£190,071.75
Payments to Parishes	£28,520.75
CIL Infrastructure Expenditure	£0
Total Expenditure	£28,520.75
CIL Income Retained	£161,551

7. **Local Plan Policy Indicators**

Introduction

- 7.1 The following section provides commentary on the indicators identified in the Wealden Core Strategy Implementation and Monitoring Framework. A full list of the indicators, the definitions used, the source of the data and any limitations with the data can be found at Annex 1 of this AMR. The format of this section follows the themes and structure of the Core Strategy Implementation and Monitoring Framework document. For each spatial planning objective, a table sets out the indicators to be used under the headings shown below.

Table PI1: Indicator Column Headings

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
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- 7.2 The 'Indicator Name', 'Indicator Description' and 'Target' are reproduced from the Core Strategy Implementation and Monitoring Framework (Background Paper BP13)²⁹. The 'Achievement' column shows the achievement in the reporting year in relation to the target for that indicator. For clarity, the 'Progress towards target' column includes a series of symbols as shown below.

Table PI2: Symbols Indicating Progress towards Target

Symbol	Definition
	Target achieved
	Progress made towards target in reporting year
	No progress towards target in reporting year
	Trend is away from target in reporting year
	Baseline - no comparative data available
	Not monitored this year
	No data available

- 7.3 As discussed within Section 8 (Delivering the Core Strategy) of the adopted Core Strategy (2013), the monitoring framework focuses on the strategic issues and activities that are essential for the delivery of the Core Strategy. The Council uses the AMR process to identify the need to review any

²⁹ The full version of the background paper (BP13) can be found at the following webpage under A28.
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Core_Strategy/Planning_Core_Strategy_Library.aspx

elements of the Core Strategy where it has been identified a continued failure to meet targets set or which are necessary to meet changes in national planning policy.

- 7.4 The remaining part of this report will outline the Core Strategy Spatial Planning Objectives and indicators that will continue to be used for the AMR until the new emerging Wealden Local Plan has been adopted. Where information is available, the Council has provided analysis of the data provided and whether we are meeting our current objectives.

Spatial Planning Objective 1: Protecting the Natural Environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
1a	NI197 (Conservation Management)	Proportion of sites where conservation management is being achieved	Increase above current level	No data available	
1b	Quality of Sites of Special Scientific Interest (SSSI)	Proportion of SSSIs favourable or unfavourable recovering	95%	96.6% (marginal improvement on last year)	
1c	Change in areas and populations of biodiversity	Changes in (a) priority habitats and species (by type) and (b) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance	No loss	(a) Slight increases in areas of lowland heath and of ghyll woodland. No losses. (b) No changes	

Commentary

- 7.5 There has been an improvement with regards to the quality of the SSSIs, and moreover, there have been slight increases in areas of lowland heath and ghyll woodland.

Table PI3: Quality of Sites of Special Scientific Interest (SSSIs)

	SSSI areas (ha)	Units in favourable or unfavourable recovering condition	% in favourable or unfavourable recovering condition	Units destroyed	SSSI units minus destroyed units
2010/11	8234	225	97.8%	0	8234
2011/12	8233	223	97.0%	0	8233
2012/13	8234	224	97.4%	0	8234
2013/14	8234	222	96.6%	0	8234
2014/15	8234	222	96.5%	0	8234
2015/16	8234	222	96.5%	0	8234
2016/17	8226	223	96.6%	0	8226

Commentary

- 7.6 Firstly, it should be noted that the quantum of SSSI areas has decreased by approximately 8 hectares since the 2015/16 reporting period. It is likely that this is due to change in how the data for this year has been recorded and reported. There has been an increase of one unit in either a favourable or unfavourable recovering condition between the 2015/16 monitoring year and the 2016/17 monitoring year. The indicator (1b) target is for at least 95% of the SSSI units to be in a favourable or unfavourable recovering condition. For the 2016/17 monitoring year, this stands at 96.6% and therefore the target has been met and is a marginal improvement to the last reporting year. The number of units destroyed remains at zero, reflecting no change to all of the previous monitoring years in this respect.

Table PI4: Areas of Biodiversity Importance

Designation		Abbreviation	Area of Designation 2012/13 (ha)	Area of Designation 2013/14 (ha)	Area of Designation 2014/15 (ha)	Area of Designation 2015/16 (ha)	Area of Designation 2016/17 (ha)
International	Ramsar		3099	3099	3099	3099	3099
	Special Area of Conservation	SAC	5827	5827	5827	5827	5827
	Special Protection Area	SPA	3207	3207	3207	3207	3207
	Area of Outstanding Natural Beauty	AONB	44625	44625	44625	44625	44625
National	National Nature Reserve	NNR	239.4	239	239.4	239.4	239.4
	National Park		6088	6088	6088	6088	6088
	Site of Specific Scientific Interest	SSSI	8234	8234	8234	8234	8226
	Country Park		309.7	309.7	309.7	309.7	309.7
Local	Local Nature Reserve	LNR	255.6	256.8	256.8	256.8	256.8
	Regionally Important Geological Site	RIGS	126.1	126.3	126.3	126.3	126.3
	Site of Nature Conservation Importance	SNCI	3313	3305	3305	3313	3375

	Environmental Stewardship Agreements		31892	33965	33437	33437	21028
	National Trust		614	614	615	615	741
	RSPB Reserve		181	181	181	181	181
	Sussex Wildlife Trust Reserve		362.2	362.2	362.2	281	281
	Woodland Trust		159.7	159.7	159.7	159.7	159.7

Commentary

- 7.7 The above figures are largely comparable with last year's data, although there are a few notable exceptions to the last reporting year; these have been highlighted in bold in the above table. As discussed previously, Sites of Special Scientific Interest (SSSI) have decreased in size by 8 Ha since last year; whereas Sites of Nature Conservation Importance (SNCI) has increased within the district by 62 Ha. However, the most noteworthy changes since the previous monitoring year are the increases in National Trust land by 126 Ha and the substantial decrease in land managed by Environmental Stewardship Agreements by 12,409 Ha. These changes are due to the way in which the data is recorded, in particular in relation to land ownership and categorisation, and does not represent real changes in the areas of biodiversity importance.

Spatial Planning Objective 2: Protecting the Historic Environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
2a	Listed buildings	Number of listed buildings at risk	Number of listed buildings at risk	3	
2b	Tourism impact	Annual impact figures from Tourism South East: number of visitors and total spend by visitors to Wealden	Increase above current level	N/A	

Commentary

Listed Buildings

- 7.8 English Heritage maintains an 'At Risk' register of all listed buildings at risk within a local authority area. Currently, in the Wealden District, there are three buildings/historic designations at risk (this excludes those situated within the SDNP area):
- Parish Church of All Saints, Heathfield and Waldron (Grade I Listed Building)
 - High Rocks Camp, Frant (Scheduled Monument)
 - Kidbrooke Park, Forest Row (Registered Park and Garden, two Grade II Listed Buildings)

- 7.9 There is no change in the number of buildings/designations ‘at risk’ when compared with the last reporting year, which remains at 3 listed buildings/historic designations. However, both the High Rocks Camp and Kidrooke Park are new additions to the register, whilst the Parish Church of All Saints in Waldron remains ‘at risk’ from the last monitoring year. Both the Argos Hill Windmill near Mayfield and the Parish Church of St Nicholas Church in Pevensey has been removed from the ‘at risk’ register.

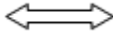
Tourism Impacts

- 7.10 Unfortunately, at the time of writing, the dataset relating to tourism within the Wealden District has not been finalised for the monitoring period and therefore no analysis can be provided for this indicator. The data, once finalised, will be considered within the next monitoring year’s AMR.

