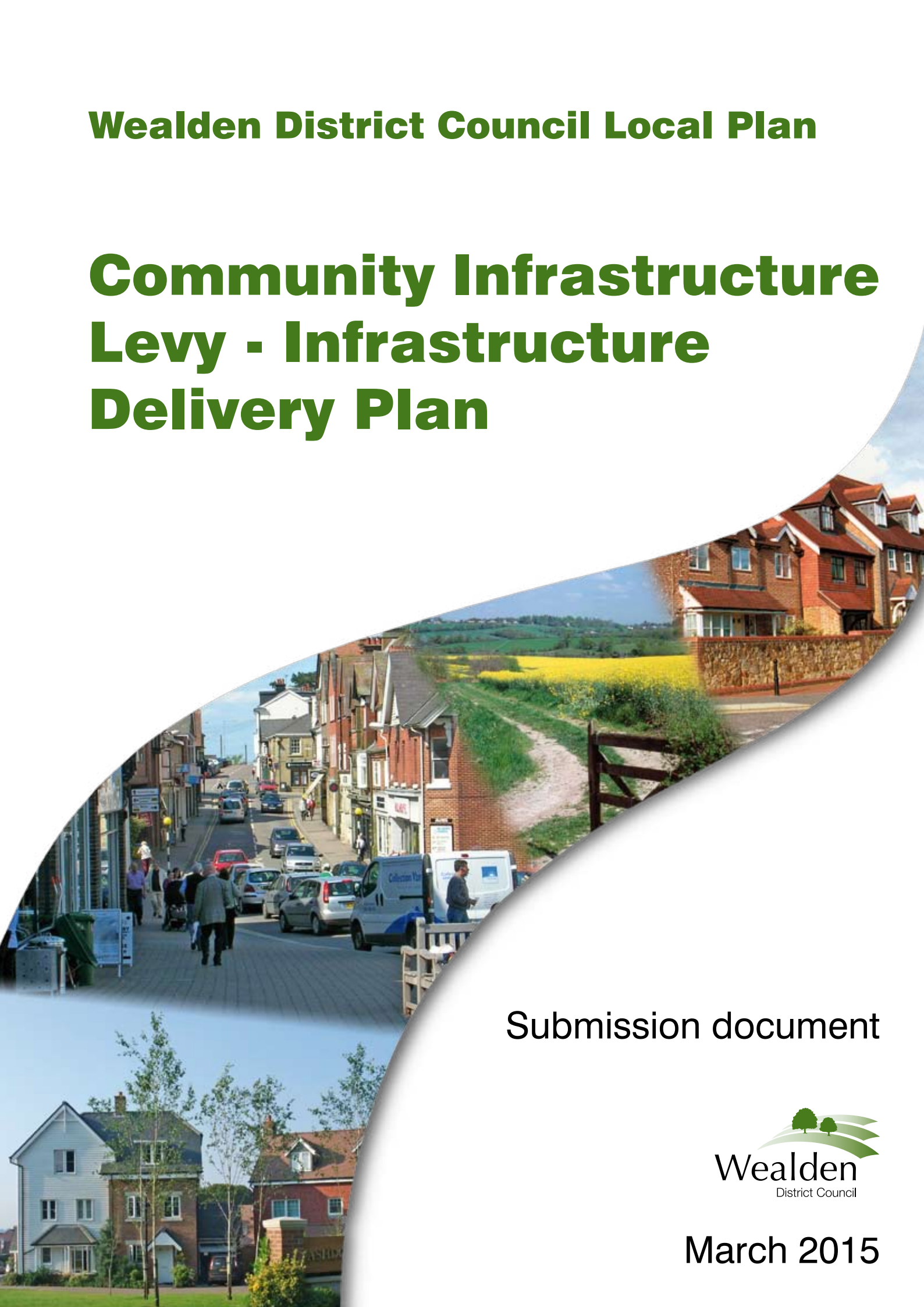
Wealden District Council Local Plan

Community Infrastructure Levy - Infrastructure Delivery Plan



Submission document

Wealden District Council

March 2015

How to Contact Us

Planning Policy
Wealden District Council
Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01892 602007
E-mail: ldf@wealden.gov.uk
Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

You may also visit the offices Monday to Friday, to view other Local Plan documents.

A copy of Wealden's Community Infrastructure Levy Infrastructure Delivery Plan can be downloaded from the Planning Policy pages of the Wealden website, www.wealden.gov.uk or scan the QR code below with your smart phone.

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

NAPM RECYCLED 75% APPROVED

Contents

1 Introduction 3
Background 4
Infrastructure Policies - the National Planning Policy Framework, the Wealden District Core Strategy Local Plan and the proposed submission Strategic Sites Local Plan 5
The links between the Infrastructure Delivery Plan and the Community Infrastructure Levy, Monitoring and Implementation 7
The Structure and content of this IDP 8

2 Infrastructure to support growth up until 2027 - Part One 11
Progress and key changes since the Core Strategy IDP 12
Highways and Transportation infrastructure 12
Education Provision (Early Years, Primary, Secondary, Further Education and Special Schools). 19
Health Care Provision 25
Mitigation in relation to the Ashdown Forest 27
Social and Community Infrastructure Provision 30
Library services 31
Police Services 31
Waste Management facilities 33

3 Site Specific Infrastructure - Part Two 35
Specific Strategic Sites Infrastructure requirements 35
Green Infrastructure (Parks, open space and leisure) 35
Strategic Sites – Specific Local Infrastructure to be funded through Section 106/278 developer or other contributions 37
Uckfield 37
Hailsham 40
Polegate and Willingdon 44
Stone Cross 47
Crowborough 50
Land adjacent to Tunbridge Wells in the Parish of Frant 53
Dealing with cross Local Authority Boundary issues 55

4 Services funded through other mechanisms - Part Three 57

5 Implementation, monitoring and funding - Part Four 65
The Funding and Delivery of Infrastructure 65
On-going monitoring and review 69
The next steps 71

Appendix A – Infrastructure Delivery Schedules 73

Appendix B – Proposed Housing Mix for the Strategic Sites 135

Appendix C - CIL Funding Gap 139

Contents

1 Introduction

1.1 This updated Infrastructure Delivery Plan (dated February 2015) accompanies the Wealden District Council Community Infrastructure Levy (CIL) submission. It is a 'living' document and builds upon and updates previous iterations of the IDP prepared to support the Local Plan process. This includes the Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan, adopted in February 2013, and the Strategic Sites Local Plan which is currently being considered by the Planning Inspectorate .

1.2 The Infrastructure Delivery Plan plays an important part in demonstrating that the Local Plan can be delivered and in supporting sustainable communities through the implementation and monitoring of social, community, environmental and green infrastructure. It is also be a key document in supporting the Council's Community Infrastructure Levy Charging Schedule (CIL) submission.

1.3 The IDP contains a number of different infrastructure items. However the IDP is a living document and reflects a combination of items where requirements, costs etc are known at least in broad terms, and items which are anticipated but where broad locations or estimated costs cannot be given at this time, but will be developed further throughout the plan period.

1.4 Inclusion of items within the IDP and an indication of potential funding through CIL or Section 106 agreements, does not indicate that funding will be forthcoming or can be guaranteed from these sources. There will be competition for CIL funding, the provision of which will be dependant upon priorities determined by the Charging Authority. Funding through Section 106 will be subject to negotiation and will need to accord with the CIL Regulations.

1.5 This updated IDP as in previous iterations, focuses on the Strategic and critical infrastructure required to support the Wealden District Core Strategy Local Plan, and the specific infrastructure that is required to support the Strategic Sites Local Plan. The IDP also supports evidence of the infrastructure funding gap which is required to demonstrate the need for the charges applied in the Community Infrastructure Levy Charging Schedule (CIL) submission, which is shown in Appendix C.

1.6 The IDP comprises four main parts,

1. Part One relates to the infrastructure required to support growth up until 2027 in accordance with the Wealden District Core Strategy Local Plan, where CIL receipts may be used in combination with other funding sources, towards the provision of infrastructure.
2. Part Two relates to infrastructure required to support the Strategic Sites, where funding towards infrastructure will be sought through Section 106/278 Development Obligations and other sources where applicable.
3. Part Three outlines the infrastructure provided through various service providers which is critical to growth and sustainable communities but which is or will be provided

or funded through sources (mainly other Government funding) other than CIL or Section 106/278 Development Obligations.

4. Part Four, relates to the Implementation, monitoring and funding of infrastructure.

1.7 The IDP is supported by Appendices A ,B and C. Appendix A contains the Infrastructure Delivery Plan Schedules with more detailed information to support Part One in Schedule A, more detailed information to support Part Two in Schedule B, and more detailed information to support Part Three in Schedule C. Appendix B provides an indication of the projected affordable and private sector housing tenure split and mix, in accordance with the policies for each site within the Strategic Sites Local Plan submission. It does not include a mix or tenure split for the village allocations contained in the Wealden Local Plan Core Strategy. Appendix C replicates the Funding Gap Table from the CIL submission document, which is based upon information contained within the IDP.

Background

1.8 The Wealden District Core Strategy Local Plan was adopted in February 2013 subject to a review in 2015. The first iteration of the IDP supported this document in demonstrating the deliverability of the Plan. The Inspector at Examination recommended that the plan be reviewed in 2015. This review, referred to as the Wealden Local Plan review, is currently underway, and will be supported by a further iteration of the IDP.

1.9 The Wealden District Core Strategy Local Plan identifies in Policy WCS4, the 11 Strategic Development areas and allocations for the majority of planned growth in Wealden District from 2006 to 2027. Strategic growth in the District is focused on three sustainable mixed use 'urban extensions' where housing, employment, education and community uses will be provided. These are at Land to the west of Uckfield; Land at North Hailsham and at Land South of Polegate and East of Willingdon. Additional housing development, with more limited additional facilities, is allocated on Land at Hailsham East; Land adjacent to Tunbridge Wells in the Parish of Frant and various sites within Crowborough and Stone Cross. An employment only allocation at a site in Dittons Road Polegate, is also identified within the Wealden District Core Strategy Local Plan (CSLP). The Submission Strategic Sites Local Plan (SSLP) focuses upon these 11 Strategic Sites of the CSLP in more detail, and provides the policy requirements relating to the delivery of the Strategic Sites and associated off site and on site infrastructure, which have been included in this IDP. An Examination in Public was held in relation to the Strategic Sites Local Plan in June 2014 and January 2015. It is anticipated that the plan will be adopted by the Autumn of 2015.

1.10 To accord with changes to affordable housing policy put forward by the Government, the Council has produced an Affordable Housing Delivery Local Plan. This plan reviews the Wealden District (Incorporating the South Downs National Park) Core Strategy Local Plan Policy WCS8 concerning affordable housing. This Local Plan is limited to affordable housing provision and the adopted Core Strategy Policy WCS8 concerning affordable housing, and does not affect any other Core Strategy policy. The Policy within the Affordable Housing Delivery Local Plan document relates to the area of Wealden District which does not include the South Downs National Park. The adopted Core Strategy Policy WCS8 relating to Affordable Housing will therefore remains relevant for the part of the South Downs National Park which is within Wealden District, until it is superseded by a

relevant Local Plan produced by the South Downs National Park Authority. This plan supports the policies underpinning the viability work undertaken for the CIL submission and will be submitted to the Secretary of State simultaneously.

1.11 The requirement for small scale housing allocations in a number of villages within the District and retail allocations in Uckfield and Hailsham town centres, are identified in the Wealden District Core Strategy Local Plan in Policies WCS 6 and WCS 3 respectively. These allocations will now be considered in detail as part of the Wealden Local Plan Review, which is currently underway.

1.12 There will be circumstances where infrastructure identified in the IDP will also be critical to development in our neighbouring authorities. Funding sources may be available from these authorities towards infrastructure provision in Wealden, including CIL contributions. This will be relevant especially in relation to transport and education provision in the south of the District with Eastbourne Borough Council, and in relation to Strategic Access Management and Monitoring on the Ashdown Forest with Mid Sussex District Council, Lewes District Council and Tunbridge Wells Borough Council. There may also be other cross boundary infrastructure requirements which are not yet known, which may have to be considered in the future. There will also be circumstances where CIL contributions collected in Wealden District may be required to be spent outside of the District to fund infrastructure provision in neighbouring authorities.

Infrastructure Policies - the National Planning Policy Framework, the Wealden District Core Strategy Local Plan and the proposed submission Strategic Sites Local Plan

1.13 The Government introduced the National Planning Policy Framework (NPPF) in March 2012[(1)]. The NPPF has a focus on the delivery of infrastructure to support growth and sets out the key principles in relation to the creation of sustainable communities and the delivery of infrastructure. Paragraph 162 of the NPPF states:-

> '*Local planning authorities should work with other authorities and providers to:*
>
> - *Assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*
> - *Take account of the need for strategic infrastructure including nationally significant infrastructure within their areas'*

1.14 The delivery of infrastructure therefore, plays an important part in the delivery of the three dimensions of sustainable development - economic, social and environmental, and features throughout the NPPF in assisting the delivery of many of the NPPF policies and objectives.

1 National Planning Policy Framework – Department for Communities and Local Government – March 2012

1.15 This policy focus on infrastructure is also clear in the Wealden District Core Strategy Local Plan in Policy WCS 7 - Effective Provision of Infrastructure, which states:-

> *'The release of land for development will be conditional upon there being sufficient capacity in the existing local infrastructure to meet the requirements generated by the proposed development. Where development would create the need to provide additional or improved community facilities, services and infrastructure to mitigate its impact, a programme of delivery must be agreed with the relevant infrastructure providers which will ensure that these improvements are provided at the time they are needed. These may involve co-ordinating contributions from the development with other investment streams. This approach will ensure that the necessary improvements can be completed in a timely manner to support growth.*
>
> *Arrangements for the provision or improvement of infrastructure to the required Standard will be secured by planning agreement/obligation, or by condition attached to the planning consent or by any other appropriate mechanism.*
>
> *The adequacy of infrastructure provision in Wealden will be the subject of regular Review with infrastructure providers as part of the on-going work on the Infrastructure Delivery Plan. This will include health, transport, utility services and education providers and will be reported as part of the Local Plan monitoring arrangements in the Annual Monitoring Report.'*

1.16 This focus on infrastructure continues throughout the Strategic Sites Local Plan. Section three of the Strategic Sites Local Plan links the provision of necessary infrastructure to the delivery and in particular to the provision of funding through the Community Infrastructure Levy (CIL), specific Section 106 developer agreements and other public sources.

1.17 Strategic Sites Local Plan Policy SIP 1 – Infrastructure Policy focusing on these aspects and builds upon the Wealden District Core Strategy Local Plan Policy WCS 7 – Effective Provision of Infrastructure, and states:-

> *'The provision of infrastructure required to make development acceptable in planning terms, as far as is known, is identified in policies for strategic sites in this document. Infrastructure will be funded through Community Infrastructure Levy, Section 106 and other funding sources. If a Community Infrastructure Levy Charging Schedule is not adopted for the area of Wealden District, excluding the area covered by the South Downs National Park Authority, by 6th April 2014 (2) ; or where a planning application for development identified within the Strategic Sites Local Plan is determined prior to 6th April 2014 (3) all infrastructure should be funded, in whole or in part, as appropriate under Section 106 of the Town and County Planning Act 1990, as amended, in conformity with the Community Infrastructure Levy Regulations 2010, as amended.*

2 Or any such amended dated contained within subsequent amendments to Regulation 123 of the Community Infrastructure Levy Regulations.

3 Or any such amended date contained within subsequent amendment to Regulation 123 of the Community Infrastructure Regulations

All planning obligations made under Section 106 of the Town and Country Planning Act 1990, as amended shall be specific to a project or part of a project and related to the development proposed and meet the provisions of the Community Infrastructure Regulations 2010, as amended.'

1.18 Elements of infrastructure provision are identified in each of the main Strategic Site policies as well as the specific infrastructure policies which accompany each strategic site.

1.19 The focus on infrastructure within the various policies for each strategic site, reflects the different emphases in relation to the nature and the delivery of particular infrastructure items. For example, the Design and Layout Policies include elements which may be provided by the developer as part of the development process – such as footpath and cycle linkages but may also include elements which will need to be secured through Section 106 developer contributions – such as children's play space. Where Section 106 funding will be required this is stated in the policy. Specific items which will be funded in whole or in part through CIL contributions are generally covered in the Infrastructure Policy for each specific site, and in the specific Ashdown Forest Policies in relation to the provision of Suitable Alternative Natural Green Space (SANGS) to support the development of the Uckfield and Crowborough sites. Where Infrastructure items are identified as being funded in whole or in part through CIL contributions, these will be reflected in the Regulation 123 List of the Council's submitted CIL Charging Schedule (CIL).

The links between the Infrastructure Delivery Plan and the Community Infrastructure Levy, Monitoring and Implementation

1.20 The IDP is critical in supporting Wealden District Council's Community Infrastructure Levy (CIL). The CIL is a new way of collecting contributions from developers towards infrastructure provision to support development. From April 2014[(4)] CIL will largely replace Section 106 Planning Obligations, for all but very site specific infrastructure. As part of the CIL process, the development and evolution of the IDP (with the input of key infrastructure providers) has helped to justify the development of a CIL Charging Schedule by providing evidence to show a 'funding gap' between the cost of critical infrastructure required to deliver the growth identified in the CSLP and potential and available funding sources.

1.21 In addition the IDP, alongside the evolution of the Strategic Sites Local Plan document, has been used to help establish the infrastructure projects that need to be delivered wholly or in part through CIL, as shown on the CIL Regulation 123 list, and those that are more suitably delivered through Section 106/Section 278 developer contributions and from other obligations or funding sources. Parts One and Two of this IDP document and Schedules A and B in Appendix A are structured to reflect this critical distinction and avoid potential issues of 'double dipping'[(5)] provide more clarity in relation

4 On the 15th April 2013, the Minister for Planning announced proposals to extend the period available for Local Authorities to introduce CIL from April 2014 by a year until April 2015.

5 New CIL guidance published in December 2012 outlines the need to clarify the relationship between CIL and Section 106 Planning Obligations, to ensure developers are not paying for the same infrastructure through two different mechanisms (known as 'Double Dipping')

to the anticipated funding of infrastructure items through CIL and through Sec 106/278 or other funding mechanisms.

1.22 There will be circumstances where infrastructure identified in the IDP will also be critical to development in our neighbouring authorities. Funding sources may be available from these authorities towards the provision of infrastructure in Wealden, including CIL contributions. This will be relevant especially In relation to transport and education provision the south of the District with Eastbourne Borough Council, and in relation to Strategic Access Management and Monitoring on the Ashdown Forest with Mid Sussex District Council and Tunbridge Wells Borough Council. There will also be circumstances where CIL contributions collected in Wealden District may be required to be spent outside the District to fund infrastructure provision in neighbouring authorities.

1.23 The IDP is a key tool in relation to the implementation of infrastructure to support development within the District, and will assist the on-going process of monitoring and prioritising of expenditure in relation to CIL and other funding. In addition, systems which will be established to monitor progress and the delivery of infrastructure, will assist in the annual auditing requirements in relation to CIL expenditure and the further maintenance and development of the IDP as a 'living document'. These aspects will be explored in more detail in Part Four of this document.

1.24 The IDP will also serve as a point of reference for other parties involved in identifying infrastructure requirements in particular parts of the District, including the communities of Parish and Town Council's receiving a proportion of the CIL receipts from development within their boundaries. It will also help to assess the level of funding required, potential funding sources available to provide infrastructure and in the negotiation of additional funding.

The Structure and content of this IDP

1.25 This Infrastructure Delivery Plan, as a 'living document' updates information in the Wealden Core Strategy Local Plan IDP of 2011. Some items and projects that appeared in the 2011 IDP have been withdrawn, as either they are not longer required (such as Primary and Early Years education provision in Buxted and Maresfield), projects that are no longer being considered (such as the Folkington Road Link at Polegate) or projects across the District that are delivered through other strategies (such as Supported Accommodation).

1.26 The Strategic Sites Local Plan and Affordable Housing Local Plan build on the Wealden District Core Strategy Local Plan, providing specific policies regarding development requirements for the allocated Strategic Sites. This updated IDP provides more detail regarding the planning, estimated costs and delivery of the strategic and important infrastructure required to support the development of around 4,525 additional new homes, and 38,190sq m of new employment, identified in the adopted Wealden District Core Strategy Local Plan. The IDP also provides more specific infrastructure information in relation to support CIL.

1.27 The basic structure of this IDP document differs from the Core Strategy IDP document in that it is presented in distinct sections focusing on the nature of the infrastructure and main funding streams that will be used to provide infrastructure. The IDP is presented in four parts, and is supported by two Appendices A and B, as outlined below.

1.28 This structure provides greater clarity regarding those items that will be supported through CIL contributions and those more specific and local infrastructure items where contributions from developers through Section 106/278 will be sought, or where the funding of provision is through other mechanisms. It will also assist discussions regarding the prioritisation of CIL allocations, Section 106 negotiations and monitoring of the delivery of the plan.

1.29 **Part One** of this IDP and Schedule A of Appendix A, focuses on the strategic and critical infrastructure required to support the growth within the Wealden District Core Strategy Local Plan up until 2027 and in turn the Strategic Sites Local Plan, which will be supported in whole or in part through CIL receipts. These strategic and critical items were the main focus of the first IDP prepared to support the Core Strategy Local Plan. Part One therefore also includes an update of progress, changes and more detailed information in relation to these strategic and critical infrastructure requirements.

1.30 It should be noted however, that the inclusion of projects in Part One and in Schedule A, does not signify a commitment from the Council to fund all the projects included nor the entirety of any one project through CIL, as CIL is intended as a 'top up' to other funding provision. The order of infrastructure items presented in Part One and in Schedule A also, does not imply any order of preference for spend.

1.31 **Part Two** of this IDP, and Schedule B of Appendix A, focuses on local and site specific infrastructure requirements relevant to the development of the strategic sites, which will largely be supported through the development process or through Sec 106 and 278 developer contributions. These site specific local infrastructure requirements (which will be funded through Sec 106 contributions) outlined for the Strategic Sites in this part of the IDP, have been included as part of the comprehensive viability assessment of the strategic sites, for both the Strategic Sites Local Plan and CIL.

1.32 It is important to note that this updated IDP includes some infrastructure projects which will overlap with elements that will be the focus of The Wealden Local Plan Review - currently underway, such as town centre road improvements in Uckfield and Hailsham Town Centre. As these interventions are strategic and critical to the overall access and movement in these areas, they are included in Part One of this IDP. Specific local infrastructure requirements relating to village allocations and retail areas which will be explored through the Delivery and Sites Allocation Local Plan, and will be addressed in the main through subsequent iterations of this IDP to support The Wealden Local Plan Review.

1.33 **Part Three** of this IDP and Schedule C of Appendix A, includes an update of those important infrastructure and service elements which are funded through other

sources and will not require CIL or developer contributions, but which are important to the overall well being and quality of life of existing and future residents.

1.34 **Part Four** of this IDP looks in more detail at the implementation, funding and monitoring of infrastructure with particular reference to the relationship to the Community Infrastructure Levy.

1.35 In addition, two appendices support this document. Appendix A contains the Infrastructure Delivery Plan Schedules with more detailed information to support Part One in Schedule A, more detailed information to support Part Two in Schedule B, and more detailed information to support Part Three in Schedule C. Appendix B provides a table of the proposed housing mix for the Strategic Sites, outlined in the Strategic Sites Local Plan submission. Appendix C comprises a schedule of the costs of infrastructure and existing funding which is available towards the critical infrastructure, and demonstrates the funding gap required to support CIL. The most significant of these is Appendix A containing the Infrastructure Delivery Schedules, which have been refined in collaboration with East Sussex County Council and the Local Authorities within the County[(6)] to enable consistency in our joint approach to infrastructure provision.