Spatial Planning Objective 3: Housing Provision

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
3a	Housing completions per annum - NI 154/ AMR H2b	Housing completions per annum	In line with housing trajectory	564 Net Dwellings	
3b	Affordable housing	Affordable housing completions as a percentage of all completions within the policy threshold	35% (plan target)	N/A	
3c	Affordable housing completions	Affordable housing completions per annum	Interim target of 100 per annum until site allocation policies are in place	81 ³⁰	
3d	Strategic completions	Housing completions per annum by Strategic Development Area	In line with figure 5 of the Core Strategy	See below	

³⁰ The affordable housing figures produced for Indicator 3c are collated separately and are provided by the Council’s Housing Development team

3e	Homelessness	Total homeless households in priority need	Reduce from current level	129	
3f	Gypsy and Traveller	Net additional Gypsy and Traveller pitches granted permission	21 by 2037	0	

Commentary

- 7.11 The total number of homeless households in priority need has risen during the monitoring year from 108 in 2015/16 to 129 in 2016/17. This is still significantly lower than that recorded in 2014/15 monitoring year (147 households) and in general, the number of homeless households has declined within the district. The total number of affordable housing completions in the district fell below the target, although this has broadly been in line with target for a number of years, and was significantly higher than the target in 2014/15 monitoring year (at 193 dwellings). The target for net additional Gypsy and Traveller pitches has changed due to the publication of a revised Gypsy and Traveller Accommodation Needs Assessment (GTAA) in November 2016. This new study was based on a revised definition of Gypsy and Travellers for planning purposes that was published in the Planning Policy for Traveller Sites (PPTS) document.

Housing Completions

- 7.12 Within the 2016/17 monitoring year, it has been confirmed that 564 net additional homes were completed in the district, compared with 520 net additional homes in the 2015/16 monitoring period. As discussed in section 4 of the AMR, the Objectively Assessed Housing Need (OAN) figure is 946 dwellings per annum³¹ and is now used for the calculation of the five year housing land supply position that was last updated in June 2017. Therefore, the level of net housing completions in the district fell below this target. It should be noted that housing completions are anticipated to increase significantly in forthcoming years based on projected build out from Core Strategy allocations.

³¹ Please see Wealden Objectively Assessed Need (OAN) Update Draft Paper: 2013 to 2028 (March 2017) at the following link:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Core_Strategy/CoreStrategyLibrary/Planning_Evidence_Base_Housing.aspx

7.13 The housing trajectory (page 27 of the AMR) shows projected completions for the period to 2029. To monitor the delivery of this indicator the following trigger points and subsequent actions are proposed:

1. (a) if the total level of completions is 15% below the target as shown on the housing trajectory at the end of each five year period (2011/15, 2016/20, 2021/25) then the following actions will be undertaken;

- an examination of the reasons for the lower levels of completions;
- liaison with developers to help progress sites and identify any problems with delivery; and
- development of possible initiatives to overcome impediments to encourage development on problematic sites.

(b) if the total level of completions is 25% below the target then a review of the policy and evidence base will be undertaken to examine whether any review or partial review of DPDs is required.

7.14 This was assessed at the end of the last five year period and was found to be within the acceptable limits for this indicator. As discussed in section 2 of the AMR, Wealden District Council is in progress with an emerging Wealden Local Plan as this will agree a new housing target for the district, taking into account the known environmental issues of the district.

7.15 The indicator for strategic development areas is outlined below:

2. (a) For strategic development areas with less than 200 dwellings proposed over the plan period, if half way through the proposed build period the number of dwellings is more than 15% short of the number that should have been built at that point (assuming an even rate of development) then the following actions will be undertaken:

- an examination of the reasons for the lower levels of completion;
- liaison with developers to help progress sites and identify any problems with delivery; and
- development of possible initiatives to overcome impediments to encourage development on problematic sites.

If, at halfway through the proposed build period, the level of development is more than 25% short of the target then a review of the policy and evidence base will be undertaken to examine whether a change in policy is necessary.

(b) For sites with more than 200 dwellings proposed over the plan period the same triggers and actions will apply but they will be monitored in 5 year periods (2011/15, 2016/20, 2021/25).

- 7.16 In terms of the outcome, none of the above sites has yet reached its halfway point at this stage and, in accordance with Figure 5 of the adopted Core Strategy³² no sites were anticipated to have reached the halfway point at the end of the 2016/17 monitoring period.

Affordable Housing Completions

- 7.17 The number of affordable housing completions did fall below the target in the 2016/17 monitoring period, and this was also the case in 2015/16 (82 affordable housing completions). This target was exceeded by a considerable margin in 2014/15 (193 affordable housing completions) so it is considered that this target broadly remains achievable.

Strategic Completions

- 7.18 Figure 5 of the Core Strategy along with the accompanying text provides the indicative phasing of development in strategic development areas. The following trigger points will apply:

(1) In line with Figure 5 of the Core Strategy and accompanying text:

a) if development has not commenced within 2 years of the proposed start date then the following actions will be undertaken:

- an examination of the reasons for this;
- liaison with developers to help progress sites and identify any problems with delivery; and
- development of possible initiatives to overcome impediments to encourage development on problematic sites.

b) if development has not commenced within 5 years of the proposed start date then a review of the policy and evidence base will be undertaken to examine whether a change in policy is necessary.

- 7.19 The latest five-year housing land supply position statement as of the 30 June 2017 confirms the position for all strategic development areas adopted through the Core Strategy. Only SD8 (Land at Pine Grove, Crowborough) has

³² Please see the Figure 5: Indicative Delivery of Housing Development within the Core Strategy (2013) at page 32.

been considered as uncertain at this stage and will be monitored through the development management process. No allocation has yet gone beyond the 5 years of the proposed start date.

Gypsy and Traveller Pitches

- 7.20 There has been no additional permanent, transit or temporary Gypsy and Traveller pitches granted planning permission in the 2016/17 monitoring period.

Spatial Planning Objective 4: Supporting the Viability of Wealden's Principal Towns

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
4a	Strategic allocations	New employment allocations by Strategic Development Area	In line with WCS 3	N/A	
4b	Retail provision	New retail allocations by Strategic Development Area	In line with WCS 3	N/A	
4c	Vacant units	Vacant units in town centres	Reduce	N/A	

Commentary

- 7.21 Indicators 4a and 4b identified within this spatial planning objective relate specifically to the delivery of the Core Strategy. More than half of the development proposed in the Core Strategy now either has planning permission or resolution to grant planning permission.
- 7.22 Policy WCS3 of the Core Strategy provides the level and distribution of employment (Use Class B1, B2 and B8) and retail (Use Class A1, convenience and comparison) land allocation for each of the towns and settlements in the Wealden District. To monitor delivery of indicators 4a and 4b the following trigger points will apply:

If planning permission is not in place to provide 50% or more of the total floorspace by 2020 and 75% or more of the total floorspace by 2025 for each settlement, then the following actions will be taken:

- an examination of the reasons for the lower levels of development;

- development of possible initiatives to overcome impediments to encourage development on problematic sites;
- liaison with developers to help progress sites and identify any problems with delivery; and
- a review of the policy and evidence base will be undertaken to examine whether a change in policy is necessary.

7.23 As is illustrated above, the relevant monitoring dates have not yet been reached. In general terms across the district, both employment provision and retail provision is considered at indicators 6a and 6b.

Spatial Planning Objective 5: Education and Skills

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
5a	School places	Number of new school places provided through developer contributions	In line with IDP	N/A	
5b	Qualifications	People of working age with no qualifications	Reduce	4,700 (2016)	

Table PI5: Residents in the Wealden District of Working Age with No Qualifications

Year	Number	Percentage
2010	10,300	11.9%
2011	7,700	8.8%
2012	4,900	5.6%
2013	6,600	7.6%
2014	3,500	4%
2015	8,600	9.6%
2016	4,700	5.2%

7.24 The table above shows both the number of people and percentage of working age residents with no qualifications in Wealden District. It should be noted that this table has substantially altered since the publication of the last monitoring report and includes additional information for 2012, due to an update in the dataset.

Commentary

7.25 The number of working age residents within Wealden District with no qualifications has fallen significantly since the last monitoring year by approximately 46%. Since 2010, the number of people of working age with no qualifications has been steadily falling, apart from an aberration in 2015, which saw the number of residents of working age with no qualifications more than double. This has been explained through a change in the definition of the working age population at this time, where all persons (male or female) between the ages of 16 and 64 were included in statistics. Prior to 2015, only women between the ages of 16 and 59 were included in the statistics (as well as men between 16 and 64).

7.26 As described for indicator 5b, the target continues to be the reduction of the number of people of working age with no qualifications. In 2015, the number of people of working age with no qualifications was 8,600 whilst this number has reduced significantly to only 4,700 by 2016. Consequently, it can be concluded that the target for this indicator has been achieved.

Spatial Planning Objective 6: Improving Economic Prosperity

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
6a	AMR BD1	Quantity of new employment floor space	38190sq m by 2030	24,661sq m (Gross) and 11,587sq m (Net)	↑
6b	AMR BD4	Quantity of new retail floor space	16937 sq m by 2030	566sq m (Gross) and -1,012 sq m (Net)	↓
6c	Employment rate	Proportion of working age population who are in employment	No target	78% ³³	N/A

7.27 The proportion of the working age population in employment within Wealden District has reduced from 78.2% for the same period last year to 78% this year.

³³ The employment rate is the percentage of the labour force that is employed.

Table PI6: Total amount of additional employment floor space – by Use Class Type (m²)

	B1a (Offices)	B1b (Research and Development)	B1c (Light Industry)	B2 (General Industrial)	B8 (Storage and Distribution)	B Use Class Mixed	Total
Gross	3,502	3,350	5,642	4,278	2,079	5,810	24,661
Net	495	3,350	3,430	948	-2,446	5,810	11,587

Commentary

- 7.28 For the 2016/17 reporting period, the net additional employment floor space for B Use Classes is 11,587 square metres and given, the quantum of employment floor space already provided since the Core Strategy was adopted; it is likely that the target for 2030 will be reached swiftly. It is noted that there has been a net loss of storage and distribution floor space (Use Class B8) in the monitoring period.

Table PI7: Total amount of additional ‘town centre’ uses floor space – by Use Class Type (m²)

	A1 (Retail)	A2 (Financial and Professional Services)	B1a (Offices)	D2 (Assembly and Leisure)	Total
Gross	566	149	3,502	1,671	5,888
Net	-1,012	-134	495	1,365	714

- 7.29 For the 2016/17 monitoring period, the net additional retail floorspace has been reduced. This may reflect wider national changes to shopping habits that have been seen over the last decade or so, particularly with more retail shopping taking place online. In general, town centre uses have only seen a small net increase in floorspace over the monitoring period, with uses relating to leisure experiencing the greatest net increase in floorspace.

Spatial Planning Objective 7: Promoting the Reduction in the Need to Travel by Car

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
7a	Housing distribution	Housing completions by town/ settlement	In line with figure 5 of the Core Strategy	N/A Refer to SPO3 above	

7b	Employment distribution	New employment allocations by town/ settlement	In line with WCS 3	N/A Refer to SPO6 above	☆
7c	Retail distribution	New retail allocations by town/ settlement	In line with WCS 3	N/A Refer to SPO6	☆
7d	Commuting	Commuting flows into & out of the District	Reduce out commuting	30,381 (2011 Census)	↔
7e	Mode travel	Travel to work by mode	Reduce travel to work by private vehicle over the plan period	71.3% - Private Vehicle 9.2% - Public Transport 9.1% - Foot/ cycle (2011 Census Revised)	↓
7f	AQMA	Air Quality Management Areas	No reduction in air quality	No areas identified in the District	☺

Commentary

7.30 The data is based on the 2011 Census that was revised within the monitoring year in relation to modes of travel. The results are below:

Table PI8: Modes of Travel (Census 2011 Revised)

	Private vehicle	Public transport	Foot/ cycle	Working from Home	Other
Wealden (%)	71.3	9.2	9.1	9.8	0.6

7.31 This data is based on the 2011 Census and has been revised during the monitoring year by the Office of National Statistics (ONS). This illustrates that the percentage of working age residents in employment that use the private vehicle, public transport and foot/cycle has increased since the original dataset was released. Although no data has been published in the previous AMRs in relation to 'working from home' or other modes of transport, it can be deduced that these have been reduced from previous assumptions.

7.32 The latest Air Quality Annual Status Report³⁴ was published in September 2016 and states that no Air Quality Management Areas (AQMAs) have yet been designated in the district. As discussed earlier in the AMR, the Council is

³⁴ Wealden District Council, Air Quality Annual Status Report, September 2016 - http://www.wealden.gov.uk/Wealden/Residents/Environment_and_Pollution/Pollution/Protectingandimprovingtheenvironment/Airquality/PHCS_Monitoring_Air_Quality.aspx

continuing to collate its evidence base in relation to air quality monitoring and the potential for ecological impacts resulting from future growth at the Ashdown Forest SAC, the Pevensey Levels SAC and Ramsar site and the Lewes Downs SAC.

Spatial Planning Objective 8: Enhancing the Village Network

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
8a	Distribution	Housing completions per annum by settlement	In line with Fig 5 of the Core Strategy and WCS 6	N/A Refer to SPO3 above	☆
8b	Exception sites	Completions of affordable homes on exception sites	No target	0 units	↔

Commentary

7.33 There were no housing completions on 'exceptions sites' during the monitoring year.

Spatial Planning Objective 9: Climate Change

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
9a	CO ₂ per capita	Carbon dioxide emissions per capita	None	Total Per Capita Emissions is equal to 5.1 (2015)	↑

Table PI9: CO₂ emissions per capita (kt) in the Wealden District

	Wealden District					
	Industry and Commercial Total	Domestic Total	Transport Total	Net LULUCF emissions	Grand Total	Per Capita Emissions
2012	202.3	374.3	355.1	- 32.5	899.3	6.0
2013	192	364.4	351.3	- 32.5	875.1	5.7
2014	178	310	359.4	- 36.5	810.8	5.2
2015	172.2	298.6	365.5	- 36.2	810	5.1

7.34 The above table details the amount of CO₂ emissions produced within Wealden District by type and includes industrial and commercial uses,

domestic uses and transport. The grand total represents the sum of those CO₂ emissions and then a reduction to those emissions through the Land Use, Land-Use Change and Forestry (LULUCF) sector that offsets carbon emissions through various ways, such as managing forests or curbing deforestation.

- 7.35 The above table illustrates the individual contributors to CO₂ emissions and it is reasonably clear that whilst both the industrial and commercial sector, and the domestic sector has seen decreases to net CO₂ emissions over the years, the CO₂ emissions for the transport sector have been steadily increasing since 2013. However, in general, there has been continuing reductions in both CO₂ emissions and per capital emissions in the district on a year on year basis. It should be noted that this data was published in June 2017 by central government but is also revised year on year (the data is only an estimate at the local authority level) and is limited to 2015 at the current time.

Spatial Planning Objective 10: Flood Risk

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
10a	Risk of flooding	Number of planning permissions granted on strategic development areas within flood zones 2 and 3	None	None	

Commentary

- 7.36 Whilst some flood zone land has been included within land which has been granted planning permission, none of this land has been included within the land identified for residential development.