6 The Local Authorities within East Sussex County Council are:- Wealden District Council, Eastbourne Borough Council, Lewes District Council, Rother District Council and Hastings Borough Council

2 Infrastructure to support growth up until 2027 - Part One

2.1 The detailed work carried out for the Strategic Sites Local Plan has meant that we now have a better understanding of the strategic and critical requirements to meet growth. As a 'living and evolving' document work has continued with key infrastructure providers since the first IDP and has assisted the refinement of detailed requirements, costs and potential funding sources for infrastructure to support the Wealden Core Strategy Local Plan, The Strategic Sites Local Plan and CIL.

2.2 There were four key critical infrastructure areas identified in the 2011 Infrastructure Delivery Plan. These relate to:-

- Mitigation in relation to the Appropriate Assessment of the Ashdown Forest – through the provision of Suitable Alternative Natural Green Space (SANGS), Air Quality management, additional avoidance and mitigation measures and visitor management in relation to the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Areas (SPA), affecting development in the Uckfield and Crowborough areas.
- Transport issues – particularly in relation to the Highways network capacity in the south of the District (Hailsham, Polegate and Stone Cross) and around Uckfield
- Waste Water Capacity issues, particularly in relation to the Hailsham North and South Waste Water Treatment works, impacting upon development in Hailsham, Polegate and Stone Cross and certain villages within the catchment zone, and
- Education provision across the District,

2.3 Hailsham North and South Waste Water Treatment Works are the only two catchments in Wealden District where an environmental constraint to provision of waste water treatment capacity has been identified. This constraint arises because the environmental permit at each of the works, to which Southern Water must comply, are at the limit of the treatment standards that can be achieved using accepted technology. These permits are issued by the Environment Agency in order to meet water quality objectives.

2.4 Southern Water is not aware of any environmental constraints in other catchment areas. Additional waste water capacity can therefore be provided in parallel with new development allocated through the Wealden Core Strategy Local Plan and Strategic Sites Local Plan, either within the parameters of the existing environmental permit for each works, or, if required, by applying for a new or amended environmental permit from the Environment Agency. This would provide additional capacity beyond the existing environmental permits.

2.5 The investment required to deliver additional capacity is planned and funded through the water industry's price review process. Wealden's adopted Core Strategy allocations including the identified strategic sites, were incorporated in Southern Water's current investment planning process. The outcome of the price review process covering the investment period 2015 - 2020, is anticipated in March 2015. A further price review will take place in 2019, covering the investment period 2020 - 2025.

2.6 Provision of waste water treatment capacity therefore should not be seen as a constraint to development, especially not within the limits set in the adopted Core Strategy, which took account of environmental constraints identified by the Environment Agency.

2.7 There is sufficient capacity within the Waste Water Treatment Works (WWTW) to meet the requirements of the Core Strategy and therefore issues relating to the Hailsham North WWTW and Hailsham South WWTW are now included in Part Three. Waste Water Capacity and options currently under review by Southern Water, will be reviewed further in relation to the Wealden Local Plan Review currently underway.

2.8 The remaining issues outlined above in para 2.2, are still critical in relation to the delivery of the Wealden District Core Strategy Local Plan (2013) and the Strategic Sites Local Plan and currently included in the CIL submission Regulation 123 list.

Progress and key changes since the Core Strategy IDP

2.9 Significant progress has been made since the original Core Strategy IDP to refine the details, costs and timescales in relation to infrastructure provision. The progress we have made in relation to strategic and critical infrastructure projects is reflected below and in the Schedule A in Appendix A.

Highways and Transportation infrastructure

2.10 The critical Highways and Transportation issues relate predominately to road capacity at roundabouts and key junctions in the Hailsham, Polegate, Stone Cross areas and Uckfield Town Centre, as outlined below.

South Wealden

2.11 Critical requirements for improvements in the South Wealden area were largely based upon the findings of the modelling carried out jointly between East Sussex County Council, Wealden District Council and Eastbourne Borough Council as part of the South Wealden and Eastbourne Transportation Study (SWETS) 2010. The SWETS 2010 document indicated where Highway works would be necessary to accommodate the growth identified in the Wealden District Council and the Eastbourne Borough Council Local Plans.

2.12 Further modelling and preliminary design work has now been completed in relation to SWETS 2010 for both the Hailsham and Hellingly area and the Polegate and Stone Cross area, providing greater detail, preliminary designs (in most cases) and estimated costs in relation to highways and transportation improvements. In relation to the improvements outlined in the Polegate Movement and Access Study, the costs shown on the Schedules include ESCC's estimate of Highways Agency costs in relation to management and maintenance of the network in these locations.

2.13 The Hailsham and Hellingly Access and Movement Strategy (MASHH) was completed in November 2012, and includes the provision of a Quality Bus Corridor (QBC) between Hailsham and Eastbourne via Polegate, which will facilitate an express bus

service. The QBC is currently subject of a further detailed study scheduled to be completed in 2015. .

Hailsham and Hellingly

2.14 The MASHH study provides further detail, preliminary designs and costs in relation to a series of highway and transportation works within the town and the surrounding road network, which together form a package of measures aimed at addressing accessibility and movement from the main route network, in and around the Hailsham and Hellingly area.

2.15 However it is important to state that some of these works go beyond supporting the Wealden District Core Strategy Local Plan planned growth, and include interventions and improvements relating to allocations in the Non Statutory Wealden Plan of 2005 as well as improvements to address current infrastructure deficits. Part of the requirements for the interventions proposed relate to the Strategic Sites Local Plan, but not all.

2.16 It is difficult to separate these requirements from those arising purely from the planned growth in the Wealden District Core Strategy Local Plan. Section 106 contributions have already been collected through recent developments towards some of the 'Game Changers' and 'Important Local Interventions' schemes and therefore the funding for both critical and non critical items need to be considered together. However, the proposed interventions will serve to address all issues relating to previous planned growth, planned growth through the Wealden District Core Strategy Local Plan and infrastructure deficits. In addition, some of these MASHH improvement works are currently in the pipeline for delivery, using funding secured through Section 106 Agreements. It is anticipated therefore that this will help to reduce the overall costs and funding gap over the next few years.

2.17 The highways and transportation works proposed through the MASHH, for the Hailsham and Hellingly area have been categorised as:-

- 'Game Changers' – which guarantee substantial improvements in network flows or travel changes which make Hailsham generally, and the town centre in particular, work better on an access and movement level in the longer term. They also include critical infrastructure requirements to enable the regeneration of the town centre and the development of the two strategic sites in Hailsham . The 9 improvements included within the 'Game Changers' category of the MASHH study, are included within Part One and in Schedule A of Appendix A .
- 'Important Local Interventions' – these include highway and transportation improvements that will significantly improve the 'connectivity' within the town, enabling pedestrians and cyclists to get around the town more easily. The 12 projects which comprise these 'important local intervention' improvements are also included within Part One and Schedule A. Section 106 funding is currently being considered and prioritised by the recently established MASHH steering group, and is therefore an important part of this IDP.
- 'Nice-to-haves' – these are improvements identified within the MASHH study which reflect local needs but which cannot at this time be given immediate attention as other priorities for funding and implementation exist which have wider benefits.

However these improvements may come forward in the future if funding allows. These improvements are not included within this IDP or Schedules.

2.18 The 'Game changers' and 'important local interventions' identified through the MASHH have been included in the IDP as a package of measures that will support the delivery of the Wealden District Core Strategy Local Plan and Strategic sites. Some of these items are desirable and/or aspirational but may be delivered in conjunction with some of the essential interventions. These interventions are summarised in Table 1 below.

Table 1 : Summary of Highways and Transportation infrastructure which may be wholly or partly funded through CIL

	Works Required	**Category**	**Priority**	**IDP Schedule Reference**
	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.	Varies (see entries below)	Varies	e.g. AA7 = Appendix A, Schedule A, item 7
	Hailsham and Hellingly	**Category**	**Priority in MASHH (Table 8)**	
1	New all movement junction at the A22 and Hempstead Lane	Game changers	Essential	AA7
2	Consolidated South Road, Diplocks Way and Ersham Road roundabout	Game changers	Essential	AA8
3	Signalisation of junction of South and Western Roads	Game changers	Essential	AA9
4	Hailsham – Eastbourne Express Bus Service	Game changers	Essential	AA2 & AA10
5	Strategic and local tactical (Within Hailsham) signing improvements	Game changers	Desirable	AA11

6	Town Centre circulation, pedestrian connections and public realm improvements	Game changers	Essential to Desirable	AA12
7	Through re-modelling of the junction of London Road with North Street and High Street	Game changers	Essential but tentative	AA12
8	Real time bus information system	Game changers	Essential	AA18
9	Smarter choices offers generally	Game changers	Essential, Desirable and aspirational	AA18
10	Improved footways on Hawks Road & connecting roads & pull off bays adjacent to school	important local interventions	Essential	AA13
11	Direct connection to the Cuckoo Trail from the Community College	important local interventions	Desirable	AA13
12	Pedestrian shelters and cycle storage at White House Primary School	important local interventions	Desirable	AA14
13	Cycle Storage at Marshlands Primary School	important local interventions	Desirable	AA14
14	Zebra crossing over London Road just north of Grovelands Road (or near Ambulance Station)	important local interventions	Desirable	AA13
15	Zebra crossing on London Road on eastern side of bridge over the Cuckoo Trail	important local interventions	Desirable	AA13
16	Southern access to Cuckoo Trail from London Road on eastern side of bridge over trails	important local interventions	Desirable	AA13
17	Pedestrian crossing over the A267 at Boship Roundabout	important local interventions	Desirable	AA13
18	Footway on the southern side of the A271 between Spinney	important local interventions	Essential	AA13

	Cottage and London Road junction			
19	Address uncharacteristic section of the A271 between Bell Bank Cottages and Danum Close	important local interventions	Aspirational	AA15
20	Provision of lighting on urban sections of the Cuckoo Trail	important local interventions	Desirable	AA15
	Polegate and Stone Cross	**Category**	**Priority in PMAS (Table 2)**	
21	A27,A22 & A2270 signalised junction improvements	Key junction improvements	Essential	AA4
22	A2270 &High Street signalised junction improvements	Key junction improvements	Essential	AA5
23	A22 and A27 Cophall roundabout improvements	Key junction improvements	Essential	AA1
24	A27 &A22 Golden Jubilee Way roundabout improvements	Key junction improvements	Essential	AA3
25	A22 Golden Jubilee Way and Dittons Roundabout improvements	Key junction improvements	Essential	AA3
26	Lion Hill, Rattle Road, Hailsham Road and Dittons Road signalised junction improvements	Key junction improvements	Essential	AA6
	Uckfield	**Category**	**Priority**	
27	New Bridge over the railway within the Town Centre	Phase 2 works	Subject to monitoring of Phase 1 works.	AA16
	Cross Boundary	**Category**	**Priority**	
28	Improvements to A26/B2192 junction (Earwig Corner)	Cross Boundary network capacity improvements	Critical	AA20

29	Improvements to A26 Malling Hill/Church Lane junction.	Cross Boundary network capacity improvements	Critical	AA21
	Public Transport (in addition to the Express bus link No 4 above)	**Category**	**Priority**	
30	Improvements to public transport provision associated with development at Land at West Uckfield, Land at East Hailsham, Land at North Hailsham, Land at South Polegate and East Willingdon, Land at Dittons Road, Polegate, Land at Stone Cross, Land at South East Crowborough and Land adjacent to Tunbridge Wells in the Parish of Frant	Infrastructure to support the Strategic Sites	Essential	AA17

2.19 Preliminary designs for the package of game changer interventions identified above have been completed and were consulted upon locally in the spring of 2014. Detailed designs for the final agreed schemes are currently underway, with implementation programmed to start in late 2015/16. The package of interventions will be funded through existing Section 106 development contributions except for the A22 Hempstead Lane all movement roundabout junction, which will be funded directly from development associated with the development of the North Hailsham Site, allocated in the Core Strategy Local Plan.

Polegate and Stone Cross

2.20 The Polegate Movement and Access Strategy - Strategic Junction Review (PMAS) was completed in December 2013. This also follows the recommendations of the SWETS 2010 study and is complementary to the MASHH Study. The highways and transportation improvements outlined in both studies and in a study into the Express bus service between Eastbourne and Hailsham (known as the Quality Bus Corridor – QBC) currently underway and due to be completed in 2015, are required to achieve the network wide improvements in the south of the District and in Eastbourne identified in the SWETS 2010 document.

2.21 The PMAS study looks at six key junction improvements, three of which are located on the Highways Agency's Trunk Road Network, all of which are 'game changers' and critical to the delivery of allocated growth in south Wealden and in Eastbourne. The costs included in the PMAS study relate to the preliminary design costs. ESCC have estimated and added additional costs in the Schedule A of Appendix A, to reflect the management

and maintenance requirements of the Highways Agency in relation to these interventions. These important and strategic interventions that are required to support the Core Strategy and Strategic sites are summarised in Table 1 and will be funded by Section 106 development contributions and funding from the South East Local Transport Body (LTB) allocation available from 2015/16 to 2018/19. The PMAS study looked at the impact in the Stone Cross area and identified the Hailsham Road/Dittons Road/Rattle Road and Lions Hill junction and has included it as one of the junctions in the Polegate and Stone Cross area, where improvements would be required to support this growth.

2.22 The SWETS 2010 study considered a new link, known as the Folkington Link, on the A27 to the north of Polegate. This had been identified for many years, as a potential solution to address the highway capacity issues in the Polegate area, and was included within the Wealden Core Strategy Local Plan IDP. However, this is no longer considered achievable and has been removed in favour of online capacity improvements at the Cophall Roundabout (on the A27/A22) and at the A22/A27/A2270 junction to the south of Cophall Roundabout. The entry in relation to the Folkington Link in the previous Schedule therefore has been withdrawn from this IDP.

Uckfield

2.23 Following transport modelling in Uckfield Town Centre, the Uckfield Steering Group[7] carried out a public consultation in the summer of 2012 on a range of options for improvements to relieve congestion in the town centre.

2.24 Following the outcomes of the 2012 consultation, two phases are proposed for improvements within the Town Centre. The first phase proposes improvements to the Bell Lane, High Street and Framfield Road junctions, improvements to the bus station, car parking and public realm improvements.

2.25 A further more detailed consultation on the first phase proposals took place in March 2013 which has helped shape the final proposals. Detailed design work is currently being completed for the final agreed Phase 1 schemes and construction is planned to commence in 2015. Phase 1 works will be funded through existing Section 106 development funding with a new car park for Uckfield Railway Station, funded by Network Rail, to be implemented in 2015 These important and strategic interventions that are required to support the Core Strategy and Strategic sites are summarised in Table 1.

2.26 The second phase of works will be determined following a review of the effectiveness of the completed Phase 1 works and may include a road/bridge over the railway line which may be funded through a combination of CIL and other funding sources, if required.

Cross Boundary

2.27 There is a requirement to improve the capacity at Earwig junction on the A26 and at the Malling Hill/Church Lane junction to the southwest of Earwig Corner, to accommodate

7 The Uckfield Steering Group comprises East County Council, Wealden District Council, Uckfield Town Council and East Sussex Fire and Rescue

additional flows as a result of development in the wider Lewes/Uckfield area. Funding requirements towards these two junction improvements, will be split between Lewes District Council, The South Downs National Park Authority and Wealden District Council.

Public transport provision

2.28 The provision of public transport to support growth within the District is an important element in achieving accessibility to work, schools and local facilities. The Hailsham to Eastbourne Express bus service, which will also serve Polegate, is included within the MASHH interventions shown in Table 1. This is connected to the provision of a Quality Bus Corridor (QBC) which is currently subject of a further detailed study[8].

Funding and delivery

2.29 The responsibility of delivering appropriate transport infrastructure identified in the IDP will be through a number of infrastructure and service providers - the County Council, Highways Agency, bus operators, and the development industry.

2.30 With regard to transport funding, broad assessments of the the level of funding available over the life of Plan to enable the delivery of transport infrastructure is provided. These costs will be more clearly defined once detailed design work is completed. However, it is evident from work undertaken as part of the plan process and development of the IDP and CIL, that Section 106 development contributions will not be able to fully fund the strategic transport infrastructure projects identified above. It is anticipated therefore that the funding profile will be a robust combination of Central Government funding, through either the Highway Authorities own funding investment programme or specific one off or on-going grant funds, local authority funding, Local Growth Fund monies through the Local Enterprise Partnership/Local Transport Body, existing Section 106 funding (where available and appropriate) and contributions through CIL receipts, identified in the CIL Regulation 123 List.

Education Provision (Early Years, Primary, Secondary, Further Education and Special Schools).

2.31 East Sussex County Council as the Local Education Authority (LEA) has a statutory duty to ensure there are sufficient school places in the County to meet present and future demand for places. ESCC's 'Pupil Forecasting Model' is used to assess education requirements across the District. This is based, in part, upon input on the projected level of housing growth, live birth data, GP registration and Child Benefit as well as policy based population projections, and is reflected in the County Councils Education Commissioning Plan - 2014 - 2018.

2.32 Wealden District Council has worked closely with ESCC throughout the development of the Core Strategy and Strategic Sites Local Plan, to establish education requirements, estimated costs of provision, location, timescales and to identify new land for education provision, where required.

8 Hailsham to Eastbourne Sustainable Transport Corridor Study' (aka QBC - the Quality Bus Corridor) currently being undertaken by Amey on behalf of ESCC – scheduled for completion in 2015.

2.33 ESCC's latest forecasts for Wealden District Council indicate that generally there will continue to be pressure on Early Years and primary school places over the next few years. The beginning of the 'knock on' effect to secondary school provision will be felt later in the decade as the population in the 11-16 year age group will rise significantly at this time. Post 16 numbers will also begin to grow over the next decade. Inevitably, some of the current shortfalls will be addressed through the proposals to improve or expand existing provision and through new education provision outlined in this document. Additional funding is also required to support Further Education provision across the County.

2.34 Contributions towards the funding of the proposed education provision across the District outlined in this updated IDP, will be provided through CIL receipts, and by existing Section 106 developer contributions (where appropriate and available) and other sources. The education facilities and requirements where CIL contributions will be applied are shown in Table 2 below.

Early Years Provision

2.35 All children aged 3 and 4 are entitled to be funded for up to 15 hours free education or childcare per week. In 2013/14 this offer was extended to approximately 20% of 2 year olds. From 2014/15 this entitlement is being rolled out to around 40% of two year olds. The eligibility criteria mean that the numbers of 2 year olds receiving the offer are likely to be skewed towards more deprived areas of the county.

2.36 Significant shortfalls of places for children eligible for funding are predicted in the following locations, outlined below. The County Council has confirmed that, where possible, new Early Years facilities should be located on the same site as existing or new build primary schools.

2.37 In Hailsham, the shortfall of Early Years places is forecast to grow over the years linked to significant new housing being built. By the middle of the next decade a requirement for an additional 116 full time equivalent places (232 x 15 hour slots) is forecast. In 2015./16 the County Council is planning to provide 38 full time equivalent places for 2 - 4 year olds linked to the establishment of a new primary academy on land off Ingrams Way. The County Council has also supported Hailsham Sure Start Nursery to take an additional 12 full-time equivalent places. In the medium to long term, the County Council will look to provide further Early Years places linked to the need to deliver more primary places in the north of the town.

2.38 In Uckfield, shortfalls of Early Years Places are likely over the next few years. As a result of housing planned for the area, these shortfalls are forecast to continue through the next decade with a requirement for up to 30 full-time equivalent places (60 x 15 hour slots).

2.39 A shortfall of Early Years places exists in the wider Polegate, Willingdon, Stone Cross and Hankham area. This is likely to be exacerbated by the impact of new housing development which could see shortfalls in the region of 80 full-time equivalent places (60 x 15 hour slots). The de-designation of the Polegate Children's centre will create 33 full-time equivalent places for 2 - 4 year olds in 2015, run by Polegate School. In the

longer term the County Council will look to provide additional Early Years places linked to the need to deliver more primary places in the wider area.

Primary Education Provision

2.40 In 2015/16, a shortfall of two forms of entry is anticipated in Hailsham. Longer term shortfalls of around three forms of entry are forecast. In 2015/16 a new primary academy will open in the town providing 210 places (one form of entry). The Academy will be run by Lilac Sky Academy Trust and will also provide Early Years provision for 2 - 4 year olds. In the medium to long term, land for new primary and Early Years provision is identified in the north of the town. It is unlikely that the places will be provided here before the end of the decade.

2.41 In Polegate, Willingdon, Stone Cross and Hankham a shortfall of one form of entry is predicted linked to new housing development in the wider area in the medium to longer term. Land is identified for a new primary school and Early Years provision, as part of the strategic housing site to the south of Polegate and east of Willingdon. This is one of a number of options which the County Council will consider in order to provided additional places in the area from around 2019/2020.

2.42 In 2016/17, a Reception Year shortfall of around one form of entry is predicted in Uckfield. This will be addressed through the use of temporary accommodation at an existing school in the town. In the longer term shortfalls of around one form of entry are forecast as a result of demographic projections and the development of the strategic housing site to the west of the town, which includes land for new primary and Early Years provision. It is likely that places will be required from 2018/19.

2.43 In Crowborough, Reception Year shortfalls of up to one form of entry are predicted for 2015/16 and 2017/18. Based on demographic projections and taking account of further new housing development planned for the town, Reception Year shortfalls of up to 0.5 forms of entry are possible in the long term. In the short term, places will be provided by utilising spare accommodation/temporary accommodation at existing schools.

2.44 In Frant, The County Council expects there to be a requirement to enlarge the size of Frant CE Primary School later in the decade in order to meet the demand for places created by new planned new housing in the area. This will be funded through Section 106 contributions.

Secondary Education Provision

2.45 Although intake numbers in Year 7 have been falling in recent years, the growth allocated through the Wealden Core Strategy Local Plan and the impact of more children moving through from the primary school sector, will put pressure on secondary places and lead to a requirement for additional provision at three secondary schools within the District in Uckfield, Hailsham and Willingdon.

2.46 In Hailsham, there are predicted to be sufficient Year 7 places to meet demand in the immediate short term. From around the turn of the decade, as a result of the

significant amount of new housing in the area, a shortfall of around 2 forms of entry will begin to emerge. The County Council is working with Hailsham Academy to investigate options for providing additional secondary school places. The preferred option at this stage is to establish a stand-alone sixth form centre on land to the east of Battle Road by 2020/2021, thereby freeing up space on the main site for the anticipated growth in 11-16 student numbers.

2.47 In Polegate, Willingdon, Stone Cross and Hankham a shortfall of one form of entry is predicted from around 2020/2021. The County Council will work with secondary schools in the wider Polegate/Eastbourne area to ensure that there are sufficient places available to meet demand in the longer term. This may involve the enlargement of an existing school in the area.

2.48 There are predicted to be sufficient Year 7 places in Uckfield to meet demand in the immediate short term. From around 2017/18 and linked to the significant amount of new housing in the area a shortfall will emerge which is forecast to eventually reach two forms of entry. The County Council will work with Uckfield Community and Technology College to ensure there are sufficient places to meet demand in the medium to long term.

Special School Provision

2.49 There are two special schools located in Wealden District: Grove Park School, Crowborough (age range 2 -19 years) and at St Mary's School, Horam (age range 9 - 16 years). At this stage, no changes are planned to either school.