Spatial Planning Objective 11: Green infrastructure

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
11a	Green infrastructure	New green infrastructure provided as part of the Local Plan	No target	N/A	

11b	ANGSt	Accessible natural green space 2ha <300m from home (relating to new development) or assessment of overall provision of natural green space against Natural England's standards	To increase	N/A	
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Commentary

- 7.37 The indicators identified within the spatial planning objective relate specifically to the delivery of the Core Strategy and therefore no data is currently available to analyse in this AMR owing to the completions not yet being built out.

Spatial Planning Objective 12: Crime and Safety

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
12b	Road casualties	Recorded road casualties	Reduce	All casualties – 635 (in 2016 calendar year)	

Table PI10: Recorded Road Casualties within the Wealden District

Calendar Year	All casualties	Killed or Seriously Injured	Slight Injuries
2008	714	144	-
2009	679	139	-
2010	595	121	-
2011	556	105	451
2012	557	109	447
2013	639	124	509
2014	616	125	489
2015	628	120	508
2016	635	143	492

Commentary

- 7.38 The above table illustrates the total casualties and those killed or seriously injured on roads within Wealden District between 2008 and 2016. In terms of trends, the worst year on record was in 2008 in both categories and this has continually been reduced until 2011. The next five years have seen increases in the total number of casualties, although this has been sporadic. From 2015 to 2016, both the number of persons involved in road accidents

and those killed or seriously injured have increased. The data only includes those road casualties that have been recorded and therefore some minor injuries may not be recorded and this could affect those figures.

- 7.39 In terms of the general trends for road accidents in the district, the number of casualties does seem to follow the economic recessionary period in that falls in road casualties reflect the general macro-economic issues at that time (i.e. fewer vehicle journeys during the recessionary period led to fewer road casualties), although other factors could have influenced this.

Spatial Planning Objective 13: Living Environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
13a	Living Environment	Assessment of contribution of new development to meeting this objective.	To be developed in detail	N/A	☆

Commentary

- 7.40 The wording used in the indicator description has changed due to the withdrawal of the Strategic Sites DPD. The indicator identified within this spatial planning objective relates specifically to delivery of the Core Strategy and therefore no data is currently available for analysis in this AMR.

Spatial Planning Objective 14: Previously Developed Land

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
14a	Employment floorspace on previously developed land	Total amount of new employment floorspace on previously developed land	N/A	13,701 sq m (Gross) and sq m (Net) 627 sq m	N/A
14b	Residential development on previously developed land	New and converted dwellings on previously developed land	N/A	315 dwellings or 55.9%	N/A
14c	Housing density	Density of development to comply with policy requirements	In line with policy requirements	N/A	☆

Table PI11: Total Amount of New Employment Floorspace on PDL (2016/17)

	Total
Gross	13,701 sq m
% gross on PDL	55.6%

Table PI12: New and Converted Dwellings on PDL between 2012 and 2017

Year	Gross Dwellings on PDL	% Gross on PDL
2012/13	247	36%
2013/14	251	45%
2014/15	179	31%
2015/16	267	51%
2016/17	315	56%

Commentary

- 7.41 The gross employment floorspace developed during the 2016/17 monitoring year on Previously Developed Land (PDL) was 13,701 square metres and accounted for 55.6% of the total gross employment floorspace completed last year.
- 7.42 In terms of housing completions within the district during the reporting year, this confirmed that 56% of new dwellings completed last year were on PDL that compares favourably with all the previous monitoring years listed. It is not anticipated that this level of house building on PDL is likely to continue, as more development is allocated on greenfield land as opposed to windfall development³⁵ that largely consists of PDL sites. In the case of Wealden District, there is a very limited supply of PDL which would be available for potential development and the district does not have a legacy of derelict former industrial land which would be suitable for such use. The brownfield register is, at the time of writing, in production and will provide a list of brownfield sites submitted to Wealden District Council as part of the Local Plan preparation process. Whilst Wealden does not have a target at present in relation to this indicator, future indicator targets will be considered as part of the emerging Wealden Local Plan.

³⁵ 'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'. Annex 2: Glossary – National Planning Policy Framework (NPPF)

Spatial Planning Objective 15: Infrastructure Provision

Indicator number	Indicator name	Indicator description	Target	Achievement 2016/17	Progress towards target
15a	IDP action plan	IDP Action Plan to be developed in specific detail	In line with IDP Action Plan	Delivered in 2015	
15b	Access to GP	Annual amount of new residential development on strategic sites within 30 mins public transport time of a GP	100% new development on strategic development areas within 30mins public transport time of a GP	N/A	
15c	Travel time to nearest services	Travel time to services and facilities by public transport, walking and cycling.	Increase above current level (see below)	N/A	

Commentary

- 7.43 With the exception of indicator 15a, the indicators identified within this spatial planning objective relate specifically to delivery of the Core Strategy and therefore no data is currently available for analysis in this AMR.

Infrastructure Delivery Plan (IDP) Action Plan

- 7.44 To be developed alongside the AMR and the emerging Wealden Local Plan Monitoring Framework.

Access to GP

- 7.45 The indicator for this dataset refers to new residential development on strategic sites as outlined in the Core Strategy (2013). As the delivery of the Core Strategy is not yet nearing completion, there is no data available in relation to this objective.
- 7.46 However, in December 2015, the Department for Transport (DfT) published data for 2014 in relation to access to GPs in the Wealden District area. This was updated in 2017 by the DfT and now includes data in 2015 from across the district. Although the data is largely for reference purposes, it does

suggest that there was a marginal improvement in terms of public transport and walking to GP surgeries that had risen from 92.1% of Wealden residents to 92.5% being able to use public transport or walk to their GP surgery within 30 minutes.

Table PI13: Percentage of residents in Wealden who can reach a GP surgery within 30 minutes by type of transport

	Public transport/ walk		Cycle		Car	
	East Sussex	Wealden	East Sussex	Wealden	East Sussex	Wealden
2014	97.1	92.1	99.6	98.4	100	100
2015	97.0	92.5	99.1	97.8	100	99.4

Access to Services

- 7.47 At present, there is no data for the 2016/17 monitoring period relating to travel time for essential services and facilities. However, in December 2015, the DfT published data for 2014 relating to travel time to individual services in the Wealden District, such as secondary schools, town centres and food stores. This dataset was updated in July 2017 by the DfT and now includes data from 2015 that is presented below.

Table PI14: Access to secondary schools in both 2014 and 2015 by time and mode of transport (percentage of residents in the Wealden)

Wealden District (2014)			
Time	Public Transport/Walk	Cycle	Car
15 mins	23	50.8	83.1
30 mins	78.4	85.8	100
45 mins	95.3	99.6	100
60 mins	98.8	100	100
Wealden District (2015)			
15 mins	23.6	49.5	84.4
30 mins	77.4	84.9	100
45 mins	90.6	99.5	100
60 mins	95.2	100	100

Table PI15: Access to town centres in both 2014 and 2015 by time and mode of transport (percentage of residents in the Wealden)

Wealden District (2014)			
Time	Public Transport/Walk	Cycle	Car
15 mins	32.6	45.2	74.1
30 mins	82.6	80	100
45 mins	96.2	97.5	100
60 mins	98.7	100	100
Wealden District (2015)			
15 mins	29.7	44.9	72.4
30 mins	81.8	79.5	99.4
45 mins	94.9	96.9	99.4
60 mins	96.3	99.4	99.4

Table PI16: Access to food stores in 2014 and 2015 by time and mode of transport (percentage of residents in the Wealden)

Wealden District (2014)			
Time	Public Transport/Walk	Cycle	Car
15 mins	67.2	76.6	98.1
30 mins	91.2	97.1	100
45 mins	98.1	100	100
60 mins	99.7	100	100
Wealden District (2015)			
15 mins	69.3	76.4	98.6
30 mins	91.8	97.5	99.4
45 mins	96.9	99.4	99.4
60 mins	98.3	99.4	99.4

- 7.48 The data shows that public transport/walking to secondary schools, town centres and food stores is a viable option for the majority of residents in the district, with 77.4% of residents within 30 minutes of a secondary school, 81.8% of residents within 30 minutes of a town centre, 91.8% of residents within 30 minutes of a food store via this mode of transport.