Table 2 : Summary of education provision required to support growth within the Wealden District Core Strategy Local Plan and the Strategic Sites Local Plan which may be wholly or partly funded through CIL

	Location	**Provision** **FE = Forms of Entry**	**Priority**	**Timescale**	**Reference in IDP Schedule** **E.g. AB1 = Appendix A, Section B (Education), item 1**
	Uckfield				
1		Early Years Provision – 30 full-time equivalent early years places (60 x 15 hour slots)	**CRITICAL**	Short term (2018/2019)	AB9

2		Primary Provision – 1FE (210 places)	**CRITICAL**	Short term (2018/2019)	AB5
3		Secondary Provision -2 FE (400 places)	**CRITICAL**	Short term (2017/2018)	AB1
	Hailsham				
4		Early Years Provision – 38 full-time equivalent early years places (76 x 15 hour slots)	**CRITICAL**	Medium term(2020/2021)	AB10
5		Primary Provision - 2 forms of entry (420 places)	**CRITICAL**	Medium term (2020/2021)	AB6
6		Secondary Provision – 2FE (400 places)	**CRITICAL**	Medium term (2020/2021)	AB2
	Polegate, Willingdon, Stone Cross and Hankham				
7		Early Years Provision - 38 full-time equivalent early years places (76 x15 hour slots)	**CRITICAL**	Medium term (from 2019/2020)	AB11
8		Primary Provision – 1FE (210 places)	**CRITICAL**	Medium term (from 2019/2020)	AB8
9		Secondary Provision – 1 FE (150 places)	**CRITICAL**	Medium term (from 2020/2021)	AB3

	Crowborough				
10		Primary Provision – 1FE (210 places)	**CRITICAL**	Short term (2018/2019)	AB7
11	**Plumpton College**	130- 140 workplaces in total of which 30% (39 - 42 workplaces) are attributed to WDC	**CRITICAL**	Short term 30 - 40 spaces (overall) by 2015/2016 Medium Term 100 spaces (overall) By 2020/2021	AB4

Further Education Provision for 16 - 19 Year Olds

2.50 There are currently no FE colleges located in Wealden District Council. Substantial numbers of students from the district attend Sussex Downs College's Eastbourne and Lewes campuses and Plumpton College draws students from all five boroughs and districts. New developments coming forward, including Gildredge School in Eastbourne, and the proposed Sixth Form College in Hailsham, in conjunction with other Sixth Form facilities at Secondary Schools in the wider area means that there are no anticipated requirements for additional workplaces at the Sussex Downs college campuses at this stage.

2.51 Plumpton College, a specialist agricultural college situated in Lewes District,draws students from all five boroughs and districts in the county as well as many students from outside the county. Despite having recently expanded its capacity, Plumpton College is forecast to have a shortfall of places for 16 -19 year olds over the coming years. Demographic trends suggest the extent of this shortfall will reduce in the short term and then begin to rise from the end of the decade, when increased numbers of students start to come through secondary schools as a result of earlier trends in births and and the impact of new housing across the county. From around 2020/21 student numbers are likely to rise above current numbers, perhaps reaching 130 - 140 additional workspaces by the middle of the next decade. In accordance with the County Council's scheme for apportioning education infrastructure requirements between district and borough IDPs, 30% of this requirement has been attributed to Wealden District. These aspects have been included in Schedule A of Appendix A.

Funding and delivery

2.52 Under the Education and Inspections Act 2006 (amended by the Education Act 2011) LEA's are now commissioners of school places rather than providers. Where a LEA identifies a need for a new school, it must seek proposals to establish the new school as an Academy or Free School. Along with other proposers, faith groups can submit proposals to the LEA to establish the new school. It is also possible to propose new Voluntary Aided (VA) schools under the legislation.

2.53 Estimated costs of education provision are included in Schedule A and Schedule B in Appendix A of this IDP. The costs include ESCC's estimate in relation to the provision of new facilities or the expansion of existing facilities. However further option, feasibility and design work is required to refine costs, particularly in relation to Secondary and Further Education provision. The estimated costs for Secondary Education provision have increased considerably from previous iterations of the IDP. ESCC feel that current estimates are more realistic given the often specialist nature of secondary education accommodation. However, it should be noted that these are only estimates at this stage. Detailed analysis of costs will not be available until detailed feasibility studies are carried out over the coming years.

2.54 In addition, the education provision indicated will involve improvements to meet existing requirements and additional needs arising from a combination of the interlinked factors of demographic change and new housing development, both from Strategic Sites and other housing development. Further work is required by ESCC to determine the level of provision attributable to growth and the proportion from interlinked factors in relation to specific schemes.

2.55 Contributions towards the funding of education provision across the District will be provided through CIL receipts, existing Section 106 contributions and other funding sources, towards some but not all of the education requirements indicated by ESCC.

2.56 As appropriate, and at lest until CIL is fully implemented, where a development is likely to create or exacerbate a shortage of early education, primary or secondary school places, ESCC have indicated that they will continue to seek development contributions in accordance with CIL Regulation 122.

2.57 In working through the development of this IDP, ESCC acknowledges that the IDP is a 'living document' and that education infrastructure requirements will be reviewed and revised periodically in line with emerging data and updated pupil forecasts.

Health Care Provision

2.58 Health care is an important part of establishing sustainable communities through the provision of local and accessible health care facilities. However, the provision of health care facilities and services across the Country has been going through considerable organisational change over the past few years throughout the development of the Wealden District Core Strategy Local Plan and the Strategic Sites Local Plan.

2.59 The Department of Health has established a Programming Board coterminous with a National Commissioning Board with four Regional Directors each covering boards in the North, South, Midlands and East of the country. Within each board area there are a number of local teams which roughly replace the former Primary Care Trust (PCT) areas which have now been superseded. Wealden is within the Southern Board area.

2.60 Local Clinical Commissioning Groups (CCG's) , which consist of local General Practices (GP's), were established in April 2013. The CCG's have the authority and responsibility to manage NHS Commissioning budgets for community, mental health provision and acute hospital services to meet the health needs of local people, plan for future provision and make decisions on how funds are used to provide the services to meet local primary health care needs.

2.61 There are currently 30 GP surgeries within the District, which includes 15 GP surgeries in areas with allocated strategic sites. There are tjhree CCG's operating within East Sussex, two of which include the GP practices within Wealden, as well as other practices within areas beyond the District Boundary. The two CCG's are:-

- The High Weald, Lewes and Havens CCG – covering the north and central parts of the District, and
- The Eastbourne, Hailsham and Seaford CCG – covering the south of the District

2.62 The High Weald, Lewes and Havens CCG, are committed to a growth model which will look to utilise spare capacity and space within existing facilities such as the community hospitals more efficiently and also looking to invest in additional services.

2.63 In the Eastbourne, Hailsham and Seaford CCG area, there are a number of stress areas, such as community services and neighbourhood support teams, requiring a multi-agency and multi-functional response. Hailsham and North Polegate are particular stress areas for the CCG regarding health care within the District. The work of the new CCG's is currently underway to assess service provision and requirements to meet the needs of the community.

2.64 The CCG's however, do not deal with the provision of any new infrastructure (i.e premises) that may be required as a consequence of growth. Responsibility for assessing and delivering the infrastructure required by the CCG's rests with the Area Committees of NHS England, such as NHS Sussex. It is the Area Committees in conjunction with NHS Property who will take decisions on whether and where there should be new surgeries or primary health care facilities, and how many practitioners are needed in any given area. WDC are currently working with the two CCG's, NHS Sussex and NHS Property to explore the various requirements for each of the CCG areas and the implications in relation to the infrastructure required as a consequence of the growth proposed through the Wealden District Core Strategy Local Plan and the Strategic Sites Local Plan. The issues and requirements of each area will differ depending upon factors such as deprivation and projected population, and will be updated in subsequent iterations of the IDP.

2.65 A health care facility was previously identified in the Wealden Core Strategy Local Plan IDP on a site in Polegate. However, it has not been possible to take this forward as

NHS England (the body holding the budgets for the NHS) had not been established at the time a critical decision was needed to take forward the facility. An alternative site for the provision of a health care facility to meet existing requirements and future growth therefore, has been identified within the Polegate and Willingdon site and will be provided through CIL receipts and funding from previous Section 106 obligations. The health care facility will be provided on a fully serviced site secured through a new Section 106 developer obligation, as outlined in Part Two. The costs of the land acquisition and provision of the health facility however, will be funded through CIL.

2.66 In Hailsham, a site for a new Health care facility has been allocated within the Non Statutory Plan (2005) development area to the East of Battle Road. This development is currently under construction. Additional funding through Section 106 agreements is available for the provision of health care facilities on this site. Delivery of the new facility will however be subject to further consideration and funding approval from NHS England. WDC officers are currently working with representatives of the Eastbourne, Hailsham and Seaford CCG and NHS Sussex to take forward proposals on this site.

2.67 In addition to the CCG's focus on local health care provision, the District is served by two community hospitals located in Uckfield and Crowborough. The District is also served by three NHS Trust hospitals located outside of the District Council boundaries, namely:- the Eastbourne District General Hospital; the Conquest Hospital in Hastings and the Pembury Hospital outside Tunbridge Wells. The Eastbourne District General and Conquest Hospitals offer a comprehensive range of surgical, medical and maternity services supported by a full range of diagnostic and therapy services. Acute Care Hospital services for residents of the District, is currently provided by the Princess Royal Hospital in Haywards Heath and the Royal Sussex County Hospital in Brighton.

Mitigation in relation to the Ashdown Forest

Sustainable Alternative Natural Green Space (SANGS)

2.68 Increased development within Wealden and nearby Districts has the potential to lead to increased use of the Ashdown Forest, which is an internationally important heathland site potentially vulnerable to impacts from increased levels of access. Ashdown Forest is part of the Natura 2000[9] network of European Protected Sites and is therefore subject to strict legal protection.

2.69 The Core Strategy and IDP therefore identified a requirement under the Habitat Regulations[10] for Sustainable Alternative Natural Green Space (SANGS) provision in relation to the identified growth of 1000 net dwellings in Uckfield, 300 net dwellings in Crowborough and 50 net dwellings in Maresfield, to mitigate visitor impacts on the Ashdown Forest Special Protection Area (SPA). By providing enhanced local green infrastructure for local people to use for activities such as dog walking and recreation, SANGs are a

9 Natura 2000 is the centre piece of European Union nature and biodiversity policy. It is a European Union wide network of nature protection areas established under the 1992 Habitats Directive.

10 Habitat Regulations Assessment (HRA) as required under the 1992 Habitats Directive and the 2010 Habitats Regulations (as amended)

potential mechanism by which development identified in the Core Strategy can occur without adverse effects on the Ashdown Forest SPA by virtue of recreational pressure.

2.70 In partnership with Natural England, further work has been undertaken to assess the nature and location of SANGS provision to meet need. Guidelines for the creation of SANGS are published in the Habitats Regulations Assessment (HRA) of the Strategic Sites Local Plan[(11)].

2.71 A number of sites within close proximity of the Uckfield and South East Crowborough strategic sites have been investigated in relation to their suitability as SANGS provision. In addition, a car park to serve SANGS provision will be provided as part of the Section 106 agreement for development of the SE Crowborough site, to provide access to the SANG from the wider Crowborough area,

2.72 SANGS provision in relation to the Uckfield site will be provided wholly through the development via a Section 106 Agreement and for that reason is included in Appendix A - Schedule B of this IDP.

2.73 In relation to the Strategic Sites in The Pine Grove/Town Centre and Jarvis Brook areas, SANGS provision will also be required to meet growth. However, these sites cannot accommodate sufficient SANGS provision within their boundaries and off site provision will be required.

2.74 A site has been identified adjacent to the South East Crowborough strategic site, which may provide SANGS provision to meet the minimum requirements of the HRA and with the provision of a small car park, the needs of the three Crowborough Strategic allocations and a certain amount of appropriate windfall development that may be accommodated in Crowborough outside of the strategic sites. This SANGS provision (and associated car park) will provide mitigation for several sites and an amount of windfall development, and may be wholly or partly funded through CIL receipts. A summary of SANGS provision and associated requirements to support the Strategic Sites, which may be partly or wholly funded through CIL, is provided in Table 3.

Table 3 : SANGS provision, management in perpetuity and SAMMS provision required to support the Wealden District Core Strategy Local Plan and Strategic Sites Local Plan which will be supported through CIL

	Location	Provision	Requirement	Reference in IDP Schedule E.g.
1	**Crowborough**	SANGS Provision	Provision of SANGS in accordance with Habitats Regulations Guidelines with provision for Windfalls also.	AE1

11 Strategic Sites Habitat Regulations Assessment Submission Document, March 2014 - (Appendix 6 - SANGS Guidelines, pages 121 - 134)

			Provision of funding towards management and maintenance of SANGS in perpetuity	
2	**Maresfield**	SANGS Provision	SANGS to be identified as part of the Wealden Local Plan Review and Neighbourhood Plan	AE2
3	**Windfall development and other development within 7km of the Ashdown Forest**	SANGS Provision	Additional SANGS provision to be identified	AE3
4	**Ashdown Forest**	SAMMS Provision	Funding towards Visitor Access, management and monitoring in the Ashdown Forest	AE4

2.75 SANGS provision for allocations in Maresfield will be dependant upon how this allocation is accommodated. This will be subject of the Wealden Local Plan Review or the Neighbourhood Plan currently being prepared for Maresfield. The location and provision of SANGS in relation to the Maresfield allocation will be considered in more detail through this work.

2.76 The provision of SANGS to accommodate possible windfall sites within 7 km of the Ashdown Forest is included in the CIL Regulation 123 List. This covers the funding of SANGS for windfall development in addition to that allocated in the Wealden District Core Strategy Local Plan.

2.77 In addition to the provision of SANGS, there is also a need to provide management and maintenance in perpetuity of SANGS provision. Funding for the management and maintenance of SANGS in perpetuity, in relation to development in Uckfield, Crowborough and Maresfield, will be through CIL receipts and other sources of funding.

Strategic Access Management and Monitoring Strategy (SAMMS)

2.78 The HRA also requires the implementation of Strategic Access Management and Monitoring Strategy (SAMMS) which includes visitor management measures in the Ashdown Forest, as a necessary and integral part of the successful mitigation of the impacts of growth upon the Ashdown Forest.

2.79 We are working in partnership with Mid Sussex District Council, Tunbridge Wells Borough Council and Lewes District Council In relation to SAMMS, as development within these areas will also potentially impact upon the Ashdown Forest. Mid Sussex District Council is currently developing a SAMMS Strategy for consideration and adoption by

partners namely:-The Conservators of the Ashdown Forest, Natural England, Lewes District Council, Tunbridge Wells Borough Council, Mid Sussex District Council and Wealden District Council. SAMMS provision in relation to the developments in Table 3 and for developments in the rest of the parishes and towns affected , will be funded through CIL receipts.

Social and Community Infrastructure Provision

2.80 Social and community infrastructure provision potentially covers a wide range of facilities, from local corner shops, to community halls. For the purposes of this IDP Social and Community infrastructure primarily relates to Infrastructure requirements will be added to further updates of the IDP

2.81 A review of Community Halls was carried out for the Council as part of a Sports and Leisure review in 2009[(12)]. This indicated that there were 87 Community Halls (including Village and Church Halls) across the District. The study indicated that the recommended quantity standard for community halls is 0.18sq m per person. At this standard, the assessment indicated that the provision of community halls at that time was broadly sufficient to meet demand. The condition varied greatly however, many required modifications to enable access for the disabled and only about 50% were of a size suitable to accommodate badminton.

2.82 Despite the broad sufficiency across the District, localised shortfalls in provision were identified in:-

- Crowborough;
- Halisham;
- North western area of the District
- Polegate; and
- Uckfield.

2.83 Specific provision of indoor community facilities (Community Halls) has been identified through the Strategic Sites Local Plan for the Stone Cross and Polegate areas which will be provided within the Strategic Development sites (Site SCE in relation to Stone Cross) on fully serviced sites secured through Section 106 obligations as outlined in Part Two[(13)]. The provision of facilities in Polegate will be funded through CIL receipts[(14)].

2.84 Apart from Stone Cross and the South of Polegate, East of Willingdon site, further developer funded assessment of social and community needs and in particular the need for community halls/space will be required as part of the master planning for the Strategic

12 Strategic solutions for the provision of sport and leisure in Wealden District –pmp genesis for Wealden District Council - December 2009

13 Planning Permission was granted on appeal for 120 dwellings and a community facility in Stone Cross site on the 9th April 2013 (Appeal Ref: APP/C1435/A/12/218334). This site was identified within the Proposed Submission Strategic Sites Local Plan, as site SCE, the site for the location of the Community facility to serve Stone Cross. The community facility will be provided through a Section 106 Agreement with the developer, within consistent with the Strategic Sites Local Plan policy

14 A need has been identified for a Community Facility in the Polegate area and Section 106 funding has already been collected from more than 5 planning obligations relating to recent developments. However this funding is insufficient to provide the necessary facilities and as a consequence, additional funding may be required to meet need, through CIL receipts to ensure compliance with the CIL regulations.

Sites. This should be undertaken in consultation with the District Council and relevant Town/Parish Councils, and funded in these particular areas through Section 106 developer contributions as outlined in Part Two.

Library services

2.85 There is a statutory requirement to provide a comprehensive and efficient library service under the terms of the Public Libraries and Museums Act 1964. Throughout the county, East Sussex County Council's Library and Information Service delivers library services to residents and visitors. The key objective for the Library and Information Service is to develop a high quality library service which promotes reading and lifelong learning, and provides access to information and services in the community. The service is committed to providing excellent services to the people of East Sussex – being customer focused, cost-effective and responding to the changing needs of the County.

2.86 Over the past few years within Wealden District, ESCC have:-

- Refurbished Hailsham library including the installation comfort cooling air handling, new self service facilities and additional disability discrimination act compliant computer provision
- Significantly refurbished and extended Forest Row library
- Provided a new library in Wadhurst increasing visitor numbers and borrowing
- Introduced self-service facilities in Uckfield and Crowborough libraries
- Refurbished libraries in Uckfield and Heathfield

2.87 ESCC recognise the importance of libraries and are continuing to invest in buildings providing communities with the resources, information and community space they need to flourish. However, how this is achieved and the impact on future provision is currently being considered. ESCC's vision for the next three years follows the key themes of:-

- embedding libraries in communities,
- enabling residents to maximise their potential,
- ensuring that libraries are community hubs providing access to council services and opportunities for learning and skills development.

2.88 Future provision within Wealden District to support existing and new communities will be underpinned by partnership working and reflected through subsequent iterations of this document and future Local Plans.

Funding

2.89 Future library provision may be funded in part through County Council funding, CIL receipts and where available and appropriate, existing Section 106 Developer funding.

Police Services

2.90 The effective policing of a larger population as projected through the Core Strategy allocation, is necessary in order to create safe and sustainable communities, where crime

and disorder and the fear of crime do not undermine quality of life or community cohesion. Spatial Policy Objective SPO3 of the Wealden Core Strategy Local Plan (2013) makes provision for at least 9440 homes, in addition to 40,000 sqm. of employment space and 17,000 sqm. of retail space, within Wealden between 2006 and 2027. The developments focused to the south of the District (Hailsham/Hellingly,Polegate/Stone Cross/Willingdon, and Uckfield) represent large scale urban extensions, which may require specific neighbourhood policing measures. In addition, Sussex Police have identified a need for supporting infrastructure and force wide policing resources to support all development coming forward within the Plan Period.

2.91 Policing is a population based service and the projected uplift in population arising from development in the Core Strategy would inevitably place demands on existing policing services. Based on anticipated population increase across the District, it is anticipated that there will be a significant increase in officer workload which will require additional police infrastructure in the form of staff, buildings, vehicles and equipment, to respond to and investigate these crimes, as well as an increased presence to deter crime and anti social activity.

2.92 Anticipating the demands that the increased development of the District will bring, Sussex Police have identified that this would necessitate an additional 26.46 staff being employed by Sussex Police; consisting of an additional 15.55 police officers and 10.91 support staff. Whilst these additional staff posts are not sought to be funded by the CIL, there will be capital projects associated with accommodating this staff growth.

2.93 On this basis Sussex Police have identified a need to provide adequate space within the new Uckfield police station, as this town is proposed for housing growth and significant retail/employment provision. As the town of Hailsham is also planned for significant growth, there may be a long term need to provide adequate space and potential modernisation at Hailsham Police Station. Although Crowborough Police Station is identified to be re-provided, the accommodation needs here are likely to be limited due to the limited growth coming forward in the Crowborough area. Sussex Police have also stated that they would not seek to address any existing estate deficiencies, such as those identified in the Estates Strategy 2013-2018, with any capital funding secured through the planning system.

2.94 Sussex Police are also adopting new initiatives, as outlined in their Operational Delivery Plan, to create neighbourhood satellite offices in new locations to effectively serve their communities. The planned growth identified in Stone Cross/Polegate/Willingdon is significant and will increase both the geographic extent and population of this area. This area is also not currently served by any public facing local policing facility. The planned growth in this area and the demands associated with it may therefore require provision of a neighbourhood policing base in this area.

2.95 In addition to the extended/refurbished/new police stations above, there will also be capital costs associated with providing supporting infrastructure required in connection with new development. These supporting facilities may include additional fleet (in the form of marked and unmarked cars to enable police patrols or operation of of Sussex Police's Road Policing Unit); additional IT/Communications (including remote IT facilities to enable

more effective policing and carrying out of duties on site, away from local police stations); supporting equipment (such as the provision of Automatic Number Plate Recognition cameras on key transport links in the District and/or CCTV cameras within key locations of Anti Social Behaviour); and the facilities associated with providing new staff with the specialist equipment necessary to carry out their work.

2.96 Future provision within Wealden District to support existing and new communities will be underpinned by partnership working and reflected through subsequent iterations of this document and future Local Plans.

Funding

2.97 Future police infrastructure and measures to support growth in the District may be funded through Central Government and Council Tax precepts, potential CIL receipts and where available and appropriate future Section 106 Developer funding.

Waste Management facilities

2.98 Waste management is a function shared by the County Council and District and Borough Council's. The Waste and Minerals Plan for East Sussex, South Downs and Brighton and Hove was adopted in February 2013. Saved allocations for waste development are included in the adopted Waste Local Plan and Minerals Local Plan and include saved policies for land at Bellbrook Industrial Estate in Uckfield for a Material Recovery Facilities/Waste Transfer Station and the recovery of clay at the Brickworks in Horam. Consultation was carried out in Auguest 2014 on a Draft Waste and Minerals Sites Plan which reviews the on-going suitability of these allocations and identifies other allocations of land which is considered by the Waste Authority to be suitable for strategic waste management facilities and minerals production. Further updates following the conclusion of this process will be included in subsequent IDP's. The Draft Waste and Minerals Site Plan includes a number of potential sites within Wealden. Following an assessment of the availability and suitability of land for land raise in the Low Weald, including land at Newick/Piltdown, Golden Cross, Hellingly, Ripe and Halland.There are no allocations or proposals to allocate land for the disposal of waste by landfill or land raise within these areas.

2.99 East Sussex County Council also has responsibility with other Agencies, for the management of waste water. The Waste and Minerals Plan indicates that there is a need for additional treatment capacity to serve existing and planned levels of development in the Wealden area. Further brief consideration of this and sewage sludge treatment was undertaken as part of the work on the Draft Waste and Minerals Sites Plan. However, the outcome of further studies in relation to Waste Water Treatment capacity also need to be taken into account as part of the consideration of the management of waste water.

2.100 There is also a need to examine on-going environmental improvements relating to discharges to the Pevensey Levels. Some of this additional need can be managed within existing sites in the short term, but towards the end of the Plan period it is likely that extensions and further sites will be required. In addition to the criteria in the policy,

proposals should feed in to local housing proposals and the relevant local Infrastructure Delivery Plans.

2.101 In addition to the strategic waste management functions, ESCC is responsible for local waste management through the provision of local Household Waste Recycling Sites (HWRS). ESCC have completed a service review of the HWRS across the county to ensure they continue to meet the needs of residents in the most efficient and economical way. The review considers a range of issues including site capacity and travel distances. It was published in November 2013. Forecast housing numbers for the Hailsham, Polegate and Stone Cross area would be a significant problem for the Hailsham HWRS. The service review has found the expansion of Hailsham HWRS essential. ESCC are exploring expansion options with a view to complete modifications by the end of 2014/2015.

Funding

2.102 Future Waste Management provision may be funded in part through County Council funding, CIL receipts and where available and appropriate, existing Section 106 Developer funding.

3 Site Specific Infrastructure - Part Two

3.1 Part One of this IDP includes, most of the Critical and Strategic Infrastructure required to deliver the Strategic Sites and the allocated growth within the Wealden District Core Strategy Local Plan that will be funded wholly or in part through CIL.

3.2 Part Two of this IDP however also includes some Strategic and Critical elements relating to the delivery of the Strategic Sites but which will be funded through site specific Section 106 Developer Obligations. Local infrastructure requirements are contained within the Policies of the Strategic Sites Local Plan, and outlined in Schedule B of Appendix A and in the individual Strategic Site tables in Part Two below.

3.3 These critical aspects which include mitigation measures in relation to the Pevensey Levels in relation to the development of the Hailsham East site, the south of Polegate and East of Willingdon site and the Stone Cross sites, are clearly shown in the associated tables.

Specific Strategic Sites Infrastructure requirements

3.4 Further work through the Strategic Sites Local Plan has identified a range of physical, social and environmental requirements to support the sustainable development on the allocated Strategic Sites. These requirements are contained within Policies attached to each of the Strategic Sites within the submitted Strategic Sites Local Plan.

3.5 There is a consistent approach to the policies. All sites have 3 key policies, one policy relating to the quantum of housing and other uses on site (in the case of the urban extensions sites) density and key constraints; a policy relating to the design and layout principles, which highlights the requirements in to the master planning of the site, the location of other facilities (such as education or employment where appropriate) and other local infrastructure requirements to support the development of the site; and a policy which outlines the specific off–site infrastructure provision required to be supported as part of the development. In relation to the Uckfield and Crowborough sites, there is an additional policy in relation to mitigation requirements in relation to the Ashdown Forest.

3.6 The detailed work on the Strategic Sites means we have been able to provide more input in relation 'local infrastructure' requirements for each of the Strategic Sites, particularly in relation to local Green Infrastructure in the form of open space and leisure facilities. This is explored in more detail in the background paper on Green Infrastructure. A short summary indicating specific infrastructure provision, for the purposes of this IDP, is provided below.

Green Infrastructure (Parks, open space and leisure)

3.7 Green Infrastructure is an important element of the overall planning of the District, and involves two broad areas. The first of these broad areas covers a wide range of nature conservation, biodiversity and habitat creation measures at a number of levels – from areas of European importance such as the Ashdown Forest and Pevensey Levels to issues of local importance such as SNCI's and Biodiversity Opportunity Areas. The

protection of these areas, their habitat and biodiversity value, is included as part of a Green Infrastructure Strategy which is being prepared by the District in conjunction with East Sussex County Council and with the support of Natural England. This document covers Green Infrastructure provision in more detail and provides the foundation for master planning work and further developer funded studies. The Green Infrastructure strategy is supported by Habitat Regulation Assessments and further specific background evidence on ecology, biodiversity and open space provision.

3.8 The second broad area is the provision of a range of formal and informal open spaces for use by residents linked by a network of footpaths, cycleways and bridleways. Accessibility to Green Infrastructure facilities for residents is very much linked to the connectivity afforded through footpath and cycle networks. These will be covered through the Green Infrastructure strategy and any additional work that may be required as a result of that study. This IDP covers the provision of footpath and cycle linkages to the provision of Green Infrastructure on or immediately off site, and to providing/improving linkages to facilities in the local area. Future iterations of the IDP may include the provision to extend these routes and linkages to other Green Infrastructure features within the District– either existing or which may be proposed through the Green Infrastructure Strategy.

3.9 In addition, funding has been secured through the Local Growth Deal to develop a Walking and Cycling strategy for South Wealden and Eastbourne. This work, led by ESCC is currently underway and will link into the Green Infrastructure Strategy providing additional connectivity to support local residents and new growth areas.

3.10 This updated version of the IDP focuses on the provision of strategic elements such as SANGS, biodiversity and habitat creation and the provision of local Green Infrastructure (multi-functional green space, and leisure and recreational space (in the form of Youth/Adult leisure space, Children's Play space and Allotments) in relation to the Strategic Sites. This does not represent the entire requirements in relation to Green Infrastructure. The Policies within the Wealden Core Strategy Local Plan and Strategic Sites Local Plan document should be read in conjunction with the Green Infrastructure document and supporting documents, when considering the following IDP requirements to provide a complete view of the provision of Green Infrastructure across the District.

Multi-functional Green Space

3.11 All communities need green space or amenity space that can be used for a number of informal recreational purposes from walking the dog, to an informal kick-about with a football, to picnics. The amount, location and quality of existing multi-functional green space has been considered in relation to needs of new residents of the Strategic Sites. Improvements to existing or new multi-functional green space, has been identified as a requirement as a consequence of growth in:-

- Uckfield,
- Hailsham East,
- Hailsham North,
- Polegate,

- Stone Cross (sites A,B,C,D,E,F and G)
- South East Crowborough,
- off site provision in relation to Pine Grove and
- Land adjacent to Tunbridge Wells in the Parish of Frant.

Leisure and Recreation Facilities

3.12 There is a requirement to provide leisure and recreational facilities in relation to the development of most of the Strategic Sites to meet the needs of growth. These requirements have been calculated using the PPG 17 report[(15)] and the Sport and Leisure provision work[(16)], in collaboration with the relevant Town and Parish Councils. This work looks at current levels of provision, deficiencies in relation to the quantity and quality of provision and the improvements or new provision required to support the level of growth proposed. Three main areas of open space provision have been looked at in relation to this IDP.

- **Youth/Adult leisure space** - additional provision will be required to support growth in Uckfield, Hailsham East and North, Polegate, Stone Cross, off-site in relation to the Crowborough Sites, and in relation to Land adjacent to Tunbridge Wells in the Parish of Frant.
- **Children's Play space** – additional play space will be required in Uckfield, Hailsham East, Hailsham North, Polegate, Stone Cross (sites B, D and E), South East Crowborough and Pine Grove, Crowborough, and Land adjacent to Tunbridge Wells in the Parish of Frant.
- **Allotments** – additional allotment provision has been identified for Hailsham East, Polegate and Stone Cross (Site G).

3.13 Further work is required to update the information included in the PPG 17 Assessment and pmp genesis work, to assess the current sports and leisure improvements and requirements for new provision across the District.

3.14 These aspects and other Local Infrastructure requirements as detailed through the Strategic Sites Local Plan are included in the summary of the Strategic Sites and associated tables in Part Two.

Strategic Sites – Specific Local Infrastructure to be funded through Section 106/278 developer or other contributions

Uckfield

3.15 The Strategic Site to the West of Uckfield is the largest of the strategic site allocations within the Wealden District Core Strategy Local Plan. The northern part of the site is located close to Uckfield town centre and to transport (rail and bus stations), retail, and employment provision (Bellbrook industrial estate and town centre retail and office premises). The site is allocated as a mixed use urban extension and the provision of:-

15 Wealden PPG17 Assessment (Kit Campbell Associates, December 2008, amended April 2010).
16 Strategic solutions for the provision of sport and leisure in Wealden District – pmp genesis December 2009

- 1000 New Homes (35% affordable Housing[17]),
- 13,495 sq m Employment Space[18], and
- Education and Community provision

3.16 Compensation for the loss of employment land from a saw mill included as part of the allocation has been made in the provision of an additional 845 sq m of employment space (than that specified in the Wealden District Core Strategy Local Plan) within the site.

3.17 The Uckfield development is required to provide mitigation in relation to impacts upon the Ashdown Forest (Policy SUC 2). Off site and on site Sustainable Alternative Natural Green Space (SANGS) provision, the Management in perpetuity and contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS) in relation to the development of the West Uckfield site, will be provided through CIL and is included for the purposes of this IDP in Part One and not in Part Two.

3.18 The strategic infrastructure provision identified through Policy SUC 4 – Land at West Uckfield off site infrastructure requirements, identifies the following items in relation to the development of the Uckfield Site:-

- Town Centre Transport improvements – Phase 1 through Section 106, Phase 2 through CIL
- Education Provision - through CIL
- New and improved pedestrian and cycle links - through Sec 106/278 contributions
- New and improved bus services and infrastructure – through CIL
- Social infrastructure requirements including health care – through CIL
- Cross Boundary junction improvements at Earwig Corner and Malling Hill/Church Road Junctions in Lewes District Council area - through CIL

3.19 Only the requirement for new and improved pedestrian and cycle links from Policy SUC4 is included in Part Two, as the other items are included in Part One. Specific infrastructure requirements to enable the development of the Uckfield Strategic Site are shown in Table 4 and in the Schedule B in Appendix A.

17 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation

18 The original Core Strategy allocation was for 12,650 sq m – however, the site now includes land used as a sawmill. Therefore 845 sq m has been added to the allocation to compensate for the corresponding loss of employment space.

Table 4 : Key infrastructure required to support the development of Land West of Uckfield

1 **Infrastructure item**	2 **Provision required to support growth**	3 **Funding source**
Requirements under the Habitats Regulations SANGS Provision	**CRITICAL**: SANGS Provision - Mitigation in relation to the Ashdown Forest in accordance with the Habitats Regulations Assessment	Section 106 developer funding
Affordable housing	35% of total housing	Section 106 developer funding
Phase I Town Centre improvements	**CRITICAL:** Improvements to Uckfield Town Centre	Existing Section 106 developer funding
Highways and transportation New access to the A22 and improved access to Lewes Road	Subject to further discussions with ESCC as Highways Authority and the Highways Agency.	Sec 106/ 278 developer funding
New or improved Pedestrian and cycle linkages, crossings and signage to improve accessibility	Subject to further discussions with ESCC as Highways Authority.	Section 106/278 developer funding
Noise attenuation measures	Subject to further developer funded studies.	Section 106/278 developer funding
Education Site for Primary and Early Years provision Possible site for Secondary Education facilities	Provision of a fully serviced site to provide Primary and Early Years Provision within the Uckfield site. Subject to further investigations by ESCC	Section 106 Obligation to secure the fully serviced site. Site purchase and provision will be funded through CIL

Employment provision	Provision of a fully serviced site for @ 13,495 sq. m employment purposes.	Section 106 Obligation to provide the Land and a fully serviced site.
Waste Water treatment Odour Mitigation measures Uckfield Waste Water Treatment Works (WWTW)	Infrastructure required if development will be affected by potential odour. The acceptability of odour levels to be agreed with Southern Water and Wealden District Council.	Section 106 developer funding Works to be carried out in partnership with Southern Water
Flood Defences buffering, enhancement and management of flood storage and habitats and improvements in water quality	Subject to further discussions with the Environment Agency.	Section 106 developer funding
Open space and leisure provision	Provision (on site but may include off site provision) of:- 1) Children's equipped play area – of around 0.08ha 2) around 3.5 ha of youth and adult leisure and recreation provision, 2) around 3.5 ha of park/and or amenity green space	Section 106 developer funding
Multi functional indoor Social and Community provision	Provision subject to further developer funded studies.	Section 106 developer funding

Hailsham

3.20 There are two Strategic Sites allocated in the Wealden District Core Strategy Local Plan within Hailsham, one to the east of Hailsham Town Centre and one to the north of the town towards Hellingly.

3.21 The two sites will provide 1,300 new homes within Hailsham and Hellingly together with new employment provision, a small amount of retail, primary and early years education provision, community and leisure provision.

Hailsham East – Housing

3.22 Whilst situated in a sustainable location adjacent to Hailsham Town Centre, the Hailsham East site is impacted by a number of environmental constraints. The site therefore is allocated for the provision of:-

- 600 New Homes (35% affordable Housing)[19]

North Hailsham – Mixed Use Urban Extension

3.23 The site to the north of Hailsham is less constrained than the site to the east and has been allocated in the Wealden District Core Strategy Local Plan as a mixed use urban extension. The site will provide:-

- 700 New Homes (35% Affordable Housing)[20]
- 8,650 sq m Employment Space
- 300 sq m Retail Space
- Education and Community provision including health care provision

3.24 A range of physical, social and environmental requirements were identified which need to be accommodated in order to ensure the sustainable development of the East Hailsham and North Hailsham site. These requirements are highlighted in Policies SHH 1 – 6 of the Strategic Sites Local Plan.

3.25 The strategic infrastructure provision identified through Policy SHH 3 – Land at East Hailsham , infrastructure requirements and Policy SHH6 – Land at North Hailsham, Infrastructure requirements, identifies the following items in relation to the development of the Hailsham East and Hailsham North sites:-

- Strategic and Important transport improvements as proposed through the South Wealden and Eastbourne Transport Study and the Hailsham and Hellingly Movement and Access Study – through CIL
- New and improved pedestrian and cycle links – through Sec 106/278 contributions
- New and improved bus services and infrastructure – through CIL
- Social infrastructure requirements including education provision and health care provision – through CIL
- Provision towards a household waste recycling site - through CIL.

3.26 Only the requirement for new and improved pedestrian and cycle links from the Hailsham Infrastructure Policies SHH 3 and SHH 6 is included in Part Two, as the other items are included in Part One. Specific infrastructure requirements to enable the development of both of the Hailsham Strategic Sites are shown in Table 5 and in Schedule B at Appendix A.

19 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation
20 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation

Table 5 : Key infrastructure required to support the development of both Hailsham Strategic Sites

1 **Infrastructure item**	2 **Provision required to support growth**	3 **Funding Source**
Affordable Housing	35% of total in Hailsham East 35% of total in Hailsham North	Section 106 developer funding
Requirements under the Habitats Regulations Mitigation in relation to Pevensey Levels as required through a Habitats Regulations Assessment	**CRITICAL:** To be informed by further developer funded assessments under the Habitat Regulations.	Section 106 developer funding
Highways and transportation Provision of new or improved vehicular and pedestrian accesses to/from local roads to the development areas, as appropriate	Subject to further discussions with ESCC as Highways Authority.	Section 106/278 developer funding
New and Improved Pedestrian and cycle linkages, crossings and signage to improve accessibility	Subject to further discussions with ESCC as Highways Authority.	Section 106/278 developer funding
Education Site for Primary and Early Years provision (North Hailsham site only)	Provision of a fully serviced site for Primary School and Early Years Provision within the Hailsham North site.	Section 106 Obligation to secure the fully serviced site. Site purchase and provision will be funded through CIL
Employment and retail provision	Provision of fully serviced sites for @ 8,650 sq m employment and @	Section 106 Obligation to provide

(North Hailsham site only)	300 sq. m retail purposes in the Hailsham North site.	the Land and a fully serviced site.
Waste Water Treatment Odour Mitigation measures (Hailsham East site only) Hailsham North WWTW	Infrastructure required if development will be affected by potential odour. The acceptability of odour levels to be agreed with Southern Water and Wealden District Council following further developer funded studies.	Section 106 developer funding Works to be carried out in partnership with Southern Water
Upgrade sewerage pipelines (North Hailsham site only)	Subject to further work and discussions with Southern Water	Section 106 developer funding Works to be carried out in partnership with Southern Water
Flood Protection hydrological mitigation in relation to the Pevensey Levels	Subject to further discussions with the Environment Agency.	Section 106 developer funding
Open space and leisure provision	Provision (on site but may include off site) of:- 1) Children's equipped play area – of around 0.05ha (Hailsham East) and around 0.06ha (Hailsham North) 2) youth and adult leisure and recreation provision – of around 2.1 ha (Hailsham East) and around 2.5ha (Hailsham North) 3) park/and or amenity green space of around 2.1 ha (Hailsham East) or around 2.5ha (Hailsham North) 3) Around 0.2ha allotment provision (Hailsham East only)	Section 106 developer funding

Multi functional indoor Social and Community provision	Provision subject to further developer funded studies.	Section 106 developer funding

Polegate and Willingdon

3.27 There are two Strategic Sites allocated in the Wealden District Core Strategy Local Plan within Polegate and Willingdon. The largest is the Strategic Site to the South of Polegate and East of Willingdon which is allocated as a mixed use urban extension, for new housing, employment, education and community provision. The other strategic site, located at Dittons Road Polegate, is allocated for employment use only.

South of Polegate and East of Willingdon - Mixed Use Urban Extension

3.28 The site close to Polegate Town Centre to the South of Polegate and East of Willingdon, allocated as a mixed use urban extension will provide:-

- 700 New Homes (35% Affordable Housing) [21]
- 8,600 sq m Employment Space
- Education and Community provision

Land at Dittons Road, Polegate - Employment provision

3.29 Land at Dittons Road, Polegate is the only site within the Wealden District Core Strategy Local Plan that has been allocated wholly for employment purposes. The site has been allocated for the provision of:-

- 8,290sq m Employment Space

3.30 The site is located close to existing industrial and business parks along Dittons Road, with good access to the strategic road network, and within walking distance of strategic housing sites in Polegate and Stone Cross.

3.31 A range of physical, social and environmental requirements were identified which need to be accommodated in order to ensure the sustainable development of the site at South Polegate and East of Willingdon, and Dittons Road, Polegate. These requirements are highlighted in Policies SPW1 - 6 of the Strategic Sites Local Plan.

3.32 The strategic infrastructure provision identified through Policy SPW 3 – Land at South Polegate and East Willingdon, infrastructure requirements and Policy SPW 6 – Land at Dittons Road, Polegate, infrastructure requirements, identifies the following items in relation to the development of the Polegate strategic sites:-

- Strategic and Important transport improvements as proposed through the South Wealden and Eastbourne Transport Study and the Polegate Movement and Access Strategy – through CIL

21 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation

- New and improved pedestrian and cycle links – through Sec 106/278 contributions
- New and improved bus services and infrastructure – through CIL
- Investigations and if necessary infrastructure to ensure railway safety in relation to the self operated gate to the north of the South of Polegate and East of Willingdon Site – through Section 106 developer contributions
- Social infrastructure requirements including secondary school provision (South of Polegate and East of Willingdon Site only) - through CIL

3.33 Only the requirements for new and improved pedestrian and cycle links and the potential rail safety measures from the Polegate Infrastructure Policies – SPW 3 and SPW 6, are included in Part Two, as the other items are included in Part One. Specific infrastructure requirements to enable the development of both of the Polegate Strategic Sites are shown in Table 6 and in Schedule B in Appendix A.

Table 6 : Key infrastructure required to support the development of Strategic Sites within Polegate and Willingdon

1 **Infrastructure item**	**2** **Provision required to support growth**	**3** **Funding Source**
Affordable Housing (South of Polegate and East of Willingdon site only)	35% of total housing	Section 106 developer funding
Requirements under the Habitats Regulations Mitigation in relation to the Pevensey Levels and requirements of assessments under the Habitats Regulations	**CRITICAL:** To be informed by further developer funded habitat surveys and studies.	Section 106 developer funding.
Highways and Transportation Access to the development areas Provision of new or improved accesses to the development areas and closure of alternative accesses as appropriate	Subject to further discussions with ESCC as Highways Authority.	Section 106/278 developer funding

Pedestrian and cycle routes and linkages, crossings and signage to improve accessibility	Subject to further discussions with ESCC as Highways Authority.	Section 106/278 developer funding
Noise attenuation and mitigation	Subject to further developer funded acoustic studies in relation to noise from road and railway.	Section 106 developer funding
Railway Safety – self operated crossing (in relation to the South of Polegate and East of Willingdon Site)	Subject to further developer funded investigations in conjunction with Network Rail.	Section 106 developer funding
Education Site for Primary and Early Years provision for Polegate/Willingdon and Stone Cross (Within the South of Polegate and East of Willingdon Site)	Provision of a fully serviced site for Primary School and Early years provision within the Polegate and Willingdon Site.	Section 106 Obligation to secure the fully serviced site. Site purchase and provision will be funded through CIL
Employment provision (Within the South of Polegate and East of Willingdon Site)	Provision of a fully serviced site for 8,600 sq m employment purposes.	Section 106 Obligation to provide the Land and a fully serviced site.
Health Care Provision (Within the South of Polegate and East of Willingdon Site)	Provision of a fully serviced site for Health Care Provision	Section 106 Obligation to secure the fully serviced site. Land purchase and provision will be funded through CIL
Flood Protection hydrological mitigation in relation to the Pevensey Levels	Subject to further discussions with the Environment Agency.	Section 106 developer funding
Waste Water (sewerage disposal)	Connections to the sewerage system at the nearest point of adequate capacity as advised by Southern Water	Section 106 developer funding

Open space and leisure provision (Within the South of Polegate and East of Willingdon Site)	Provision (on site but may include off site) in accordance with Policy SPW2 of:- 1) Children's equipped play area – of around 0.06ha. 2) Youth and adult leisure and recreation provision – of around 2.5 ha. 3) park/and or amenity green space of around 2.5ha. 4) around 0.3ha of allotment provision	Section 106 developer funding
Multi functional indoor Social and Community Provision (Within the South of Polegate and East of Willingdon Site)	Provision of a fully serviced site for Multi functional indoor Social and Community Provision	Section 106 developer funding

Stone Cross

3.34 There are two Strategic Sites allocated in the Wealden District Core Strategy Local Plan within Stone Cross one to the east of Stone Cross, close to the Langney neighbourhood centre within Eastbourne Borough Council's area and one to the north of Stone Cross, closer to Polegate and the main A27 road.

3.35 The two Strategic Site areas are further subdivided into eight sites in total, two sites to the north – Sites SCA and SCB, and five sites to the east – Sites SCC, SCD, SCE, SCF and SCG. In total the sites will provide:-

- 650 new homes (40% Affordable Housing)[(22)] [(23)].

3.36 The requirements for the Stone Cross sites are highlighted in Policies SSC1 - 3 of the Strategic Sites Local Plan.

3.37 The strategic infrastructure provision identified through Policy SSC3 – Land at Stone Cross, infrastructure requirements, identifies the following items in relation to the development of the Stone Cross strategic sites:-

22 The 650 homes includes 38 dwellings which already have full planning permission – reducing the overall figure to 612 homes. In addition, Planning Permission was granted on appeal for 120 dwellings and a community facility in Stone Cross site on the 9th April 2013 (Appeal Ref: APP/C1435/A/12/218334). In the light of this appeal decision, and pending further detailed planning submissions, the figure for Stone Cross may be reduced further to 492 dwellings.

23 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation

- Strategic and Important transport improvements within the Polegate and Stone Cross areas, as proposed through the South Wealden and Eastbourne Transport Study and the Polegate Movement and Access Strategy – through CIL
- New and improved pedestrian and cycle links – through Sec 106/278 contributions
- New and improved bus services and infrastructure – through CIL
- Social infrastructure requirements including education and health care provision - through CIL

3.38 Only the requirements for new and improved pedestrian and cycle links from Policy SCS3, is included in Part Two as the other items are included in Part One. Specific Local infrastructure requirements to enable the development of the Stone Cross Sites are shown in Table 7 and in Schedule B in Appendix A.