Annexes to the Authority Monitoring Report (AMR)

Annex 1: Core Strategy indicators and definitions

Spatial Planning Objective 1: Protecting the natural environment (SPO1)

Proposed indicator	Definition used	Source of data	Notes
Increase above current level proportion of sites where conservation is being achieved		Sussex Biodiversity Record centre	
95% of SSSI favourable or unfavourable		Sussex Biodiversity Record centre	
Maintain or increase the current levels of areas of land in SSSI		Sussex Biodiversity Record centre	

Spatial Planning Objective 2: Protecting the historic environment (SPO2)

Proposed indicator	Definition used	Source of data	Notes
Number of listed buildings at risk		English Heritage 'At Risk' register;	https://historicengland.org.uk/advice/heritage-at-risk/
Tourism Impact	See report	The Economic Impact on Tourism on Wealden in study	

Spatial Planning Objective 3: Housing provision (SPO3)

Proposed indicator	Definition used	Source of data	Notes
Completions in line with housing trajectory	Net dwelling units counted as complete when roof is constructed	WDC - in house	
35% affordable housing completions as a percentage of all completions within the policy threshold	Information taken from outline planning applications and reserved matters granted	WDC - in house	Data currently unavailable
% Affordable housing completions per annum	Housing completions ready for occupation	WDC - in house	
Housing completions per annum by SDA in line with the phasing of development in figure 5 of the Core Strategy	Net dwelling units counted as complete when roof is constructed		This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.
Reduce the total	A household is legally	WDC - in house	

Proposed indicator	Definition used	Source of data	Notes
homeless households in priority need from current level	homeless if either there is no accommodation that they are entitled to occupy or they have accommodation but it is not reasonable for them to continue to occupy this accommodation		
21 net additional Gypsy and Traveller pitches granted planning permission by 2037	Permanent or transit sites granted planning consent	WDC - in house	

Spatial Planning Objective 4: Supporting the viability of Wealden's five principal towns (SPO4)

Proposed indicator	Definition used	Source of data	Notes
New employment allocations in line with policy WCS3	Planning consents granted within SDA's	WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.
New retail allocations in line with policy WCS3	Planning consents granted within SDA's	WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.
Reduce the level of vacant units in town centres from current level			Data currently unavailable

Spatial Planning Objective 5: Education and skills (SPO5)

Proposed indicator	Definition used	Source of data	Notes
Number of new school places provided through developer contributions (in line with IDP)		WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until

Proposed indicator	Definition used	Source of data	Notes
			development is built out from the Core Strategy.
Reduce from current levels the % of people of working age with no qualifications	<p>The working age definition has recently changed to reflect changes to the female state pension age and now includes all people aged 16-64. The working age population figures are derived from mid-year population estimates which are compatible with the 2001 Census.</p> <p>Qualification level in this dataset is as follows:</p> <p>Level 1: 1+ 'O' level passes, 1+ CSE/GCSE any grades, NVQ level 1, Foundation GNVQ.</p> <p>Level 2: 5+ 'O' level passes, 5+ CSEs (grade 1's), 5+ GCSEs (grades A-C), School Certificate, 1+ 'A' levels/AS levels, NVQ level 2, Intermediate GNVQ.</p> <p>Level 3: 2+ 'A' levels, 4+ AS levels, Higher School Certificate, NVQ level 3, Advanced GNVQ.</p> <p>Level 4 and above: First degree, Higher degree, NVQ levels 4 and 5, HNC, HND, Qualified Teacher Status, Qualified Medical Doctor, Qualified Dentist.</p> <p>Other qualifications: includes any qualifications not mentioned above.</p>	<p>East Sussex in figures - Dataset: Qualifications of Working Age Population 2005-2010 - districts. Source: Annual Population Survey NOMIS/ONS.</p> <p>As numbers have been rounded district figures may not sum exactly to county totals.</p> <p>Data comes from the results of a sample survey and may be subject to sampling error.</p> <p>The dataset relates to the period January to December in each year.</p> <p>The dataset is released annually.</p>	

Spatial Planning Objective 6: Improving economic prosperity (SPO6)

Proposed indicator	Definition used	Source of data	Notes
Quantity of new employment floorspace	Any development within use class B1, B2 and B8	WDC - in house	

Quantity of new retail floorspace	Town centre is defined as the main towns in the district; Hailsham, Crowborough, Uckfield, Heathfield and Polegate	WDC - in house	As Wealden does not have any defined town centre areas the data is for the local authority as a whole.
Proportion of working age population who are in employment	The working age definition has recently changed to reflect changes to the female state pension age and now includes all people aged 16 to 64. This table uses the working age population as a denominator to calculate the employment rate.	East Sussex in Figures - Dataset: Employment Rate 2004-2015 - districts. Source: Annual Population Survey data	Care should be taken when looking at the data for districts, as the sample sizes are quite small and the results given may not be very robust. This dataset is released quarterly.

Spatial Planning Objective 7: Promoting the reduction of the need to travel by car (SPO7)

Proposed indicator	Definition used	Source of data	Notes
Number of housing completions by town/ settlement in line with the phasing of development in figure 5 of the Core Strategy	Net housing completions within SDA's	WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.
Number of new employment allocations by town/ settlement in line with policy WCS3	Any development within use class B1, B2 and B8 within the town/ settlements indicated in policy WCS3	WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.
Number of new retail allocations by town/ settlement in line with policy WCS3	Any development within use class A1, A2, B1a, D2 within the town/ settlements indicated in policy WCS3	WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.
Reduce (from current levels) the level of out commuting from the District	This dataset shows the number of people commuting into and out of the district, together with the net commuting flow. A	East Sussex in figures - Dataset: Commuting flows in 2011 - districts. Source: ONS	

Proposed indicator	Definition used	Source of data	Notes
	<p>negative number indicates more workers travelling out of the area to work than come into the area. The data show numbers for those coming into and out of Wealden only.</p> <p>The place of work is where a person works in their main job. This will be the depot address for people who report to a depot.</p>	Census 2011. This dataset presents results from the 2011 Census.	
Travel to work by mode - no target	<p>This dataset shows which modes of transport are used by those who are in employment to get to their place of work. Data is available for individual modes of transport and grouped into general transport types: public transport, private vehicles and walking and cycling.</p> <p>Data only includes the means of travel used for the longest part, by distance, of the usual journey to work. Figures cover only those who are aged 16-74 and in work. Unemployed and other economically inactive people are excluded. The category 'Train, underground, light rail or tram' also includes any person who uses a metro to get to work.</p>	East Sussex in figures - Dataset: Mode of Travel to work in 2011. Source: ONS Census 2001. This dataset presents results from the 2011.	The effect of boundary changes in Wealden, combined with the new best-fit geography means that data for the following parishes will not be comparable between 2001 and 2011 and for this reason is published separately on EsiF: - Berwick and Alciston (parishes merged) - Heathfield and Waldron - Mayfield and Five Ashes - Polegate - Willingdon and Jevington.
No reduction (from current levels) in air quality		The Department for Environment, Food and Rural Affairs maintain a register of all Air Quality Management Areas in local authority areas.	