Table 7 : Key infrastructure required to support the development of Strategic Sites within Stone Cross North and Stone Cross East

1 **Infrastructure item**	**2** **Provision required to support growth**	**3** **Funding Source**
Affordable Housing	40% of total housing	Section 106 developer funding
Requirements under the Habitat Regulations Mitigation in relation to the Pevensey Levels as required by an assessment under the Habitats Regulations	**CRITICAL:** To be informed by further developer funded habitat surveys and studies, and may be linked to hydrological mitigation in relation to flood attenuation below.	Section 106 developer funding
Highways and transportation Access to the Stone Cross development sites Provision of new or improved access to the development area and closure of alternative accesses as appropriate.	Subject to further discussions with ESCC as Highways Authority.	Section 106/278 developer funding

Pedestrian and cycle routes and linkages, crossings and signage to improve accessibility	Subject to further discussions with ESCC as Highways Authority.	Section 106/278 developer funding
Noise attenuation and mitigation (where appropriate - not all sites are potentially affected)	Subject to further developer funded acoustic studies in relation to noise from the A27 and railway.	Section 106 developer funding
Flood Protection Hydrological mitigation in relation to the Pevensey Levels.	Subject to further discussions with the Environment Agency. May be linked to mitigation required for the Pevensey Levels, in relation to the Habitat Regulations above.	Section 106 developer funding
Waste Water (sewerage disposal)	Connections to the sewerage system at the nearest point of adequate capacity as advised by Southern Water.	Section 106 developer funding
Open space and leisure provision	Provision (on site but may include off site) of:- 1) On Site SCA around 0.32ha of land for open space and recreation provision to include amenity green space/park like space. 2) On Site SCB - provision to include an equipped Children's play area of around 0.67ha. In relation to Sites SCC, SCD, SCE, SCF and SCG, and subject to the final proposal of the size and types of dwellings the provision of around 0.04ha of children's play space. Around 1.7ha of youth and adult leisure and recreation provision and1.7ha of amenity green space and/or a park like space and around 0.2ha of allotment provision is required. Provision should also be split in proportion to the dwellings numbers for each site with Site SCC providing around 0.72ha, Site SCD provision around 0.6ha, Site SCE	Section 106 developer funding

	providing around 0.88ha and Sites SCF and SCG providing around 0.6ha. To ensure that provision is not duplicated between the allocated sites, at a minimum 0.02ha of play space should be provided at both Site SCD and Site SCE, allotment provision should be provided at SIte SCG and a grass pitch at Site SCF.	
Multi functional indoor Social and Community provision	Provision of a fully serviced site and provision of a Multi functional indoor Social and Community facility.	Section 106 developer funding

Crowborough

3.39 There are three Strategic Sites allocated in the Wealden Core Strategy Local Plan within Crowborough, four small plots comprising the Crowborough Town Centre site, one site at Jarvis Brook to the south of the town and one, the largest of the three sites, to the south east of Crowborough. The total of 300 new homes is allocated to Crowborough through these three sites, as follows:-

Pine Grove and Town Centre sites, Crowborough - Housing provision

- 113 New Homes (45% Affordable Homes)[24] [25]

Jarvis Brook, Crowborough - Housing provision

- 27 New Homes (35% Affordable Housing) [26] [27]

Land at South East Crowborough – Housing provision

- 160 New Homes (35% Affordable Housing) [28]

3.40 The Crowborough sites are required to provide mitigation in relation to impacts upon the Ashdown Forest (Policies SCR2, SCR6 and SCR10). Off site and on site Sustainable Alternative Natural Green Space (SANGS) provision, the Management in perpetuity and contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS) in relation to the development of the Crowborough sites, will be provided through CIL and is included for the purposes of this IDP in Part One and not in Part Two.

24 There is some flexibility between the numbers allocated to the Town Centre sites and the Jarvis Brook site – however, the figure for both areas must not exceed 140 New Homes
25 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation
26 There is some flexibility between the numbers allocated to the Town Centre sites and the Jarvis Brook site – however, the figure for both areas must not exceed 140 New Homes
27 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation
28 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation

3.41 It may be possible to accommodate the SANGS requirement for all of the Crowborough sites within a single SANGS site adjacent to the Strategic Site in south east Crowborough or alternatively through improvements to existing provision to provide a suite of connected SANGS.

3.42 The strategic infrastructure provision identified through Policies SCR4 – Land at Pine Grove, Crowborough, infrastructure requirements, SCR8 – Land at Jarvis Brook, Crowborough, infrastructure requirements, and SCR12 – Land at South East Crowborough, off site infrastructure requirement, identifies the following items in relation to the development of the Crowborough strategic sites:-

- Local highway and transportation improvements to the Western Road Area – through Section 106 contributions.
- New and improved pedestrian and cycle links – through Section 106/278 contributions.
- New and improved bus services and infrastructure in relation to the South East Crowborough site – through CIL.
- Provision of new and improved local open space, leisure and recreation provision (Jarvis Brook site only) – through Section 106 contributions.
- Social infrastructure requirements including health care (all sites) and education provision (Jarvis Brook site only) - through CIL.
- Contributions through CIL towards the provision of 64 place (15 hour slots) Early Years Education and 1 FE (120 KS2 places) Primary provision, as an expansion of existing education facilities.

Western Road, Crowborough

3.43 In Crowborough, transport modelling works [(29)] undertaken as part of the Strategic Sites Local Plan have illustrated the nature and level of improvements required to the Western Road area, in order to improve accessibility and safety issues. Funding for the implementation of improvements to the Western Road area will be through Section 106 developer contributions.

3.44 Further work through the Strategic Sites Local Plan has identified a range of physical, social and environmental requirements to support the sustainable development allocated to these sites. These requirements are highlighted in Policies SCR1 – 12 of the Strategic Sites Local Plan.

3.45 Only the requirements for improvements to the Western Road area, new and improved pedestrian and cycle links, and new and improved open space provision, from the Crowborough Infrastructure Policies SCR4, SCR8 and SCR12 are included in Part Two. The other items are included in Part One. Specific infrastructure requirements to enable the development of the Crowborough Sites are shown in Table 8 and in Schedule B in Appendix A.

29 Crowborough Transport Study - Interim Report (June 2013) - East Sussex County Council

Table 8 : Key infrastructure required to support the development of Strategic Sites within Crowborough

1 **Infrastructure item**	2 **Provision required to support growth**	3 **Funding Source**
Requirements under the Habitats Regulations SANGS Provision car park	**CRITICAL:** SANGS Provision - Provision of car park to provide access to SANGS for the wider Crowborough area	Section 106 developer funding
Affordable Housing	**CRITICAL:** 45% of total housing in Pine Grove/Town Centre sites 35% of total housing - Jarvis Brook 35% of total housing in South East Crowborough	Section 106 developer funding
Highways and transportation Access to various local roads adjacent to the three sites and improvements in the Western Road area.	**CRITICAL:** Mitigation works towards the impact of traffic on the Western Road area in particular – awaiting further traffic modelling and will be subject to further discussions with ESCC as Highways Authority.	Section 106/ 278 developer funding
Improved Pedestrian and Cycling linkages, crossings and signage to improve accessibility	Subject to further discussions with ESCC as Highways Authority	Section 106 developer funding
Improvements to the Western Road area	Subject to further discussions with ESCC as Highways Authority	Section 106 developer funding
Noise attenuation and mitigation in relation to the Jarvis Brook Site.	Subject to further developer funded acoustic survey	Section 106 developer funding
Waste Water (sewerage disposal)	Connections to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.	Section 106 developer funding

Open space and leisure provision	Provision of:- 1) An equipped children's play area on the Pine Grove and South East Crowborough Sites.(size to be determined) 2) In relation to Pine Grove/Town Centre and Jarvis Brook sites - the off site provision of around 1ha (0.8ha and 0.2ha respectively) of land to provide new open space, green space and leisure provision or contributions towards the upgrading of existing facilities. 3) Provision of around 1.2ha of land either on site or off site, for open space and recreation provision in relation to the site at South East Crowborough.	Section 106 developer funding
Multi functional indoor Social and Community provision	Subject to further developer funded studies.	Section 106 developer funding

Land adjacent to Tunbridge Wells in the Parish of Frant

3.46 The most northerly Strategic Site within the District is allocated within the Wealden District Core Strategy Local Plan on land adjacent to Tunbridge Wells in the Parish of Frant. This allocation is for:-

- 120 New Homes (35% Affordable Housing) [30]

3.47 The site is not constrained by any critical or strategic infrastructure requirements. However, the site includes part of and abuts the Hawkenbury Meadows SNCI. The majority of the SNCI land has been excluded from the development area in favour of its improvement as an SNCI and use as a local leisure facility. In addition, part of the site comprises a former landfill site, and if developed will require specific remediation measures. The strategic infrastructure provision identified through Policies SFR3 – Land adjacent to Tunbridge Wells, Frant, infrastructure requirements, identifies the following items in relation to the development of the Strategic Site on land adjacent to Tunbridge Wells in the Parish of Frant:-

- New and improved pedestrian and cycle links – through Section 106/278 contributions.
- New and improved bus services and infrastructure in relation to the Frant/Tunbridge Wells area – through CIL.

30 Affordable housing provision comprises 40% Social Rent, 40% Affordable Rent and 20% Intermediate accommodation

- Social infrastructure requirements including education and health provision – through CIL.

3.48 Only the requirements for new and improved pedestrian and cycle links from Policy SRF3 is included in Part Two, as the other items are included in Part One. Specific infrastructure requirements to enable the development of the site adjacent to Tunbridge Wells in the Parish of Frant are shown in Table 9 and in Schedule B in Appendix A.

Table 9 : Key infrastructure required to support the development of the Strategic Site on land adjacent to Tunbridge Wells in the Parish of Frant

1 **Infrastructure item**	2 **Provision required to support growth**	3 **Funding Sources**
Affordable Housing	**CRITICAL:** 35% of total housing	Section 106 developer funding
Highways and transportation Provision of new or improved pedestrian and vehicular access to site FRA	Subject to further discussions with ESCC and KCC as Highways Authorities and Tunbridge Wells Borough Council.	Section 106/278 Developer funding
New or improved Pedestrian and cycle linkages, crossings and signage to improve accessibility	Subject to further discussions with ESCC and KCC as Highways Authorities.	Section 106/278 developer funding
Education Provision	Provision of additional spaces for early years and primary places through expansion of existing facilities	Section 106 developer funding
Health Care Provision	Subject to further discussions with Commissioning Care Group	Section 106 developer funding
Waste Water Capacity Tunbridge Wells South Waste Water Treatment Works (WWTW)	**CRITICAL:** Works required to Tunbridge Wells South WWTW to deliver required homes	Government funding subject to OFWAT periodic review

Waste Water (sewerage disposal)	Connections to the sewerage system at the nearest point of adequate capacity as advised by Southern Water	Section 106 developer funding
Open space and leisure provision	Provision of:- 1) An equipped children's play area and teenage facilities on the Site. (size to be determined) 2) provision of around 0.9ha of land to provide new open space, green space and leisure provision off site to reduce land take on the SNCI, (which may be within the Tunbridge Wells Borough Council area).	Section 106 developer funding
Multi functional Social and Community provision	Subject to further developer funded studies.	Section 106 developer funding

Dealing with cross Local Authority Boundary issues

3.49 Infrastructure providers work at a number of different levels across National, Regional and local boundaries. It is inevitable therefore that infrastructure provision in one area may also serve residents in other Local Authority areas. This can range from for example, water sources in Hampshire supplying residents in East Sussex, to roads through one Local Authority area providing essential access routes to other Local Authority areas, to school catchment areas straddling Local Authority boundaries.

3.50 The NPPF places a duty to co-operate on Local Planning Authorities. This duty is particularly important in relation to understanding the requirements and planning for infrastructure to meet the needs of future planned growth, both within the District and in relation to those items that serve adjacent Districts and Boroughs as well.

3.51 Wealden District Council is a large District and shares boundaries with seven neighbouring Local Authorities[31] which are located within four different County Council areas[32] – in addition to the South Downs National Park Authority which covers part of the south west of the District.

31 Our neighbouring Local Authorities are (in a clockwise direction) :- Tunbridge Wells Borough Council (TWBC), Rother District Council (RDC), Eastbourne Borough Council (EBC), Lewes District Council (LDC), Mid Sussex District Council (MSDC), Tandridge District Council (TDC), and Sevenoaks District Council (SDC).

32 The four County Council areas are:- East Sussex County Council – Wealden District Council, Rother DC, Eastbourne BC and Lewes DC; West Sussex County Council – Mid Sussex DC; Kent County Council – Tunbridge Wells BC and Sevenoaks DC; and Surrey County Council – Tandridge DC.

3.52 Eastbourne Borough Council's northern boundary is contiguous with part of the southern boundary of Wealden DC and the South Downs National Park Authority. As such there are a number of cross boundary infrastructure items that are important to both Authorities. Critically these include Strategic Route Network and major route junction improvements in the Polegate and Stone Cross areas which are important to both growth in the south of Wealden and in Eastbourne, and junction improvements to the A26 in Lewes District Council area at Earwig Corner, that are important to development in the Uckfield area. In addition, schools in south Wealden, particularly Willingdon Community School, and Stone Cross Primary School serve large areas of Eastbourne. There is also a requirement to provide contributions towards Further Education facilities located outside of the Wealden District Council boundary to support growth within Wealden.

3.53 East Sussex County Council has been working with both Wealden District Council officers and Eastbourne Borough Council officers through the work on the Polegate Movement and Access Study, the Quality Bus Corridor Study and the Children's Services work on education needs and requirements to assess the infrastructure provision in the area, and in adjacent authorities, including the timing and phasing of provision in relation to all requirements.

3.54 There will be circumstances where infrastructure identified in the Wealden District IDP will also be critical to development in our neighbouring authorities. Funding sources may be available from these authorities towards infrastructure provision within Wealden, including CIL contributions. This will be relevant especially in relation to transport and education provision in the south of the District with Eastbourne Borough Council , transport improvements on the edge of Lewes, and in relation to the Strategic Access Management and Monitoring on the Ashdown Forest with Mid Sussex District Council, Lewes District Council and Tunbridge Wells Borough Council. There will also be circumstances where CIL contributions collected in Wealden District may be required to be spent outside of the District to fund infrastructure provision in neighbouring authorities in the future.

4 Services funded through other mechanisms - Part Three

4.1 Part Three outlines the strategic services provided through various infrastructure providers which is critical to the strategic growth in the wider area and to the development of sustainable communities but which is or more likely to be provided and/or funded through sources other than CIL or Section 106/278 Development Obligations.

4.2 This provision complements the delivery of the Wealden District Core Strategy Local Plan and the Strategic Sites Local Plan, and includes some of the infrastructure areas which featured considerably in the Examination in Public of the Wealden District Core Strategy Local Plan, such as waste water capacity and treatment, and water supply. These items are included in Part Three of this IDP to recognise the importance of this provision alongside the infrastructure that will be provided and/or funded through development allocated in the Wealden District Core Strategy and Strategic Sites Local Plans.

4.3 The infrastructure within Part Three includes:-

- Rail network and rail services
- NHS hospital services
- Police service
- Fire service
- Ambulance service
- Electricity and gas generation and supply
- Water supply
- Waste water, and
- Telecommunications & broadband provision

4.4 A short summary of each item is included here which is supplemented by the information provided in Schedule C of Appendix A.

Rail Network and Rail Services

4.5 Network rail is responsible for running maintaining and developing Britain's railway tracks, signalling, bridges, tunnels, level crossings, viaducts and 17 of the biggest stations in Britain. For the purposes of planning and maintenance, the country is divided into 10 Routes, to enable Network Rail to continually improve the railway so that it delivers great value for taxpayers and users and to work more efficiently with the Train Operating Companies (TOC) within each Route area.

4.6 Wealden lies predominantly within the Sussex Route area but borders on and is serviced by trains operating from the Kent Route area. In planning for the future, choosing where to invest and how to timetable trains to make the best use of the network, Network Rail base their long term planning process on Route Utilisation Strategies, for different areas across the Country.

4.7 These outline key works that are recommended to increase the capacity of the network and improve service provision, such as lengthening of the rail platforms at Uckfield

to enable longer trains and the electrification of the Hastings to Charing Cross line south of Tunbridge Wells to achieve capacity improvements through enabling longer trains. The recent consultation document on the South East Route Sussex Area Route Study [33] put forward tentative proposals for the future reinstatement of the Uckfield to Lewes Link.

NHS Hospital Services

4.8 In addition to the Primary Health Care facilities provided by the Clinical Commissioning Groups (CCG's)within the District, highlighted in Part One, Wealden is served by two community hospitals located in Uckfield and Crowborough.

4.9 The District is also served by three NHS Trust hospitals located outside of the District Council boundaries, namely:- the Eastbourne District General Hospital; the Conquest Hospital in Hastings and the Pembury Hospital outside Tunbridge Wells.

4.10 Eastbourne District General and Conquest Hospitals, serve mainly the central and southern part of the District, with Penbury Hospital serving the northern part of the District. All three hospitals offer a comprehensive range of surgical, medical and maternity services supported by a full range of diagnostic and therapy services.

4.11 Recent improvements include a new £3million endoscopy unit at the Eastbourne District General Hospital. Changes to the way the Eastbourne District General and Conquest Hospitals provide services to patients include a focus on the provision of cancer care, geriatric care and consultant led maternity and neo-natal care services at the Conquest Hospital at Hastings with a stand alone midwifery unit at Eastbourne District General Hospital.

4.12 Acute Care Hospital services for residents of the District, is currently provided by the Princess Royal Hospital in Haywards Heath and the Royal Sussex County Hospital in Brighton.

Police Service

4.13 Since the Core Strategy IDP there have been changes nationally in the way Police Services are run. In November 2012, directly elected Police and Crime Commissioners (PCC) across the Country replaced police authorities, and are subject to the scrutiny of a Police and Crime Panel.

4.14 In November 2012, Sussex Police also published their latest document in relation to their 'Serving Sussex 2015'[34] programme. This will change the way that Sussex Police work – through modernisation and less bureaucracy - to meet the policing challenges of the future, whilst remaining vigilant about cutting costs.

4.15 As part of this programme, a review has recently been conducted into location and accessibility of all Police stations across Wealden to make sure they are fit for purpose.

33 South East Route Sussex Area Route Study (October 2014) - Network Rail
34 Serving East Sussex 2015 – Sussex Police - November 2012

4.16 Key to this review is ensuring that officers are in the heart of the communities they serve, through 'mobile policing technology' which will enable them to access Sussex Police computer systems without the need to return to Police stations. Sussex Police will be working in partnership with others, and with developers through master planning for the Strategic Sites, to explore opportunities to share space within community facilities to provide Neighbourhood policing units and base local officers in the communities they serve. They will also be looking at CCTV networks or CCTV provision, where this is required to support community policing.

Fire Service

4.17 East Sussex Fire and Rescue (ESFRS) operates across East Sussex and is overseen by the East Sussex Fire Authority (ESFA). The ESFRS training centre at Maresfield and nine of the 24 ESFS Fire Stations are located within Wealden District.

4.18 The ESFA's Annual Plan[35] sets out how the objectives of the ESFA's Medium Term Plan 2013/2014– 2016/2017 will be met across the County, and sets out broad priorities and the targets for the Service until 2020.

4.19 Within Wealden capital funding allocated in 2012/13 has enabled works towards the extension and refurbishment of the fire station at Crowborough which are underway. The scheme for Crowborough for internal refurbishment has been increased to a full refurbishment with an increase in cost from £350,000 to £1.02m and re-profiled over 3 years.

4.20 In addition, ESFRS have confirmed that the Fire Authority currently has no intention of closing or moving any of the 9 Fires Stations within Wealden at present. However, the shift systems at 4 stations, namely: - Uckfield, Crowborough, Mayfield and Herstmonceux is under review. No final decisions have yet been made as to whether the shift system at these stations will change.

Ambulance Services

4.21 The South Coast Ambulance Service NHS Trust (SECAMB) currently provides ambulance services in Kent, Surrey and Sussex and to small parts of Hampshire and Surrey. One area of service development identified in the Service Development Plans drawn up by the Trust[36] includes the provision of 'Make Ready' services and 'Ambulance Community Response Posts'. A 'Make Ready' Centre is where the vehicle preparation takes place. Staff will begin and end their shifts at the 'Make Ready' Centres before being sent to 'Ambulance Community Response Posts' from which they will respond to 999 emergencies during their shift. An 'Ambulance Community Response Post' is a place which provides rest facilities for staff between emergencies. They normally accommodate one crew at any one time. The locations for the response posts have been strategically matched with patient demand to ensure ambulances can reach as many people as quickly as possible.

35 East Sussex Fire and Rescue – Corporate Plan 2014/2015
36 included in the South East Coast Ambulance NHS Trust Integrated Business Plan 2010 - 2015 - NHS Trust

4.22 The Trust currently has five Make Ready Centres in Ashford, Cherstey, Hastings, Paddock Wood, Thanet and Worthing. The Trust are looking to develop a further seven centres across the region. Planning consent for the development of a 'Make Ready Centre' adjacent to the Cophall Roundabout at Polegate, was granted in March 2014 [37]. Minor amendments to the scheme are currently being considered.

Electricity and Gas Generation and supply

4.23 The National Grid has a statutory duty to develop and maintain an efficient and coordinated transmission system of electricity and gas supply across the country. It manages the supply of both electricity and gas to meet demands. For both electricity and gas generation, the country is divided into 17 electricity supply study zones and 12 gas national transmission system areas.

4.24 Both electricity and gas supply across the country is met through inter-zonal transfer and imports from areas outside of the UK. This practice is set to continue and allows the National Grid to ensure that energy demands across the country are met and can respond to needs of electricity and gas suppliers.

4.25 There is no longer one supplier covering one geographical area but a range of electricity and gas suppliers available to residents across the country. It is relatively easy for individual householders to switch between suppliers to achieve the best energy rates, and difficult therefore to assess how individual suppliers will respond to future growth. However, with regards Gas Supply, Southern Gas Networks operating in the area, have indicated that capacity issues arising from increased growth can be adequately addressed by the provision of necessary distribution infrastructure.

4.26 With regards to the supply of electricity and gas to the suppliers and in turn, residents, the National Grid has indicated that there are no capacity issues anticipated from the allocated growth in the Wealden District Core Strategy Local Plan, as this will be met through planned inter-zonal transfers.

Water Supply

4.27 Water is supplied to users in Wealden District by South East Water. Within the South East Water Supply area:

- The Company obtains 73% of its supplies from groundwater sources, 19% from surface water sources, with a further 8% being supplied by other water companies.
- The whole of Company's supply area falls within a wider region which has been designated as an area of serious water stress by the Government.
- 20% of the Company's water resources are taken from areas defined as 'over-abstracted' in the Environment Agency's Catchment Abstraction Management Strategy (CAMS), with 32% being within areas defined as being 'over-licensed'.

37 Application Nos WD/2014/0045 and WD/2014/1752

4.28 As the South East is also an area which is in general heavily populated and an area of growth for housing and employment, these aspects present huge challenges regarding the future supply of water.

4.29 The South East Water supply area is subdivided into 8 Resource Zones (RZ's). The future demand and supply and water transfer capabilities are examined for each Zone in relation to the challenges above, together with an analysis of future scenarios and preferred options. These are presented in the Revised South East Water Resource Management Plan.(WRMP) [38] The Management Plan outlines the strategy for works in each RZ in 3 phased blocks – 2010-2015, 2016 – 2020 and 2021 – 2035. Further amendments may be made following the consideration of the WRMP and Business Plan by Offwat in 2015.

4.30 Wealden is served primarily by RZ's 2, 3, and 8. The Management plan outlines the strategy for these Zones within the three time phases. In these three Zones, the two phases (2010 – 2015 and 2016 - 2020) highlight the continuing 'roll out' of the universal water metering programme (which seeks to ensure water meters are installed in all properties by 2015) and enhanced water efficiency programme. These aspects follow through the plan period.

4.31 In addition, the strategy during the second phase is to make use of existing inter-resource zone transfers, increase licenced abstractions, introduce new licenced abstractions, carry out small improvement works at existing groundwater sources, improve winter storage and advance new groundwater extraction options. Post 2020, the main strategy in Zones affecting the Wealden District area is increasing capacity at Arlington Reservoir (owned and operated by Southern Water) to create more storage capacity, which will allow additional inter-zonal water transfer capabilities to other RZ's within the South East Water area.

4.32 All of these improvements will be critical to ensuring that adequate water supplies are available in the Wealden District area to support existing and new communities in the future.

Waste Water

4.33 Southern Water provides a combination of water supply and waste water services across much of the southeast and southern coast of England. In Wealden however, they provide waste water services only, in conjunction with the Environment Agency and East Sussex County Council with their various responsibilities in relation to biodiversity and land drainage. Southern Water however own and manage water sources, such as Bewl Bridge Reservoir and Arlington reservoir, which supply water to South Eastern Water.

4.34 As well as working in partnership to ensure that adequate supplies of good quality water is available to customers, Southern Water is keen to reduce pollution incidents,

38 Revised Water Resources Management Plan – 2014. South East Water.

reduce sewer flooding, manage growth in demand, and respond to the requirements of the Environment Programme.[39]

4.35 The waste water capacity in relation to the level of growth proposed presented many challenges to the development of the Wealden District Core Strategy Local Plan, particularly in the south of the District. In addition, these capacity constraints raised the potential for adverse impacts on the biodiversity and hydrology of treated water discharged to the Pevensey Levels RAMSAR site.

4.36 These issues have now been largely resolved to the satisfaction of Southern Water and the Environment Agency, in relation to the growth proposed in the Core Strategy. It is acknowledged that the Core Strategy does not require additional wastewater resources to meet the allocated growth, however windfall development may require additional resources, and any change in the consent regime will need to be accommodated.

4.37 Southern Water has published its Draft Water Resources Management Plan for 2015 – 2040. This informs the development of the next 5 year Business Plan to 2020, which is currently being drafted for submission to the water industry regulator, Ofwat in 2015.

Telecommunications & Broadband provision

4.38 Improving Broadband provision across the District is important to the local economy and to the way we live today. Broadband coverage varies across the District and across the County. There are a large number of so called 'not spots' where it is hardly possible to get broadband or mobile phone coverage and a larger number of 'slow spots' where broadband speeds are much slower than 2mbps (2 megabits per second). These aspects impact upon business and residential access to the internet and may prove a disincentive to business growth and development across the County.

4.39 The Government feels that superfast broadband (at speeds of 24 megabits per second) should be widely available across the country and has given £10.6million to the East Sussex and Brighton and Hove areas to work with telecommunication and broadband providers to improve the situation. In total £34M is available to roll out superfast broadband services between 2013 and 2016. This work is being led by East Sussex County Council, delivered in partnership with BT.

4.40 Areas currently with Superfast Broadband provision include:- Crowborough, Hailsham, Polegate, Uckfield, and Stone Cross & Pevensey. Superfast Roll out is currently underway in Mayfield, Hadlow Down, Heathfield, Horam, Rotherfield, Rushlake Green, Alfriston, Buxted, Chelwood Gate, Chidingly, Dane Hill, East Dean, Framfield, Halland, Isfield, Ninfield, and Nutley. Areas currently under evaluation include:- Frant, Hartfield, Hestmonceux, Ripe, Wilmington and Wadhurst. This programme will provide better broadband coverage across most of the County and District by 2016, with 96% of properties

39 This includes: The Brighton/Hove Urban Waste Water Treatment Directive; Urban Waste Water Treatment Directive; Habitats Directive; Biodiversity (BAP);Bathing waters; Freshwater Fish Directive; Groundwater Directive; Shellfish Waters Directive; Sites of Special Scientific Interest; Water Framework Directive; Flows greater than consents; Sludge and the Security and Emergency Measures Directive

with access to 24 mbps broadband, 99% with access to faster broadband speeds and every property with access to at least 2mbps.

4 Services funded through other mechanisms - Part Three

5 Implementation, monitoring and funding - Part Four

The Funding and Delivery of Infrastructure

5.1 The funding and delivery of infrastructure is an increasingly important component of planning for future growth and the delivery of sustainable communities. It is important to ensure that the provision of infrastructure is delivered so that it meets future needs without putting undue strain on local infrastructure, facilities and services which are often already constrained and stretched. In the past, the provision of infrastructure was subject to Government spending rounds and national priorities, competition for resources across the County and the ability to negotiate at a local level with developers on planning applications. This often made it difficult to plan and deliver infrastructure when required, leading to a legacy of long delayed infrastructure improvements, a deficit of provision and stretched and poorly performing services.

5.2 The Government has sought to address issues regarding infrastructure provision, through the planning system, with a focus on infrastructure delivery. This focus continues through the policies of the Wealden District Council Core Strategy Local Plan and the Strategic Sites Plan. This focus on infrastructure planning requires greater co-ordination between local planning authorities, county councils, town and parish councils, key agencies and infrastructure providers, to gain a better understanding of the future infrastructure required to accommodate growth, the optimum timing for the provision of improved or new infrastructure, the costs associated with that infrastructure and the potential funding sources.

The requirement to produce an IDP

5.3 The requirement to produce an Infrastructure Delivery Plan to support Local Plans has been established over recent years. The intention in establishing IDP's was to demonstrate that the plans were 'sound' and capable of being 'delivered' in accordance with the principles of sustainable development, with the IDP providing a means to highlight infrastructure requirements and provide a framework to monitor the delivery of infrastructure. The Infrastructure Delivery Plan therefore is a 'living document' which will be updated as the 'Wealden District Local Plan' progresses from the Core Strategy through subsequent detailed Local Plan documents and the Wealden Local Plan review, and will act as a linking element between them.

5.4 However, the requirements for infrastructure, the funding available and the funding that can be negotiated through development agreements varies considerably across the Country, across the County and within the District. This is due to geographic, historical, demographic, as well as national and local economic factors which influence viability. Infrastructure planning has shown in recent years that the requirements and costs of infrastructure are often greater than the funding that can reasonably be negotiated through development towards provision whilst maintaining development viability, and has often led to re-negotiation of legal agreements and delays in the implementation of essential infrastructure whilst sufficient funding is gathered to enable schemes to go forward. These factors cause general frustration amongst the local community regarding the timescale for the provision of 'promised' services and improvements .

The introduction of the Community Infrastructure Levy

5.5 To address issues regarding the delivery of infrastructure, Central Government enacted regulations in 2010 (as amended) which fundamentally change the way developer contributions will operate. The Regulations mean that planning obligations through Section 106 contributions will be scaled back in favour of a Community Infrastructure Levy (CIL), from April 2015[(40)], and will cover mainly site specific obligations and affordable housing.

5.6 The Regulations also rule out the use of tariff based approaches and will restrict the 'pooling' of Section 106 contributions to deliver any particular piece of infrastructure to five obligations. [(41)]Reducing and restricting the use of Section 106 development obligations in favour of a levy based on new development floor space and development viability is aimed at securing essential infrastructure more effectively. In February 2014 amended CIL Regulations were published alongside updated Statutory Guidance. These amendments introduced a number of circumstances where development would be classified as exempt from CIL (including self- build). Where developments are classified as CIL exempt, more than 5 planning obligations can be pooled.

5.7 CIL is intended as a contribution towards infrastructure and in effect a 'top up' to other funding sources. However, there may be occasions where items of infrastructure may be funded in whole by CIL or may be 'front loaded' (i.e. CIL funding is provided towards the early provision of infrastructure, ahead of other known funding becoming available). In addition CIL is a central fund of money collected from development. This means that CIL collected from development in one area may be used in relation to infrastructure required in another area, to enable development to be delivered across the District in a sustainable way to address local needs, or indeed to fund infrastructure in other Local Authority areas, where there are cross boundary requirements and impacts.

5.8 This IDP focuses on the strategic and critical infrastructure required to support the Wealden Core Strategy Local Plan and the specific infrastructure that is required to support the Strategic Sites Local Plan. The IDP also supports evidence of the infrastructure funding gap which is required to demonstrate the need for the charges that may be applied through the Community Infrastructure Levy Charging Schedule (CIL).

Viability

5.9 CIL is a levy that is calculated as a charge per square metre of net additional floor space, subject to viability testing. Providing that development of a certain type, for example, residential, employment or retail, can be shown to be viable in the main (but not necessarily on every site within the District) CIL can be set as a charge. CIL rates must be set based on economic viability alone and cannot be used to promote policy aspirations, for example, setting a zero charge for retail and commercial development to support the regeneration of town centres.

40 In April 2013, the Minister for Planning, Nick Boles announced proposals to extend the time period for the introduction of CIL and scaling back of Section 106 agreements until April 2015.

41 The pooling of Section 106 funds will come into effect from 1st April 2015 but will relate to Section 106 agreements that have been in place from April 2010

5.10 Similarly CIL cannot be set a disproportionately high rate for specific types of development in an attempt to discourage development which may be considered unpopular or locally contentious, such as betting shops or fast food takeaways. CIL charging is not restricted to larger developments, as was the case with many Section 106 Obligations, but applies to all development where a CIL charge has been set, resulting in net increases in floor space where a Charge will be levied.

5.11 Viability assessment work was undertaken by consultants on behalf of Wealden District Council in preparation for the production for the CIL Charging Schedule **(42)** demonstrated that CIL was viable for residential and commercial uses but not for industrial or a range of other potential developments tested. A Charge for these two uses only therefore, was deemed appropriate and viable for Wealden. The viability assessment calculations carried out for the Strategic Sites included consideration of costs of site specific Section 106 items which may be required as part of the development of each site.

5.12 CIL can also be charged at different rates for the same types of development in different parts of a District to reflect local variations in viability. In assessing viability across the District, three geographically based zones/rates have been proposed for residential development, and two charges in relation to retail (convenience and comparison retail) to reflect these differences in viability across the District.

5.13 CIL is a non negotiable levy that is set by the Charging Authority – in this case Wealden District Council. The levy must be firmly based on the viability assessment underpinning the CIL charge. However, to allow for market fluctuations over time and the range within which any rate may be set, it is recommended that the charge is not set at the margins of viability. These aspects were taken into account in setting the CIL charges proposed through the CIL Charging Schedule.

The CIL Charging Schedule

5.14 The Charging Schedule has been subject to four rounds of consultation between August 2012 and October 2014. The first stage of consultation on the Preliminary Draft Charging Schedule took place in the August/September 2012. The second round of consultation on the Draft CIL Charging Schedule took place alongside the consultation of the Strategic Sites Local Plan in June/July 2013. In October 2013, it was agreed that a further round of consultation be carried out on an Amended Draft Charging Schedule. This consultation took place between December 2013 and February 2014. A further viability refresh was undertaken by Peter Brett Associates in July/August 2014. This led to amendments to the Charging Schedule and Zones. A further six week consultation between September and October 2014 prior to submission to the Secretary of State in March 2015. It is anticipated that the CIL Examination and subsequent adoption by the Local Authority will take by the Autumn of 2015. Once adopted, the CIL levy may be altered but would be subject to a new round of viability testing, consultation and examination.

42 'The Wealden District Council CIL Viability Testing - Evidence Base refresh' - August 2014, undertaken on behalf of the Council by Peter Brett Associates (Formerly Roger Tym and Partners) forms a background document to the CIL Charging Schedule.

The Regulation 123 List

5.15 The final Charging Schedule will be accompanied by what is known as the Regulation 123 list (under Regulation 123 of the CIL Regulations 2010) which outlines the types of infrastructure which may be funded in whole or in part through CIL. Statutory guidance published on 14th December 2012 confirmed that Regulation 123 lists should form part of the Charging Schedule and as a consequence will also be subject to Examination in Public. In addition, more attention is being paid through recent CIL Examinations to infrastructure items which may be considered site specific and qualify as suitable elements for the scaled back Section 106 obligations. This is to ensure that there is clarity in the funding of infrastructure. The Regulation 123 list may only be amended through the same process of amendment as the Charging Schedule.

5.16 Decision on the priorities for infrastructure that will receive funding through the Regulation 123 list will be made at a local level, by the Charging Authority. However, in Wealden the Hailsham Town Council are engaged in decisions regarding the highway and transportation interventions proposed through the 'Movement and Access Strategy of Hailsham and Hellingly'[43] outlined in Part One of this IDP.

Instalments Policy

5.17 The CIL Regulations also enable Charging Authorities to adopt instalment policies to allow developers to pay CIL charged on development on a phased basis. The instalments policy proposed by Wealden District Council is included in the CIL Charging Schedule. This will come into effect once the CIL is adopted. The instalments policy will ensure that the burden of infrastructure funding does not stall developments through requiring all of the CIL funding to be paid at the start of construction and ensures that a CIL funding stream is maintained to fund infrastructure throughout the plan period.

The 'meaningful proportion' to local communities

5.18 Alongside the Government's announcement regarding the introduction of CIL in 2010, the Secretary of State announced that a 'meaningful proportion' of CIL receipts would be passed onto the local communities where development was proposed. In 'The Community Infrastructure Levy (Amendment) Regulations 2013', the Government confirmed that the 'meaningful proportion' in areas where there would be development would be 25% of CIL receipts where a Neighbourhood Plan[44] or a neighbourhood development order[45] is in place. This means that the Neighbourhood plan needs to be adopted as a plan for that area, before any planning application which would provide CIL contributions is made. In areas not covered by a Neighbourhood Plan , but where development is proposed through the Local Plan, the 'meaningful proportion' is 15% of CIL receipts. [46] Paragraph 59C of the 2013 Regulations stipulates how this money may be used and states:

43 The Hailsham and Hellingly Access and Movement Strategy (MASHH) - November 2012.
44 Neighbourhood Development Plan - has the same meaning as in section 38A of the Planning and Compulsory Purchase Act 2004, and paragraph 7 of Schedule 9 to the Localism Act 2011.
45 Included in Paragraph 59A (3) of The Community Infrastructure Levy (Amendment) Regulations 2013
46 Included in Paragraph 59A (5) of The Community Infrastructure Levy (Amendment) Regulations 2013

'A local council must use CIL receipts passed to it in accordance with regulation 59A or 59B to support the development of the local council's area, or any part of that area, by funding—

(a) the provision, improvement, replacement, operation or maintenance of infrastructure; or

(b) anything else that is concerned with addressing the demands that development places on an area.'

5.19 Neighbourhood plans can be prepared by a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area. Currently Maresfield, Hestmonceux and Hartfield Parish Councils within Wealden District are progressing Neighbourhood Plans within their areas, and Crowborough and Uckfield Town Council's have a designated Neighbourhood Plan area. These plans will set out proposals in relation to the development and use of land within the whole or part of the neighbourhood area specified, and will be subject to consultation, examination and a referendum, before being adopted. Once adopted, Neighbourhood plans will form part of the Wealden District Council's Local Plan.

5.20 Many infrastructure items included in this IDP, particularly the critical and strategic infrastructure items outlined in Part One and in Schedule A of Appendix A, will generally be funded through a combination of Government or other funding, existing Section 106 development contributions (where appropriate) and CIL funding.

5.21 Infrastructure items which are more local and specific to the delivery of the Strategic Sites Local Plan, have been identified as being funded primarily through Section 106 developer obligations and other funding, but will not be funded through CIL are outlined in Part Two and Schedule B of Appendix A.

5.22 There are elements of infrastructure and service provision, such as rail, hospital, utility and emergency services which are important to the day to day living but are funded through sources other than through CIL or development contributions. Part three of this IDP and Schedule C of Appendix A, includes this type of infrastructure provision, to complete the picture of new infrastructure or improvements/initiatives being advanced in these areas.

On-going monitoring and review

5.23 The IDP is a 'living document' and is designed to be updated and reviewed on a regular basis. The development of the Wealden District Plan will enable this updating and review to be carried out in association with the various component parts of the document.[47]

47 Component parts refers to the Wealden District Core Strategy Local Plan – February 2013 and The Strategic Sites Local Plan (adoption anticipated 2015)

5.24 A review of the Core Strategy, known as The Wealden Local Plan review is currently underway. This will involve a thorough review and update of the IDP, alongside other background documents, in accordance with the Local Development Scheme (LDS) and any subsequent revisions. Progress regarding all Local Plan documents will also form part of the Council's Annual Monitoring and Review document.

5.25 In addition, the IDP is an important background document to the Council's CIL Charging Schedule. It is anticipated that the CIL Charging Schedule will be submitted to the Secretary of State in the Spring of 2015. Following Examination and any amendments required by the Inspector, the CIL will be adopted by the Council to support the delivery of infrastructure. The CIL charging schedule will include the all important Regulation123 list [(48)], which will list infrastructure which may be wholly or partly provided through CIL receipts. The CIL document will also include and a list of infrastructure that will be provided through Site Specific Section 106 developer obligations[(49)]. It will be important to distinguish infrastructure being funded through each funding mechanisms, to ensure that there is clarity, to ensure that infrastructure is not effectively being paid for twice (known as 'double dipping') and to use available resources efficiently. These lists, together with the IDP will enable the Charging Authority and local communities to prioritise how available funding will be used. The IDP as a 'living document' will help to track the progress re infrastructure delivery, in highlighting the criticality of the infrastructure, the status of schemes, the tracking the availability of funding from different sources, over time.

5.26 The CIL Regulations 2010[(50)] outline the processes involved in the application and administration of CIL. This includes the development of systems and processes which will assist in the calculation of CIL payable on appropriate development and establishing when CIL will be payable for development, in accordance with the instalments policy that will be adopted as part of CIL. The instalments policy will be based on trigger dates which occur at different intervals after the commencement of development, depending on the amount of CIL payable. Once CIL is in place, these systems will need to record and monitor on day to day basis, what funding is coming in and the residue of funding expected.

5.27 In addition, once sufficient funding is available, this will need to be forwarded to the infrastructure provider to secure the required improvements or facility. Systems will be established to monitor this process and the progress of infrastructure provision at different stages.

5.28 The CIL regulations 2010[(51)], require the Charging Authority and Local Town and Parish Council's or neighbourhoods in receipt of funding through CIL (the 'meaningful proportion')[(52)]) to produce an Annual Report which outlines how much CIL has been collected and spent each year, and what it has been spent on. This information will also be used to update the IDP and to ensure that it accurately reflects the delivery of infrastructure to support the Local Plan. The IDP will also reflect and record progress on infrastructure secured through the scaled back Section 106 funding. The IDP therefore

48 Regulation 123 of the CIL Regulations 2010.
49 Regulation 122 of the CIL Regulations 2010.
50 The Community Infrastructure Levy England and Wales, the Community Infrastructure Levy Regulations 2010. HM Government
51 Section 62 of the Community Infrastructure Levy Regulations 2010.
52 Section 62A of The Community Infrastructure Levy (Amendment) Regulations 2013

should develop into a document that records infrastructure delivery, which is tied into the main sources of funding available.

The next steps

5.29 This IDP is a background document to the CIL Charging Schedule submission. CIL has been subjected to four rounds of public consultation. The final consultation on on the Council's Draft CIL Charging Schedule took place in October/November 2014.

5.30 Following consultation on the Strategic Sites Local Plan the consultation responses were be analysed and the IDP document amended where required prior to submission to the Secretary of State for his consideration. Examination in Public of the Strategic Sites Local Plan took place in June 2014 and adoption is anticipated later in 2014. Minor amendments were made to this IDP, as a result of further information received from Infrastructure providers as part of the consultation process on the Strategic Sites Local Plan and consultation on the Draft CIL Charging Schedule, to update the document to support the submission of the CIL Charging Schedule. This is part of the process of updating and developing the IDP as a 'living document'.

5.31 The CIL Charging Schedule will be submitted to the Secretary of State in Spring 2015 with anticipated Examination in the Summer of 2015 and adoption in the Autumn of 2015.

5.32 Refinement and development of the IDP will continue throughout the review and consultation on the Wealden Local Plan document during 2015 and 2016. At the same time, WDC in conjunction with ESCC is developing an action plan, known as 'The Road Map' for delivery which will provide the project management required to ensure the delivery of the infrastructure required to support growth. It will also be a key tool in the governance and decision making by WDC on CIL priorities.

5.33 The development of the IDP and the Road Map work will be strongly linked to the monitoring, administration and accounting systems that will be developed for CIL. The CIL Regulations require that the Charging Authority produce an annual audit of funding collected and spent through CIL against the items on the CIL Regulation 123 List. The IDP and Road Map will also assist in the decision making on funding priorities, monitoring the progress of development, availability of CIL, Section 106 and other funding, the phasing and delivery of infrastructure and CIL auditing requirements.

5.34 As a 'living document' the IDP and the accompanying Road Map action plan, will also reflect progress in relation to the delivery of the Wealden District Core Strategy Local Plan, will show how CIL and other funding is being accrued and spent, and demonstrate the progress being made re the delivery of the infrastructure required to support growth.

5 Implementation, monitoring and funding - Part Four

Appendix A – Infrastructure Delivery Schedules

Appendix A – Infrastructure Delivery Schedules

Appendix A – Infrastructure Delivery Schedules

Appendix A – Infrastructure Delivery Schedules

Working jointly with East Sussex County Council and other authorities within the County, we have revised the schedules in Appendix A, to make them more consistent county wide, and to help infrastructure providers with our requests for information. The current column references included in the schedules and previous column references used in the Core Strategy IDP (shown in brackets) are:-

- Category Sub Reference (new column to aid ease of reference)
- Service and Issue (previously 'scheme name')
- Output (previously 'planned provision')
- Justification – policy and evidence of need (previously 'further supporting evidence')
- Lead Body and partner bodies (previously 'Lead Agency')
- Cost (if known) (as previously)
- Funding arrangements (as previously)
- Development in the Local Plan which is dependant upon the output (previously 'scheme dependencies')
- Scheme Status (previously 'status of scheme')
- Time frame for delivery of output (previously 'location and timing') which is taken in 5 year tranches to show whether the need is short, medium or long term
    - **Short term <5yrs**
    - **Medium term 5 – 10 yrs.**
    - **Long term > 10 yrs**.
    - **Or Varies**
- Local plan (new item - to improve understanding of importance of issue to the delivery of the Plan) – in terms of :-
    - Importance to strategy
        - **Critical**
        - **Important**
        - **Desirable**
    - Risk to delivery
        - **High**
        - **Medium**
        - **Low**
- Alternatives/other mitigations (previously 'risk and contingency measures') outlining the consequences of delay and any alternative strategies if the infrastructure is not delivered

The infrastructure categories covered in the Schedule are:-

A – Highways and Transportation infrastructure

B – Education Provision (Early Years, Primary, Secondary and Further Education)

C – Health Provision

D – Social and Community Infrastructure

E – Green Infrastructure (Parks, open space and leisure)

F - Public Services (Libraries, Waste Management, Police, Fire and Ambulance services)

G – Utilities (Electricity, Gas, water supply, waste water infrastructure, Telecommunications and Broadband)

H – Flood Protection/defences

In addition, there are now three Schedules to show infrastructure provision across the District, according to the way in which it may be funded. This is to provide greater clarity in relation to funding decisions and to support CIL. The Schedules only include entries under categories A – H above, where relevant.

Schedule A - includes those infrastructure elements which may be wholly or partly funded through CIL. Additional funding secured through Section 106 prior to the adoption of the CIL Charging Schedule (where available and appropriate), Government, County Council or other agency funding, may be used in combination with CIL on projects within Schedule A. Schedule A contains most of the Strategic Infrastructure required to support the Wealden District Core Strategy Local Plan and the Strategic Sites Local Plan.

The inclusion of projects in this Schedule does not signify a commitment from the Council to fund all the projects listed, or the entirety of any one project through CIL. The order in the Schedule does not imply any order of preference for spend.

Schedule B - includes some strategic infrastructure requirements required to support the Wealden District Core Strategy Local Plan and the Strategic Sites Local Plan, which will be funded through Section 106 Developer contributions. It also includes local infrastructure requirements specific to the Strategic Sites, where funding through Section 106/278 obligations will be sought towards the provision of infrastructure.

Schedule C - includes strategic infrastructure provided by others, and which complements the delivery of the Wealden District Council Core Strategy Local Plan and the delivery of sustainable communities. However funding for this infrastructure is currently provided through other funding sources. These infrastructure items will not be funded through CIL or through development obligations.

NB: The category entries in each case are sub referenced in the first column by the Schedule Reference, followed by the Category reference and then the number of the item under the category

For Example, Reference AA1 – refers to Schedule A – Category A - Highways and Transport – Item 1 – which relates to the Strategic Road Network Polegate: Signals at Cophall Roundabout.

Appendix A - Wealden District Council CIL, Core Strategy Local Plan (WDCSLP) and Strategic Sites Local Plan Infrastructure Delivery Schedules to support the CIL Charging Schedule.

Schedule A – Strategic Infrastructure supporting the delivery of the WDCSLP and SSLP which may be funded in whole or in part through CIL[1].

Costs and funding figures correct as of June 2014.