Spatial Planning Objective 8: Enhancing the village network (SPO8)

Proposed indicator	Definition used	Source of data	Notes
Housing completions per annum by settlement in line with figure 5 and WCS6 of the Core Strategy	Net housing completions within SDA's	WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.
Completions of affordable homes on exception sites - no target	Units granted in accordance with exception site policy HG5 of the Wealden Non Statutory Plan (becoming policy WCS9 of the Core Strategy)	WDC - in house	

Spatial Planning Objective 9: Climate change (SPO9)

Proposed indicator	Definition used	Source of data	Notes
Reduction to 5.6 tpc (10%) by 2010/11 on 2008 (ESCC target)	This dataset, previously called National Indicator 186 under the National Indicator set, measures end-user carbon dioxide emissions in the local area from the industrial, domestic and transport sector.	Department of Energy and Climate Change	This dataset relies on a draw-down of information from the National Inventory of Greenhouse Gas emissions.

Spatial Planning Objective 10: Flood risk (SPO10)

Proposed indicator	Definition used	Source of data	Notes
No of planning permissions granted on SDAs within flood zones 1 and 2		WDC - in house	

Spatial Planning Objective 11: Green infrastructure (SPO11)

Proposed indicator	Definition used	Source of data	Notes
New green infrastructure provided as part	Green Infrastructure is a strategically planned and delivered network of high	WDC - in house	This indicator relates specifically to delivery of the Core

Proposed indicator	Definition used	Source of data	Notes
of Local Plan - no target	quality green spaces and other environmental features including parks, open spaces, playing fields, woodlands, allotments and private gardens. (Source: Natural England)		Strategy and will not therefore be monitored until development is built out from the Core Strategy.
Increase above current levels the accessible natural green space 2ha <300m from home (relating to new development)	Natural England's Accessible Natural Greenspace Standard (ANGSt) provides a set of benchmarks for ensuring access to places near to where people live. These standards recommend that people living in towns and cities should have: <ul style="list-style-type: none"> • an accessible natural greenspace of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home • at least one accessible 20 hectare site within two kilometres of home • one accessible 100 hectare site within five kilometres of home • one accessible 500 hectare site within ten kilometres of home • one hectare of statutory Local Nature Reserves per thousand population 	WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.

Spatial Planning Objective 12: Crime and safety (SPO12)

Proposed indicator	Definition used	Source of data	Notes
Number of recorded road casualties - no target	This dataset shows details of recorded casualties of road traffic accidents for districts in East Sussex, together with data for road traffic accidents involving injuries to a child aged 0-15. The data on road casualties is sometimes revised and	East Sussex in figures (Dataset: Recorded road casualties, 1994-2013 districts) and Wealden District Council. Source: Sussex Police/ ESCC road safety data.	This table gives details only of casualties in recorded accidents. There may be other accidents which result in a casualty which are not recorded for some reason and these are

Proposed indicator	Definition used	Source of data	Notes
	<p>updated to reflect new evidence on the causes and consequences of accidents. The data in this table is the most accurate that was available to ESCC in August 2010, but the numbers in the table may vary slightly from those available in other published sources. None of the data for previous years has been revised with the release of the 2009 data in August 2010.</p> <p>'Fatal' injury includes only those cases where death occurs in less than 30 days as a result of the accident. 'Fatal' does not include death from natural causes or suicide. A detailed definition of which accidents are included and excluded from the data, and the relevant injury categories, is available on the Department for Transport website (DfT) via the link below</p>	Published annually	not included in this table.

Spatial Planning Objective 13: Living environment (SPO13)

Proposed indicator	Definition used	Source of data	Notes
Assessment of new development to meeting the Living Environment spatial planning objective		WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.

Spatial Planning Objective 14: Previously developed land (SPO14)

Proposed indicator	Definition used	Source of data	Notes
Proportion of new employment floorspace on previously developed land		WDC - in house	
Proportion of new and converted dwellings		WDC - in house	

on previously developed land			
Housing density		WDC - in house	This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.

Spatial Planning Objective 15: Infrastructure (SPO15)

Proposed indicator	Definition used	Source of data	Notes
IDP action plan to be developed in specific detail		WDC - in house	
100% of new development on SDA's to be within 30 mins public transport time of a GP	<p>This dataset shows the number and percentage of all households (the target group) and households without a car (the risk group) who have access to a general practitioner's (GP) surgery using a variety of different modes of transport.</p> <p>Accessibility is the extent to which individuals and households can access day to day services, such as employment, education, healthcare, foodstores and town centres. Accessibility Indicators reflect both the current transport network and land use planning.</p> <p>Accessibility is measured in two ways. The 'threshold indicator' measures the proportion of the target population in a local area who can access a service within 'a reasonable time' threshold. For the GP tables, a reasonable time is defined by the lower threshold of 15 minutes and the upper threshold of 30 minutes. The lower threshold represents the national average of</p>	<p>East Sussex in figures - Dataset: Number of GP surgeries accessible. Super output areas. Source: DfT. Published annually</p>	<p>This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until development is built out from the Core Strategy.</p> <p>The DfT produced this guidance about the methodology and source data used in the development of the Accessibility Indicators.</p> <p>The DfT website has full details about the rationale behind the accessibility indicators and the methodology used to produce them</p>

Proposed indicator	Definition used	Source of data	Notes
	<p>journey times to GPs as recorded in the National Travel Survey. The upper threshold represents the level at which the majority (80-90%) of journeys are completed. A combination of the two thresholds is used with a weighting to take into account that the longer it takes to reach a destination, the less people will go. This gives the 'continuous indicator', a measure which is based on the sensitivity of the population to the time taken to travel to each service.</p> <p>To show the continuous indicator in this table select 'Weighted by access to GPs' from the distance variable drop down menu.</p> <p>The Department for Transport (DfT)'s Accessibility Indicators are a nationally consistent dataset providing information on the services available to local communities by three different modes of transport: walking/public transport, cycling, and car.</p> <p>This table gives the 'destination' indicators, which measure the number of people who can make a journey to access a service within a certain time, based on the median journey time to access that service (the lower threshold) and the time taken in 80-90% of journeys (the upper threshold).</p> <p>The DfT dataset also includes 'origin' indicators, which look at the opportunities available in a particular area, such as the</p>		

Proposed indicator	Definition used	Source of data	Notes
	<p>number of GPs located within 15 minutes journey, and travel time indicators which look at the average shortest time taken to reach a destination, such as the time taken to travel to the nearest GP. Results for these are also available on ESiF.</p> <p>The methodology used over the 4 years 2007-2010 is broadly consistent. However it is important to note that there have been improvements in data quality and coverage, for example in the public transport data, and therefore improvements in reported accessibility may not be attributable entirely to interventions made at local level. The differences are:</p> <ul style="list-style-type: none"> - Car speed - In previous years, default car speeds have been used for the car statistics. In the 2010 statistics, Trafficmaster data, which takes into account actual speeds and delay, has been used to give a more reliable speed for each road link. This is likely to improve the accuracy of the indicators. These new data appear in these tables as 'car new' mode. - Change in data source for the location of GPs. The source of this data has changed from NHS Choices to Point X. The new datasets provide better coverage and quality. <p>For more details about the methodology used please see the link below to the DfT guidance.</p>		

Proposed indicator	Definition used	Source of data	Notes
	Where there are large annual variations in some LSOAs/wards, this is likely to be due to differences in GPs surgeries listed in the destinations list for that year. This may be due to the opening and closing of these surgeries, or to improvements in the data source.		
Increase above current level access to services by public transport, walking and cycling	<p>This dataset shows the minimum travel time to access the nearest service by public transport/ walking, cycle or car.</p> <p>Accessibility is the extent to which individuals and households can access day to day services, such as employment, education, healthcare, food stores and town centres. Accessibility Indicators reflect both the current transport network and land use planning.</p> <p>The Department for Transport (DfT)'s Accessibility Indicators are a nationally consistent dataset providing information on the services available to local communities by three different modes of transport: walking/public transport, cycling and car.</p> <p>The super output area level travel time indicators are calculated by producing population weighted averages, based on the 2001 census of population, of the Output Area level indicators. For more details about the methodology used please see the link below to the DfT guidance.</p>	East Sussex in figures – Dataset: Travel time to the nearest service. Super output area. Source: DfT. Published annually	The DfT website has the full details about the rationale behind the accessibility indicators and the methodology used to produce them.

Proposed indicator	Definition used	Source of data	Notes
	<p>Average travel time to a service is given in minutes, up to a maximum of 120. The number 999 indicates where a journey cannot be made within 120 minutes.</p> <p>Data for town centres was produced for the first time for 2009, so no data is available for previous years. Data for GPs is not available at local authority level for 2007.</p> <p>The methodology used over the 5 years 2007-2011 is broadly consistent. However it is important to note that there have been improvements in data quality and coverage, for example in the public transport data, and therefore improvements in reported accessibility may not be attributable entirely to interventions made at local level. The differences are:</p> <ul style="list-style-type: none"> - Car speed - In previous years, default car speeds have been used for the car statistics. In the 2010 and 2011 statistics, Trafficmaster data, which takes into account actual speeds and delay, has been used to give a more reliable speed for each road link. This is likely to improve the accuracy of the indicators. These new data appear in these tables as 'car new' mode. - In 2010 the Business Register and Employment Survey replaced the Annual Business Inquiry as the data source for the employment centre location. Although the overall change in the number of employment centres was small, there may be much 		

Proposed indicator	Definition used	Source of data	Notes
	<p>larger changes for individual Lower layer super output areas (LSOAs) as a result of this change of survey and the methodology used.</p> <p>- Change in data source for the location of GPs and Hospitals. The source of this data has changed from NHS Choices to Point X. The new datasets provide better coverage and quality.</p>		

Annex 2

Housing windfall completions in Wealden for the period 2006/07-2016/17

Year	Total completions	Total Windfalls
2006/07	230	230
2007/08	415	415
2008/09	349	265
2009/10	337	157
2010/11	709	358
2011/12	619	224
2012/13	674	244
2013/14	560	200
2014/15	576	205
2015/16	520	235
2016/17	564	308
Total	5,553	2,841

Average windfalls per annum = 258

Annex 3

Wealden Local Plan (1998)

INDEX OF SAVED POLICIES

General Development Principles

GD1	Development within development boundaries
GD2	Development within development boundaries

Environment

EN1	Sustainable Development
EN2	Development Pattern
EN5	Water Resources
EN6	Landscape Conservation of the High Weald AONB
EN7	Ashdown Forest
EN8	Low Weald
EN9	Sussex Downs AONB
EN11	Coastal Levels
EN12	Protection of trees and woodlands
EN13	Ancient semi-natural woodland
EN14	Landscaping within developments
EN15	Designated nature conservation sites
EN18	Protection of open areas within settlements
EN19	Development within Conservation Areas
EN27	Layout and Design of development
EN28	Design of development for people with disabilities
EN29	Light pollution

Development in the Countryside

DC2	Agricultural dwellings
DC3	Agricultural buildings
DC6	Conversion of rural buildings - general
DC7	Conversion of rural buildings - non-residential use
DC8	Conversion of rural buildings - residential use
DC9	Recreational development in the Sussex Downs AONB & Ashdown Forest
DC11	Golf driving ranges
DC12	Stables and loose boxes
DC13	Larger equestrian developments
DC14	Motor and gun sports
DC17	Housing development in the countryside
DC18	Replacement dwellings
DC19	Extensions to dwellings

DC20	Subdivision of large dwellings
DC22	Residential mobile homes

Housing

HG5	Dwelling mix within new development schemes
HG6	Crime prevention in new housing developments
HG7	Energy consideration in new housing developments
HG8	Retention of existing housing stock
HG9	Subdivision of large buildings in development boundaries
HG10	Extensions to dwellings in development boundaries
HG11	Special needs housing in development boundaries
HG12	Special needs housing outside development boundaries

Business

BS3	Town Business Areas
BS4	Business development within towns
BS5	Retention of existing businesses within towns
BS6	Village business areas
BS7	Retention of existing businesses within villages
BS8	Business development in village development boundaries
BS9	Expansion, redevelopment, intensification in existing business sites outside development boundaries
BS10	Business allocation: Maresfield Business Park
BS11	Business Class B1 use, with business areas
BS12	General industry, Class B2, in business areas
BS13	Warehousing, Class B8, in business areas
BS14	Alternative uses for business sites outside business area
BS15	Home working

Shopping

SH2	Main Shopping Areas
SH3	Service uses within main shopping areas
SH4	Amusement centres in main shopping areas
SH5	Business uses in main shopping areas
SH6	Residential uses in main shopping areas
SH11	Farm shops
SH12	Garden Centres

Transport

TR1	Environmental impact of new road proposals
TR2	Design of new road proposals
TR3	Traffic impact of new development
TR10	Heavy goods vehicles in rural areas
TR13	Footpaths and bridleways
TR16	Car Parking Standards

TR17	Safeguarding Uckfield/Lewes railway line
TR18	Safeguarding Polegate-Pevensey railway line
TR19	Safeguarding Eridge-Tunbridge Wells railway line

Tourism

TM1	Tourist attractions and facilities
TM2	Tourist attractions and facilities: Sussex Downs AONB & Ashdown Forest
TM3	Conversions to hostel accommodation for walkers and cyclists
TM4	Holiday villages and chalet parks
TM5	Static Caravan sites
TM6	Touring caravan and camping sites: Ashdown Forest
TM7	Touring caravan and camping sites: Sussex Downs AONB and coastal levels
TM8	Touring caravan and camping sites
TM9	Caravan Storage
TM10	Interpretive facilities

Leisure and Recreation

LR1	Provision of outdoor playing space
LR2	Protection of existing recreational open space
LR3	Children's play space in developments of 30+ dwellings
LR4	Artificial turf pitches
LR5	Informal amenity space in new residential developments
LR7	Indoor sports facilities
LR8	Community halls

Community Services

CS1	Provision of capital works and services
CS2	Drainage
CS3	Willingdon Levels drainage catchment area
CS4	Recycling enclosures: residential development
CS5	Recycling enclosures: commercial and community development

Crowborough

CR1	Business allocation north of Millbrook Business Area
CR2	Crowborough Warren housing policy area
CR4	Western Road Goods area
CR5	Secondary shopping area
CR6	Beacon Road and Park Road business areas: proposals for business use
CR7	Beacon Road and Park Road business areas: proposals for shops and services
CR8	Mead House site, Beacon Road
CR9	Jarvis Brook neighbourhood centre
CR10	Whitehill Road

CR11	Public open space allocation: Goldsmith recreation ground
CR12	Crowborough Ghyll and Palesgate landscape policy area

Hailsham

HA1	Housing Development in Hailsham
HA5	Business allocation land off Station Road / Old Swan Lane
HA6	New Shopping facilities outside main shopping areas
HA7	Commercial Uses outside main shopping area
HA8	Traffic calming and pedestrian priority measures
HA9	Junction improvement: South Road/Station Road/Western Road
HA11	New primary school: Ingrams Farm