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AA1	**Strategic Road Network** **Polegate[2]** Works to achieve acceptable operating conditions.	**Signals at Cophall Roundabout** Significant strategic capacity-related benefits generally, including improved bus movement. Interdependency between schemes – AA1 AA2, AA3, AA4 and AA5.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies- Hailsham – SHH3 (a), SHH6 (a) Polegate and Willingdon - SPW1, SPW3 (a). SPW6 (a). Stone Cross – SSC3 (a) **Evidence** South Wealden and Eastbourne Transport Study (SWETS) – 2010 (SWETS has identified that increased demand from Wealden and Eastbourne development will require this intervention to increase capacity.) East Sussex Local Transport Plan (LTP) 2011 – 2026	**Lead:** Highways Agency/ ESCC Highways **Partner body:** WDC/EBC	**ESCC costs estimated at Circa £2m** ESCC cost estimate of £2m, includes funding requirement towards Highways Agency maintenance commitments for signals at roundabout. . PMAS document estimates build cost of junction at **£960k** (Para 3.3)	**CIL/Other** Existing Sec 106 contributions, Potential CIL, Potential Section 106 Potential funding from Eastbourne BC Sec 106/CIL Local Growth Fund funding total of £4M secured for 2016/17 for projects under AA1. AA3, AA4 and AA5. **Cross Boundary issue -** Contributions from Eastbourne developments will also need to be included towards works.	Development in the Hailsham & Hellingly and Polegate, Willingdon & Stone Cross areas which are not yet permitted. It will also support built and already committed developments. Development in Eastbourne is also dependent upon these works	**Preliminary Design Scheme** Consultants for ESCC have undertaken design work (Polegate Movement and Access Strategy) for a roundabout signalisation and confirmed that this will provide more efficient operation. It is necessary that this work is in line with the outcomes of the study being undertaken on the Quality Bus Corridor (AA2) to be completed by the end of 2015. Detailed design work commenced in 2014, which will provide more detailed cost estimates. Scheme to be delivered in approximately 2016/17 Outlined scheme in PMAS with preliminary	**Short/Medium term** Works are required before development commences on land at South Polegate and East of Willingdon Delivery will depend on the timing of development coming forward both in terms of need and funding.	**Critical** A large amount of development is dependent upon output to reduce congestion and ensure reliable journey times.	**Medium** Removal of pedestrian crossing on the southern exit would not provide an effective alternative for scheme but catered for by crossing a few metres south. Interface and co-ordination between ESCC and HA, will be required. South East Local Transport Body fund (£4m) allocated from the LTB's local major transport scheme funding allocation towards works in AA1, AA3. AA4 and AA5	**None Identified**

[1] Schedule A sets out those infrastructure projects that Wealden District Council intends will be, or may be, wholly or partly funded by CIL. The inclusion of projects in this Schedule does not signify a commitment from the Council to fund all the projects listed, or the entirety of any one project through CIL. The order in the schedule does not imply any order of preference for spend. Costs and funds indicated are correct as of June 2014.

[2] Polegate schemes shown under sub references AA1, AA3, AA4, AA5 and AA6 include the preliminary costs as shown in the Polegate Movement and Access study – December 2013 and ESCC's estimate of contributions required towards Highways Agency maintenance commitments

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			Polegate - Movement & Access Strategy (PMAS) – December 2013					design cost estimates (Para 3.3)				
AA2	**Primary road network** **Hailsham, Polegate and Eastbourne** Additional accessibility and improved connectivity and accessibility within the South Wealden and Eastbourne area	**Quality Bus Corridor to support Eastbourne - Hailsham express bus service from Hailsham to Eastbourne via Polegate.** Interdependency between schemes – AA1 AA2, AA3, AA4 and AA5. Interdependency also with AA10 - High frequency, limited stop Express bus service between Hailsham and Eastbourne via Polegate	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan Policies (2014) – Hailsham - SHH3 (c), SHH6 (c), Polegate and Willingdon SPW3 (c), SPW6 (c). **Evidence** South Wealden and Eastbourne Transport Study (SWETS) – November 2010. (Identified by SWETS as a critical intervention to mitigate congestion and increase highway capacity) Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012 Polegate Movement and Access Strategy (PMAS) – December 2013 East Sussex Local Transport Plan 2011 -2026	**Lead:** ESCC **Partner bodies:** Commercial Bus Operating Companies WDC EBC Highways Agency	**Estimate Circa £9Million** Subject to findings of the Quality Bus Corridor (QBC) study MASHH estimates that **Circa £9Million** will be required For this scheme. Start up and on-going funding required amounting to hundreds of thousands of pounds with a one off capital costs of £50k in Hailsham - see AA10 - (Para 3.2.4.) (MASHH) May 2012	**CIL/Other funding** Existing Sec106 contributions from Wealden and Eastbourne BC Potential CIL, Local Growth Fund funding total of £2.1M – additional funding will also be available from the £8.6M LGF towards walking and cycling package in South Wealden and Eastbourne Potential ESCC Local Transport capital programme funding	Development in the Hailsham & Hellingly and Polegate, Willingdon & Stone Cross areas which are not yet permitted. It will also support built and already committed developments. Development in Eastbourne is also dependent	**Feasibility/Preliminary Design** Transport Modelling and Preliminary Design work has been undertaken in 2013/14 to be followed by consultation in 2015 and detailed design and implementation to start in approximately 2016/2017 A study was commissioned in 2012 to look at the whole bus route corridor between Hailsham and Eastbourne town centre to identify where improvements are necessary and the costs and benefits. This will build on the work done in SWETS and the Movement and Access Strategy for Hailsham and Hellingly (MASHH) and the Polegate Movement and Access Study (PMAS). The bus corridor study will be completed in 2015.	**Short/Medium term** Timing to be related to schemes A1, A3, A4 & A5 which in turn are related to timing of development coming forward	**Critical** To mitigate congestion resulting from traffic related to development and provide sustainable transport options for development	**Medium** Large scale sustainable transport project crossing local authority boundaries and highways responsibilities will add a level of complexity	**None Identified**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AA3	**Primary road network** **Polegate** Works to provide additional capacity within the South Wealden and Eastbourne area	**Improvements at junctions between** **1) A27 and A22 Golden Jubilee Way Roundabout, and** **2) A22 Golden Jubilee Way and Dittons Road, Roundabout, Polegate** To achieve acceptable operating conditions. Interdependency between schemes – AA1 AA2, AA3, AA4 and AA5.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan Policies (2014) – Hailsham - SHH3(a), SHH6 (a), Polegate and Willingdon SPW3 (a), SPW6 (a). Stone Cross SSC3 (a) **Evidence** South Wealden and Eastbourne Transport Study (SWETS) – November 2010 (Identified by SWETS as necessary to mitigate congestion and increase highway capacity). Polegate Movement and Access Strategy (PMAS) – December 2013 East Sussex Local Transport Plan (LTP) 2011 – 2026 Development in Eastbourne will have cumulative impact on network	**1) Lead:** Highways Agency/ ESCC Highways re A27/A22 **Partners:** WDC EBC **2) Lead:** ESCC Highways re A22/Dittons Road **Partners:** Highways Agency WDC EBC	**ESCC estimate Circa 250k for both** ESCC cost estimate of £250k includes requirement towards Highways Agency maintenance commitments. PMAS document (Para. 3.4) estimates build cost as **£182k** for both - £78k for 1) and £104k for 2)	**CIL/Other** Existing Sec 106 contributions Potential CIL Potential Development contributions from Eastbourne Local Growth Fund funding total of £4M secured for 2016/17 for projects under AA1. AA3, AA4 and AA5. **Cross Boundary issue** – Contributions from Eastbourne developments will also need to be included towards works	Development in the Hailsham & Hellingly and Polegate, Willingdon & Stone Cross areas which is not yet permitted. It will also support built and already committed developments. Development in Eastbourne is also dependent	**Feasibility scheme** **A27/A22** Consultants for ESCC have undertaken feasibility design work (Polegate Movement and Access Strategy - PMAS) for the A22/A27 junction. Land may be required to accommodate a two land entry from the east. Preliminary design work commenced in 2014, which will provide more detailed cost estimates. Schemes to be delivered in approx. 2016/17. **A22/B2247(Dittons Road)** Feasibility design work and costs have been undertaken as part of the Polegate Movement and Access Strategy (PMAS) Preliminary design work commenced in 2014 which will provide more detailed cost estimates. Schemes to be delivered in approx. 2016/17.	**Short/Medium term**	**Critical** A large amount of development is dependent upon the output	**Medium** South East Local Transport Fund (£4m) allocated from the LTB's Local major transport scheme funding allocation towards works in AA1, AA3. AA4 and AA5 Land requirements may add to cost Work on both schemes needs to be fully coordinated and aligned therefore close liaison between the HA and ESCC is very important as the A22/Golden Jubilee Way and Dittons Road are part of the East Sussex Network and the A22/A27 form part of the HA Network.	**None Identified**
AA4	**Primary road network** **Polegate** Works to provide additional capacity within the South Wealden and Eastbourne area	**Junction Improvements at A22/ A27/ A2270 intersection** To achieve acceptable operating conditions. Interdependency between schemes – AA1 AA2, AA3, AA4 and AA5.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan Policies (2014) – Hailsham - SHH3 (a), SHH6 (a), Polegate and Willingdon - SPW3 (a), SPW6 (a). Stone Cross - SSC3 (a) **Evidence** PMAS	**Lead:** Highways Agency **Partners:** ESCC WDC EBC	**ESCC estimate Circa £2.M** ESCC estimated costs include requirement towards Highways Agency maintenance commitments for the signals at the junction.	**CIL/Other** Existing Sec 106 contributions Potential CIL, Local Growth Fund funding total of £4M secured for 2016/17 for projects under AA1. AA3, AA4 and AA5.	Development in the Hailsham & Hellingly and Polegate, Willingdon & Stone Cross areas which is not yet permitted. It will also support built and already committed developments. Development in Eastbourne is also	**Feasibility Scheme** The Polegate Movement and Access strategy completed in December 2013 has identified two feasibility design options and costs for improvements necessary to support the development. It is necessary that this work is in line with the outcomes of the study being undertaken on the Quality Bus Corridor	**Short/Medium Term** Detailed design stage will be dependent on the outcome of the Bus Corridor Study to be completed in 2014 and may impact upon timetable.	**Critical** A large amount of development is dependent on this output	**Medium** Liaison between HA and ESCC required The timeframe for Quality Bus Corridor could impact upon the delivery of this scheme Local objections to changed operations and	**None Identified**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			South Wealden and Eastbourne Transport Study (SWETS)- November 2010 (Identified by SWETS transport modelling of development scenarios as necessary to mitigate congestion and increase highway capacity). Polegate Movement and Access Strategy (PMAS) – December 2013 East Sussex Local Transport Plan (LTP) 2011 – 2026 Development in Eastbourne will have cumulative impact on the network.		document (Para 3.1) estimates build costs between **£1.39m and £1.48m**.	Potential Development contributions from Eastbourne **Cross Boundary issue -** Contributions from Eastbourne developments will also need to be included towards works	dependent upon the outcome.	(AA2) to be completed by the end of 2015**.** Preliminary design work commenced in 2014 which will provide more detailed cost estimates to be delivered in approx. 2016/17			priorities could be an issue. South East Local Transport Fund (£4m) allocated from the LTB's local major transport scheme funding allocation towards works in AA1, AA3. AA4 and AA5	
AA5	**Primary road network** **Polegate** Works to provide additional capacity	**Junction improvements at the A2270 with Polegate High Street and Wannock Road.** To achieve acceptable operating conditions. Of particular benefit to the Strategic site allocation at Land South of Polegate and East of Willingdon Interdependency between schemes – AA1 AA2, AA3, AA4 and AA5.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (a), SHH6 (a), Polegate and Willingdon - SPW3 (a), SPW6 (a) **Evidence** South Wealden and Eastbourne Transport Study (SWETS) – November 2010 (Identified by transport modelling of development scenarios as necessary to mitigate congestion and improve capacity). Polegate Movement and Access Strategy (PMAS) – November 2013	**Lead:** ESCC **Partner:** WDC	**ESCC estimate Circa £1M** ESCC estimated costs include requirement towards maintenance commitments of traffic signals at junction. PMAS document (Para 3.2) estimated build costs as **£710k.**	**CIL/Other funding** Existing Sec106 contributions Potential CIL, Potential Development contributions from Eastbourne Borough Council developments Local Growth Fund funding total of £4M secured for 2016/17 for projects under AA1. AA3, AA4 and AA5. Potential funding from ESCC Local Transport capital programme	Development in the Polegate, and Willingdon area which is not yet permitted. It will also support built and already committed developments.	**Feasibility Scheme** The Polegate Movement and Access Strategy completed in December 2013 has identified two feasibility design options and costs to support development. It is necessary that this work is in line with the outcomes of the study being undertaken on the Quality Bus Corridor (AA2) to be completed in 2015. Preliminary design work commenced in 2014 which will provide more detailed cost estimates. Scheme to be delivered in approx. 2016/17.	**Medium Term** Should be implemented alongside scheme A A1 and AA4 depending on timing of development coming forward.	**Critical** A large amount of development is dependent upon output	**Medium** Options for solution are limited as land is constrained The timeframe for Quality Bus Corridor could impact upon the delivery of this scheme South East Local Transport Fund (£4) allocated from the LTB's Local major transport scheme funding allocation towards works in AA1, AA3. AA4 and AA5	**None Identified**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			East Sussex Local Transport Plan (LTP) 2011 – 2026 Development in Eastbourne will have a cumulative impact on the network									
AA6	**Primary Road Network** **Stone Cross** Works to Provide additional capacity	**Lion Hill, Rattle Road, Hailsham Road and Dittons Road, signalised junction** To achieve acceptable operating conditions. Of particular benefit to development in the Stone Cross area	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan Policies (2014) – Hailsham - SHH3 (a), SHH6 (a), Polegate and Willingdon SPW3 (a), SPW6 (a). Stone Cross - SSC3 (a) **Evidence** South Wealden and Eastbourne Transport Study (SWETS)-November 2010 (Identified by SWETS transport modelling of development scenarios as necessary to mitigate congestion and increase highway capacity in the local and wider network). Polegate Movement and Access Strategy (PMAS) – December 2013 East Sussex Local Transport Plan (LTP) 2011 – 2026	**Lead:** ESCC **Partner:** WDC	**ESCC estimate Circa £140k** ESCC cost estimates includes requirement towards maintenance commitments of traffic signals at junction. PMAS document (Para 3.6) estimated build costs as **£70k.**	**CIL/Other funding** Potential Sec 106 contributions Potential CIL, Potential funding from ESCC Local Transport Capital programme	Development in the Stone Cross area which is not yet permitted. It will also support development in the Hailsham & Hellingly and Polegate, &Willingdon areas which is not yet permitted. It will also support built and already committed developments.	**Concept Scheme** Outlined in PMAS with preliminary design cost estimates (Para 3.6)	**Medium Term**	**Critical**	**Medium**	**None Identified**
AA7	**Primary road network** **Hailsham** Works to provide additional capacity	**Hailsham – All Movement junction at A22/Hempstead Lane and A22 replacing the current limited** movement junction To achieve acceptable	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (a), SHH6 (a)	**Lead:** ESCC **Partner:** WDC	**Circa £670k** Para 3.2.1 (MASHH)	**CIL/Other Funding** Potential Sec 106 contributions – secured through developments on Hailsham North strategic site. (WD/2013/0637 and WD/2013	All development in the south of the district which is not yet permitted particularly that in and around Hailsham It will also support built and already committed	**Preliminary Design** Outlined in MASHH with preliminary design cost estimates (Para 3.2.1) Consultation on initial proposals for a roundabout at A22/ Hempstead Lane in the	**Medium Term** Should be delivered 1) before the Hellingly hospital site is completed 2) as soon after the Welbury, Woodholm and Woodside Farm	**Critical** A large amount of development is dependent upon output	**Low** Land is available Local objections could be an issue.	**None Identified**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		operating conditions.	**Evidence** South Wealden and Eastbourne Transport Study (SWETS) - November 2010. Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012 (MASHH Study shows that this scheme is essential to relieve existing pressures at Boship roundabout, A271 and Gleneagles Drive which will be exacerbated by developments coming forward.) East Sussex Local Transport Plan (LTP) 2011 – 2026			1294) Potential CIL Potential funding from ESCC Local Transport capital programme	developments.	Summer of 2014. Detailed design will be dependent on the outcomes of the consultation and the implementation of works on the relevant North Hailsham site – further design work could commence in 2014/15 with implementation post 2015/16.	developments are completed as possible and 3) before the commencement of development at the strategic sites in north and east Hailsham			
AA8	**Primary road network** **Hailsham** Works to provide additional capacity, improved accessibility and safety	**Provision of a roundabout to replace junctions of South Road, Diplocks Way and Ersham Road** This is complementary to the provision of a signalisation of the junction of South and Western Roads. (See Scheme AA9)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WCS7. Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (a), SHH6 (a). Polegate and Willingdon - SPW 3 (c), SPW 6 (c) Stone Cross – SSC 3 (a). **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010. Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012. East Sussex Local Transport Plan (LTP) 2011 – 2026.	**Lead:** ESCC **Partner:** WDC	**Circa £520k** Para 3.2.2 (MASHH)	**CIL/Other Funding** Existing Sec 106 contributions Potential Sec 106 contributions Potential CIL, Potential funding from ESCC Local Transport capital programme.	All development in and around Hailsham Development in Polegate, Willingdon and Stone Cross will also benefit	**Preliminary Design** Outlined in MASHH with preliminary design cost estimates (Para 3.2.2) Consultation on initial proposals for a roundabout at the South Road, Diplocks Way and Ersham Rd junction in the Summer of 2014. Detailed design will be dependent on the outcomes of the consultation – could commence in 2014/15 with implementation post 2015/16.	**Medium**	**Critical** A large amount of development in Hailsham is dependent upon output A high priority scheme in MASHH in achieving objectives.	**Medium** Co-ordination required with other interrelated schemes particularly schemes AA2 and AA9. Acquisition of land could be an issue.	Intense Smarter Choice work to reduce the number of trips by car could have some impact.

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan** **Importance to Strategy** **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AA9	**Primary road network** **Hailsham** Works to provide additional capacity.	**Hailsham – signalisation of the junction of South and Western Roads** This is complementary to the provision of a roundabout at South Rd, Diplocks Way and Ersham Rd (See Scheme AA8)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (a), SHH6 (a) **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010. Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012. East Sussex Local Transport Plan (LTP) 2011 – 2026.	**Lead:** ESCC **Partner:** WDC	**Circa £90k** Para 3.2.3 (MASHH)	**CIL/Other Funding** Existing Sec 106 Development contributions Potential Sec 106 contributions Potential CIL, Potential funding from ESCC Local Transport capital programme.	All development in and around Hailsham particularly the Welbury, Woodholm and Woodside Farm developments currently under construction and all future development in north and east Hailsham.	**Concept Scheme** Outlined in MASHH with preliminary design cost estimates (3.2.3). Proposals will be incorporated into the Hailsham Town Centre consultation being held in the Summer of 2014. Detailed design will be dependant on the outcomes of the consultation but could commence in 2014/15 with Implementation in 2016/17.	**Medium** As soon as practicable but not later than:- 1. the provision of a consolidated junction to replace the existing junctions of South Rd with Diplocks Way and Ersham Rd (See AA8) or 2. Significant new development in north, east or central Hailsham.	**Critical** A large amount of development in Hailsham is dependent upon the output A high priority scheme in MASHH in achieving objectives.	**Medium** Co-ordination required with other interrelated schemes, particularly Scheme AA8 above.	**None Identified**
AA 10	**Improved connectivity via public transport** Eastbourne, Polegate, Hailsham	**High frequency, limited stop Express bus service between Hailsham and Eastbourne via Polegate** Interdependency with Scheme AA2 (which also has interdependencies with Schemes AA1, AA3, AA4 and AA5).	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (c), SHH6 (c), Polegate and Willingdon - SPW3 (c), SPW6 (c) **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010 Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012 East Sussex Local Transport Plan (LTP) 2011 – 2026	Lead: ESCC **Partner bodies:** Commercial Bus Operating Companies WDC EBC	**Circa £50k** Para 3.2.4. (MASHH) Subject to findings of the QBC study (See AA2) MASHH estimates that Circa £1Million will be required for this scheme. Start up - one off capital costs of £50k in Hailsham - and on-going funding required amounting to hundreds of thousands of pounds. ESCC estimate Approx.	**CIL/Other funding** Existing Sec 106 contributions Potential CIL, Potential Sec 106 contributions from Eastbourne BC Potential funding from ESCC Local Transport capital programme Commercial Bus Operating Companies **Cross Boundary issue** - Contributions from Eastbourne developments will also need to be included towards works and	All development in Hailsham particularly development in the north and east and in the town centre. Development in and around Polegate and Willingdon Development in Eastbourne will also be supported	**Feasibility/Preliminary Design** Transport modelling and preliminary design work has been undertaken in 2013/14 to be followed by consultation in 2014/15 and detailed design and implementation commencing approx. 2015/16 A study commenced in 2012 to look at the whole bus route corridor between Hailsham and Eastbourne Town Centre to identify where improvements are necessary and the costs and benefits. This work will build on the work done in the SWETS and the Movement and Access Study for Hailsham and Hellingly (MASHH) and the	**Medium** To be in place before occupation of developments begins but after schemes to relieve congestion at South Rd, Diplocks Way and Ersham Rd (See AA8)) and Cophall roundabout (See AA1) are complete.	**Critical** Large amounts of development in the south Wealden and Eastbourne are dependent on this scheme.	**Medium** Potential difficulty in achieving political consensus on recommendations of Bus Corridor study could impact on ability to implement service.	**None Identified**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			‘Hailsham to Eastbourne Sustainable Transport Corridor Study’ (aka QBC - the Quality Bus Corridor – See AA2) currently being undertaken by Amey on behalf of ESCC – scheduled for completion in 2014. This scheme is essential to accommodate planned development with public transport and will be significant in reducing congestion on the local road network.		requirement for £420,000 per annum for minimum of 5 years (£140,000 per bus per annum)	provision		Polegate Movement and Access Study (PMAS). The Bus Corridor Study will be completed in 2015.				
AA 11	**Improved efficiency of the road network** **Hailsham** Works to improve accessibility and connectivity including improved signing to avoid inefficient routeing into and through the town.	**Hailsham - Strategic and local tactical signing improvements** Interdependency with scheme AA12	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WDC7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (b), SHH6 (b) **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010 Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012 ‘Hailsham to Eastbourne Sustainable Transport Corridor Study’ (aka QBC - the Quality Bus Corridor) currently being undertaken by Amey on behalf of ESCC – scheduled for completion in 2014.	**Lead:** ESCC **Partner:** WDC	**Circa £80,000** Para 3.25 (MASHH)	**CIL/Other funding** Existing Sec 106 contributions Allocated ESCC Funding (Local Transport capital Programme) Potential Sec 106 contributions Potential CIL	All development in and around Hailsham and Hellingly All development in the south of Wealden will benefit	**Preliminary Design** Proposals will be incorporated into the Hailsham Town Centre improvements consultation being held in the Summer of 2014. Funding allocated in the 2013/14 ESCC Local Transport Capital programme used to fund feasibility and preliminary design work.	**Short/Medium**	**Critical** Interdependence with Scheme AA12.	**Low**	**None Identified**
AA 12	**Primary and local road network** **Hailsham**	**Hailsham - Town centre pedestrian and public realm improvements** High St,	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WDC7	**Lead:** ESCC **Partner:** WDC	**Circa £1.235 Million** MASHH Estimates	**CIL/Other funding** Existing Sec 106 contributions	All development in and around Hailsham and Hellingly	**Preliminary Design** Proposals for Hailsham Town Centre being consulted upon in the Summer of 2015.	**Short/Medium** See scheme status.	**Critical** A large amount of development is dependent	**Low**	**None Identified**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
	Works to provide access for pedestrians and cyclists and improvements to the public realm. Remodelling of the town centre to accommodate growth from development and improve viability of local economy.	George St, North St, Junction of London Rd, High St, and Finger posts and locality maps , Interdependencies with Scheme AA11	Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (b), SHH6 (b), **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010 Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012		High St, (Para 3.2.6.2) £540k George St, (Para 3.2.6.3) £230k North St, (Para 3.2.6.4) £45k Junction of London Rd, High St (Para 3.2.6.5) £400k (middle of range given) Finger posts and locality maps (Para 3.2.6.6.) £20k	Potential Sec 106 contributions Allocated ESCC Funding (Local Transport capital Programme) (See AA11) Potential CIL,		Detailed design will be dependant on the outcomes of consultation but scheme could commence in 2015 with completion late 2015/16.		upon this scheme. Interdependent with Scheme AA11 above		
AA 13	**Primary and local road network** **Hailsham** Important Local Interventions to assist accessibility and safety	**Hailsham various** 1) Improved footways on Hawks Road & connecting roads & pull off bays adjacent to school. 2) Direct connection to the Cuckoo Trail from the Community College. 3) Zebra crossing over London Road just north of Grovelands Road (or near Ambulance Station). 4) Zebra crossing on London Road on eastern side of bridge over the Cuckoo Trail. 5) Southern access to Cuckoo Trail from London Road on eastern side of bridge over trails. 6) Provision of improved footways either side of and over the A267 at Boship	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WDC7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (b), SHH6 (b), **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010 Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012	**Lead:** ESCC	**Circa between £362k and £507k rounded**. Para 3.3 (MASHH) Estimates 1) between £85k and £230k depending on the nature and extent of the works – funding and/or implementation secured through S 106. On WD/2013/1294 2) circa £2k 3) circa £20k 4) circa £20k 5) circa £130k 6) circa £60k secured through S 106 agreement on WD/2013/1294	**CIL/Other funding** Existing Sec 106 contributions Potential Sec 106 contributions Potential CIL,	All development in and around Hailsham and Hellingly	**Concept Scheme** Basic feasibility carried out as part of MASHH with preliminary cost estimates	**Not known** Dependent upon timing and phasing of other Hailsham works and timing and phasing of development	**Important**	**Low**	**None identified**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		Roundabout. 7) Provision of continuous footway on the southern side of the A271 between spinney cottage' and London Road junction.			7) circa £45k							
AA 14	**Primary and local road network** **Hailsham** Important Local Interventions to Pedestrian and Cycle Infrastructure	**Hailsham various** 1) Pedestrian shelters and cycle storage at White House 2) Primary School Cycle Storage at Marshlands Primary School	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WDC7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (b), SHH6 (b), **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010 Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012	**Lead:** ESCC	**Total Circa £ £12k rounded** Para 3.3 (MASHH) Estimates 1) circa £7k 2) circa £5k	**CIL/Other funding** Existing Sec 106 contributions Potential Sec 106 contributions Potential CIL	All development in and around Hailsham and Hellingly	**Concept Scheme** Outlined in MASHH with preliminary cost estimates (Para 3.3)	**Not known/Varies** Dependent upon timing and phasing of other Hailsham works and timing and phasing of development	**Important**	**Low**	**None identified**
AA 15	**Primary and local road network** **Hailsham** Important Local Interventions to provide Safety improvements	**Hailsham various** 1) Address uncharacteristic section of the A271 between Bell Bank Cottages and Danum Close. 2) Provision of lighting on urban sections of the Cuckoo Trail.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WDC7, Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (b), SHH6 (b), **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010 Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012	**Lead:** ESCC	**Circa Total between £510k and £785k rounded** Para 3.3 (MASHH) Estimates 1) between £35k and £110k depending on the solution chosen 2) between £475k and £675k	**CIL/Other funding** Existing Sec 106 contributions Potential Sec 106 contributions Potential CIL	All development in and around Hailsham and Hellingly	**Concept Scheme** Outlined in MASHH with preliminary cost estimates (Para 3.3)	**Not known/varies** Dependent upon timing and phasing of other Hailsham works and timing and phasing of development	**Important**	**Low**	**None identified**
AA	**Primary road**	**Uckfield Town**	**Objectives and Policy**	**Lead:**	Phase 2 –	**CIL/Other**	All development in	**Detailed design**	**Long term**	**Desirable**	**Low**	Alternative