Heathfield

HE1	Housing Development in Heathfield
HE2	Business Allocation: Land of Ghyll Road
HE3	Burwash Road Commercial Area

Polegate and Willingdon

PW1	Housing development in Polegate
PW5	Willingdon Levels recreation policy area

Uckfield

UC1	Housing development in Uckfield
UC2	Secondary shopping areas
UC3	Office/residential conversions between Framfield Road and New Place
UC5	Framfield Road
UC7	Public open space allocations: land south of Victoria Pleasure Ground and north of the Mount
UC8	Riverside Walk

Villages with Development Boundaries

VB5.2	Pound Green housing area, Buxted
VB7	Old Willingdon Road and Western Downlands housing policy area, Friston
VB8	Business allocation: NE of South Street Business area, East Hoathly
VB12.1	Park Road housing area, Forest Row
VB14	Florance Lane, Groombridge housing policy area
VB22.1	Lower Dicker traffic on A22
VB22.2	Business allocation: land adjacent Hackhurst Lane business area, Lower Dicker
VB23	Public open space allocation: Lower Horsebridge
VB24	Maresfield Park housing area, Maresfield

VB26	The Warren, Station Road, Knowle Park Road housing policy areas, Mayfield
VB31	Coast Road housing policy area
VB37	Mayfield Lane housing policy area

Hellingly Hospital

HH1	Hellingly Hospital
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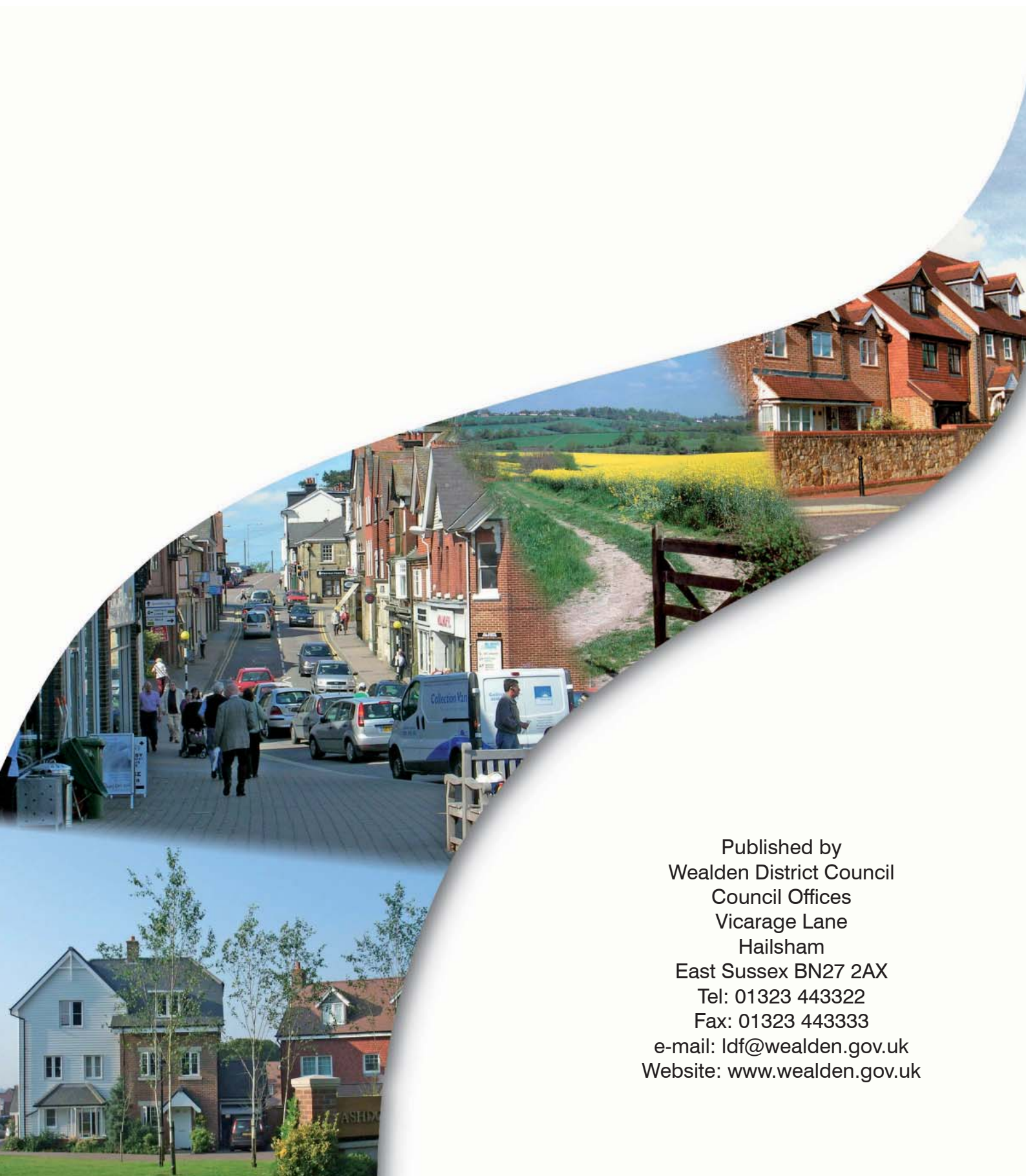
Annex 4

GLOSSARY OF TERMS

Air Quality Management Areas (AQMAs)	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines
Authority Monitoring Report (AMR)	As a legislative requirement under Regulation 34 of the Town and Country Planning (Local Development) Regulations 2012, the AMR is the main mechanism for assessing the performance and effects of Wealden Core Strategy and the timescales set out in the Local Development Scheme (LDS).
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Development Plan	This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Environmental Impact Assessment (EIA)	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Local Development Scheme (LDS)	The project management plan that describes the Council's programme for producing its Local Development Plan Documents.
Local Enterprise Partnership (LEP)	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 Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be the development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
National Planning Policy Framework	The National Planning Policy Framework is a key part of the government's reforms to make the planning system

(NPPF)	less complex and more accessible. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. It was first published in 2012.
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.
Objectives and Indicators	Objectives are what are trying to be achieved, and indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, and in helping to conduct a Sustainability Appraisal (SA).
Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; 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.
Planning & Compulsory Purchase Act 2004	This amended much of the Town and Country Planning Act 1990. In particular, the 2004 act made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as an objective of the planning system.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Soundness	A Development Plan Document (DPD) will be considered sound if it has been prepared in accordance with the criteria set out in Government policy guidance and the Council's Statement of Community Involvement (SCI).

South Downs National Park Authority (SDNPA)	The South Downs National Park Authority is the statutory planning authority for the National Park area and was formed in 2011.
Special Areas of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transported into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas (SPA)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Statement of Community Involvement (SCI)	A public statement of the Council's intentions for involving the community in the production of its Local Development Plan Documents, and in ongoing development management (planning application) decisions.
Strategic Environmental Assessment (SEA)	A process for evaluating the environmental consequences of proposals and to ensure that environmental considerations and the decision making process are fully integrated.
Strategic Housing and Economic Land Availability Assessment (SHELAA)	The SHELAA is a technical assessment that identifies sites that may have the potential for future housing or economic development over the plan period. The assessment forms a key evidence base for the Wealden Local Plan and future housing delivery.
Supplementary Planning Documents (SPD)	These documents provide additional guidance to supplement the proposals and policies within a Development Plan Document. Unlike the latter, they are not subject to independent examination and do not form part of the Development Plan.
Sustainability Appraisal (SA)	An evaluation of the social, economic and environmental impacts of policies and strategies in a Local Development Document to ensure the policies and strategies are in accordance with sustainable development objectives.
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.



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