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
16	**network** **Uckfield** Works to provide additional capacity	**centre traffic management scheme** Phase 2 works – New road and bridge over the railway NB: Phase 1 works included in Schedule B as these will be funded wholly through existing Section 106 contributions	Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield - SUC4 (a) **Evidence** The Uckfield Transport Study 2012: Outcomes of local exhibitions in 2012 and 2013 East Sussex Local Transport Plan 2011 – 2026 Transport modelling of development scenarios identified that intervention crucial to mitigate congestion, improve highway capacity and improve accessibility of town centre.	ESCC Partner bodies: Wealden DC Uckfield TC	estimated to be between **£15Million and £20Million** (Subject to further work and monitoring of Phase 1 works) NB: Phase 1 works included in Schedule B as these will be funded wholly through existing Section 106 contributions	**Funding** Existing Sec 106 contributions, Potential Sec 106 contributions Potential CIL Potential ESCC Funding Potential other funding	the Uckfield area which is not yet permitted. It will also support built and already committed developments.	Phase 1 proposals for the Town Centre were consulted on in spring 2013 and the results published in the summer of 2013. Further detailed design and investigations underway early 2015. Implementation of Phase 1 schemes scheduled to commence 2015/16.					demand management measures (Phase 1 works) could contribute to reduced capacity demand. The need for Phase 2 works is dependant on the success of Phase 1 works.
AA 17	**Bus services** **District Wide**	**New and improved provision** Provision or support of new or improved bus services serving new development	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WDC7 Strategic Sites Local Plan (2014) Policies – Uckfield – SUC4 (d) Hailsham - SHH3 (c), SHH6 (c), Polegate and Willingdon- SPW3 (c), SPW6 (c) Stone Cross – SSC3 (c) Crowborough – SCR12 (c) Frant/edge of T Wells – SFA3 (b) **Evidence** East Sussex Local Transport Plan (LTP) 2011 – 2026	**Lead:** ESCC **Partner bodies:** Bus operating companies	**£140k per annum per bus Approx.** ESCC Estimate	**CIL/Other Funding** Existing Sec 106 contributions Potential Sec 106 contributions Potential CIL	All development at strategic development locations	**Concept Scheme** Further progress dependent on planning applications for individual sites	**Varies** At the time of first occupation for each development	**Critical** To ensure sustainable travel options are available at all development sites	**Medium**	**N/a**
AA 18	**Bus facilities** **District Wide**	**Accessibility improvements**	**Objectives and Policy** Wealden Core Strategy	**Lead:** ESCC	**Not known**	**CIL/Other funding**	All development at strategic development	**Concept Scheme** Further progress	**Varies** At the time of	**Critical** To ensure	**Low**	**N/a**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
	Works to provide improved accessibility	Provision of new or improved DDA compliant bus infrastructure and waiting facilities on current or new routes serving strategic development sites including Real Time Passenger Information signs at key stops e.g. major employment sites The requirement will vary and will be dependent upon existing facilities and infrastructure in the vicinity of the individual sites	Local Plan (2013) policies SPO15 & WDC7 Strategic Sites Local Plan (2014) Policies – Uckfield – SUC4 (d) Hailsham - SHH3 (c), SHH6 (c), Polegate and Willingdon-SPW 3 (c), SPW6 (c) Stone Cross – SSC3 (c) Crowborough – SCR12 (c) Frant/edge of T Wells – SFA3 (b) **Evidence** East Sussex Local Transport Plan (LTP) 2011 – 2026 Increasing ease and attractiveness of public transport will reduce demand for highway space and mitigate congestion resulting from development.	**Partners:** WDC Town and Parish Councils		Existing Sec 106 contributions – Potential Sec 106 contributions Potential CIL Potential funding from ESCC Local Transport Capital programme	locations	dependent on planning for individual sites	construction of each strategic development site	sustainable travel options are available at all development sites		
AA 19	**Community transport service** **District wide** To provide additional capacity, improved accessibility.	**Accessibility improvements** More bus services serving groups with access difficulties where commercial services are not appropriate or available.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield – SUC4 (d) Hailsham - SHH3 (c), SHH6 (c), Polegate and Willingdon-SPW 3 (c), SPW6 (c) Stone Cross – SSC3 (c) Crowborough – SCR12 (c) Frant/edge of T Wells – SFA3 (b) **Evidence** ESCC Bus and Community Transport Strategies 2009 East Sussex Local Transport Plan (LTP) 2011 – 2026	**Lead:** Community bus operators **Partner bodies:** ESCC	**Not known** - further work is required to establish costs	**CIL/Other funding** Existing Section 106 contributions where appropriate Potential CIL	Development would be supported but is not dependent.	**Concept Scheme** Further progress dependent on planning applications for the individual sites	**Varies** Further progress dependent on planning applications for the individual sites	**Important** To ensure access to essential services for all	**Medium**	**N/a**

SCHEDULE A – ITEM A - HIGHWAYS AND TRANSPORTATION												
Sub Ref **AA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AA 20	**Primary Road Network** **Cross boundary** To provide additional capacity in Lewes/ Ringmer	**Capacity Improvements** **Improvements to A26/B2192 junction (Earwig Corner)**	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 **Evidence** Lewes Town Transport Study2011 Local Transport Plan 2011 – 2026 **Interdependency with Scheme AA22**	**Lead:** Developers **Partners:** ESCC, LDC, SDNPA, WDC	**£200 – 300k** (estimate) for traffic signals	**CIL/Other Funding** **Potential:** Development contributions ESCC Local Transport capital programme **Cross Boundary issue –** Contributions from Lewes District and South Downs National Park Authority developments would also contribute towards works.	All development in Ringmer, the North Street Quarter and adjacent Eastgate area in Lewes, and other development in Lewes town centre. Development in Uckfield will also be expected to contribute towards the scheme as it will have an impact on the junction	**Options** Developers of sites in Ringmer & Lewes have agreed in principle to develop and fund the junction improvement Initial design work started 2013/14 to assess traffic signals at junction	**Short** Implementation is critical to allow the development in both Lewes and Ringmer. The timing of delivery will depend on the timing of development coming forward both in terms of need and funding.	**Critical** A large amount of development is dependent upon output to reduce congestion and ensure reliable journey times.	**Medium** Options for solution are limited as land is constrained Still subject to public consultation Co-ordination required with other interrelated schemes ,	Initial feasibility design has been undertaken.
AA 21	**Primary Road Network** **Cross boundary** Lewes Necessary to mitigate congestion and increase highway capacity and prevent use of Church Lane / Mayhew Way / Brooks Rd as alternative to Malling Hill.	**Capacity Improvements** **Improvements to A26 Malling Hill/Church Lane junction.**	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 **Evidence** Lewes Town Transport Study 2011 Local Transport Plan 2011 – 2026 **Interdependency with Scheme AA21**	**Lead:** ESCC, **Partners:** LDC, SDNPA, WDC	**£150k** (estimate) for signals linked with AA21	**CIL/Other Funding** Potential: Development contributions ESCC Local Transport capital programme **Cross Boundary issue -** Contributions from Lewes District and South Downs National Park Authority developments would also contribute towards works.	All development in Ringmer, the North Street Quarter and adjacent Eastgate area in Lewes, and other development in Lewes town centre. Development in Uckfield will also be expected to contribute towards the scheme as it will have an impact on the junction.	**Options** Design work started in 2013/14 to assess traffic signals at junction	**Short** Implementation is critical to allow the development in both Lewes and Ringmer. The timing of delivery will depend on the timing of development coming forward both in terms of need and funding.	**Critical** A large amount of development is dependent upon output to reduce congestion and ensure reliable journey times.	Medium Still subject to public consultation Co-ordination required with other interrelated schemes	None Identified

SCHEDULE A – ITEM B - EDUCATION PROVISION												
Sub Ref **AB**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. concept scheme, Study underway development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AB1	**ESCC - Secondary Education Provision through additional capacity** **Uckfield**	**Uckfield** 400 secondary places (2FE) (11-19 places) through the enlargement of Uckfield Community Technology College	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015& WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield - SUC1, SUC4 (b) **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Uckfield** **ESCC estimate Circa £12Million** (excluding land costs)	**CIL/Other funding** <u>Actual:</u> c £0.23m S106 contributions currently held and a further £0.3M S106 agreed. <u>Potential:</u> Government grant, ESCC capital programme, development contributions from S106 agreements and CIL	**Uckfield** Development in Uckfield area which is not yet permitted It will also support built and already committed developments	**Concept Scheme** ESCC will work with the college to investigate options for providing additional places	**Short term** Places required from 2017/18	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt	**High** Insufficient funding identified through Government grant, contributions from S106 agreements and CIL and the ESCC capital programme to deliver places	Options will be explored in due course if appropriate.
AB2	**ESCC - Secondary Education Provision through additional capacity** **Hailsham**	**Hailsham** 400 secondary places (2 FE) (11-19) through the establishment of new premises on land East of Battle Road and re-modelling of the existing Hailsham Community College premises	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham SHH3, SHH6 **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Hailsham** **ESCC estimate Circa £12Million** (excluding land costs)	**CIL/Other funding** <u>Actual:</u> c £0.53m S106 contributions currently held and further c. £1.4m agreed <u>Potential:</u> Government grant, ESCC capital programme, development contributions from S106 agreements and CIL	**Hailsham** Development in Hailsham area which is not yet permitted It will also support built and already committed developments	**Development of Options** Options are currently being explored through a feasibility study	**Medium term** Places required from 2020/21	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt.	**High** Insufficient funding identified through Government grant, contributions from S106 agreements and CIL and the ESCC capital programme to deliver places	Options are being explored.
AB3	**ESCC - Secondary Education Provision through additional capacity** **Polegate and Willingdon and Stone Cross**	**Polegate and Willingdon** . 150 (1FE) secondary places (11-16) through the enlargement of an existing school in the wider area	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Polegate and Willingdon – SPW3 Stone Cross – SSC3 **Evidence**	**Lead:** ESCC	**Polegate and Willingdon** **ESCC estimate Circa £6Million** (excluding land costs)	**CIL/Other funding** <u>Actual:</u> c £0.3m S106 contributions currently held and further c£0.3m agreed <u>Potential:</u> Government grant, ESCC capital programme,	**Polegate and Willingdon** Development in the Polegate, Willingdon and Stone Cross area which is not yet permitted It will also support built and already committed developments	**Concept Scheme** ESCC will work with secondary schools in the wider area to investigate options for providing additional places	**Medium term** Places required from 2021/22	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from	**High** Insufficient funding identified through Government grant, contributions from S106 agreements and CIL and the ESCC capital programme to	Options will be explored in due course.

SCHEDULE A – ITEM B - EDUCATION PROVISION												
Sub Ref **AB**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. concept scheme, Study underway development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			Education Commissioning Plan 2014-2018 **km**			development contributions from S106 agreements and CIL **Cross Boundary issue -** Contributions from Eastbourne developments may also be required towards Education provision in the South of the District and vice versa				developme nt.	deliver places	
AB4	**FE College Provision for 16-19 year olds**	**Plumpton College** Provision of 130-140 workplaces at Plumpton College, of which 30% (39-42 workplaces) is attributed to Wealden District IDP (see foot note 3)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 **Evidence** Education Commissioning Plan 2014-2018	**Plumpton College**	**Plumpton College** **ESCC Estimate Circa £2M Million** in total of which 30% **(£0.6M)** attributed to Wealden District IDP (see foot note 3)	**CIL/Other funding** Actual: None Potential: Funding would be provided from Government grant and contributions from S106 agreements and CIL	Development in Wealden District which is not yet permitted. It will also support built and already committed developments	**Work in progress** ESCC will work with Plumpton College to investigate options for providing additional workplaces	**Short Term** 30-40 places from 2015/16 (Total provision not just WDC) **Medium Term** 100 places from 2020/21 (Total provision not just WDC)	**Critical** Without the provision of additional capacity there will be insufficient FE College places to meet demand from developme nt	**High** Insufficient funding identified through Government grant and contributions from S106 agreements and CIL to deliver places	Options will be explored in due course
AB5	**ESCC - Primary Education Provision** **Additional Capacity** **Uckfield**	**Uckfield** One form entry (210 places) through the provision of a new school on land in the west of Uckfield (SDA1)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield - SUC 1, SUC3 (d) **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Uckfield** **ESCC estimate Circa £5Million** **Including Early Years facility (AB9)** (excluding land costs)	**CIL/Other funding** Actual: c £0.25M S106 contributions currently held and c £0.2M agreed. Potential: Government grant, ESCC capital programme, development contributions from S106 agreements and CIL	**Uckfield** Development in Uckfield area which is not yet permitted It will also support built and already committed developments	**Work in progress** ESCC is working with Wealden District Council, Uckfield Town Council and the developer on site requirements	**Short term** Places required from 2018/19	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt	**High** Land for new school premises still to be secured. Insufficient funding identified through Government grant, contributions from S106 agreements and CIL and the ESCC capital programme to deliver places	All options are currently being explored

SCHEDULE A – ITEM B - EDUCATION PROVISION												
Sub Ref **AB**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. concept scheme, Study underway development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan** **Importance to Strategy** **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AB6	**ESCC - Primary Education Provision** **Additional Capacity** **Hailsham North**	**Hailsham (North)** Two forms of entry (420 places) through the provision of a new school on land in the north of Hailsham (SDA3)	**Objectives and Policies** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 & SHH4 **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Hailsham** **ESCC estimate Circa £9Million** **Including Early Years facility (AB10)** (excluding land costs)	**CIL/Other funding** <u>Actual:</u> c £0.38 million currently held from S106 contributions further c £4.5m agreed. <u>Potential:</u> Government grant, ESCC capital programme, development contributions from S106 agreements and CIL	**Hailsham** Development in Hailsham area which is not yet permitted It will also support built and already committed developments	**Work in progress** ESCC is working with Wealden District Council and the developer to agree site requirements for the new school premises	**Medium term** Places required from 2020/21	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt.	**High** Insufficient funding identified through Government grant, contributions from S106 agreements and CIL and the ESCC capital programme to deliver additional primary places in the town	Options will be explored in due course.
AB7	**ESCC - Primary Education Provision** **Additional Capacity** **Crowborough**	**Crowborough** If required up to one form of entry (120 places) through expansion of an existing school(s)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Crowborough** **ESCC estimate Circa £5m**	**CIL/Other funding** <u>Actual:</u> c £0.33m S106 contributions currently held <u>Potential:</u> Government grant, ESCC capital programme, development contributions from S106 agreements and CIL	**Crowborough** Development in Crowborough area which is not yet permitted It will also support built and already committed developments	**Concept Scheme** ESCC will work with primary schools in Crowborough to investigate options for providing additional places	**Short term** Places required from 2018/19	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt	**High** Insufficient funding identified through Government grant and S106 and CIL contributions to deliver additional places	All options will be explored in due course.
AB8	**ESCC - Primary Education Provision** **Additional Capacity** **Polegate Willingdon and Stone Cross**	**Polegate and Willingdon** One form of entry (210 places) through the establishment of a new school on land south of Polegate and east of Willingdon	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Polegate and Willingdon – SPW1 & SPW2 (g)	**Lead:** ESCC	**Polegate and Willingdon and Stone Cross** **ESCC estimate Circa £.5Million** **Including**	**CIL/Other funding** <u>Actual:</u> c £0.44m S106 contributions held and further c£3m agreed <u>Potential:</u> Government	**Polegate, Willingdon and Stone Cross** Development in the Polegate, Willingdon and Stone Cross area which is not yet permitted	**Concept Scheme** ESCC will work with primary schools in the wider area to investigate options for providing additional places	**Medium term** Places required from 2019/20	**Critical** Without the provision of additional capacity there will be insufficient school	**High** Land for new school premises still to be secured. Insufficient funding identified through Government	Options will be explored in due course.

SCHEDULE A – ITEM B - EDUCATION PROVISION												
Sub Ref **AB**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. concept scheme, Study underway development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		(SDA4) **or** through expansion of an existing school	Stone Cross – SSC3 **Evidence** Education Commissioning Plan 2014-2018		**Early Years facility (AB11)** (excluding land costs)	grant, ESCC capital programme, development contributions from S106 agreements and CIL **Cross Boundary issue -** Contributions from Eastbourne developments may also be required Education provision in the South of the District and vice versa	It will also support built and already committed developments			places to meet demand from developme nt	grant, contributions from S106 agreements and CIL and the ESCC capital programme to deliver places.	
AB9	**ESCC – Early Years Provision** **Additional Capacity** **Uckfield**	**Uckfield** 30 full-time equivalent places (60 x 15 hour slots) possibly linked to the provision of new primary places on land west of Uckfield	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO5, SP015, & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield - SUC1, SUC3 (d) **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Uckfield** **ESCC estimate Circa £5Million** **Including Primary School (AB5)** (excluding land costs)	**CIL/Other funding** **As AB5 above** Actual: c £0.25M S106 contributions currently held and c £0.2M agreed. Potential: Government grant, ESCC capital programme, development contributions from S106 agreements and CIL	**Uckfield** Development in Uckfield area which is not yet permitted is dependent. It will also support built and already committed developments.	**Work in progress** ESCC is working with Wealden District Council, Uckfield Town Council and the developer on site requirements	**Short term** **As AB5 above** Places required from 2018/19	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt	**High** Land for new school premises still to be secured. Insufficient funding identified through Government grant, contributions from S106 agreements and CIL and the ESCC capital programme to deliver places	All options are currently being explored

SCHEDULE A – ITEM B - EDUCATION PROVISION												
Sub Ref **AB**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. concept scheme, Study underway development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AB10	**ESCC – Early Years Provision** **Additional Capacity** **Hailsham**	**Hailsham** 38 full-time equivalent places linked to the (76 x 15 hour slots) provision of new primary places on land in the north of Hailsham (SDA 3)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO5, SP015, & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham North – SHH4 **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Hailsham** **ESCC estimate Circa £9Million** **Including Primary School (AB6)** (excluding land costs)	**CIL/Other funding** **As AB6 above** Actual: c £0.38 million currently held from S106 contributions further c £4.5m agreed. Potential: Government grant, ESCC capital programme, development contributions from S106 agreements and CIL	**Hailsham** Development in Hailsham area which is not yet permitted It will also support built and already committed developments	**Work in progress** ESCC is working with Wealden District Council and the developer to agree site requirements for the new school premises	**Medium term** **As AB6 above** Places required from 2020/21	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt.	**High** Insufficient funding identified through Government grant, contributions from S106 agreements and CIL and the ESCC capital programme to deliver additional primary places in the town	Options will be explored in due course.
AB11	**ESCC – Early Years Provision** **Additional Capacity** **Polegate, Willingdon, Stone Cross and Hankham**	**Polegate, Willingdon, Stone Cross and Hankham** 38 full-time equivalent places (76 x 15 hour slots) linked to the provision of new primary places on land south of Polegate and east of Willingdon (SDA4)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO5, SP015, & WCS7 Strategic Sites Local Plan (2014) Policies – Polegate and Willingdon – SPW 1 & SPW2 (g) Stone Cross – SSC3 **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Polegate and Willingdon and Stone Cross** **ESCC estimate Circa £.5Million** **Including Primary School (AB8)** (excluding land costs)	**CIL/Other funding** **As AB8 above** Actual: c £0.44m S106 contributions held and further c£3m agreed Potential: Government grant, ESCC capital programme, development contributions from S106 agreements and CIL **Cross Boundary issue -** Contributions from Eastbourne developments may also be required for Education in the South of the District	**Polegate, Willingdon and Stone Cross** Development in the Polegate, Willingdon and Stone Cross area which is not yet permitted It will also support built and already committed developments	**Concept Scheme** ESCC will work with primary schools in the wider area to investigate options for providing additional places	**Medium term** **As AB8 above** Places required from 2019/20	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt	**High** Land for new school premises still to be secured. Insufficient funding identified through Government grant, contributions from S106 agreements and CIL and the ESCC capital programme to deliver places.	All options will be explored in due course

SCHEDULE A - ITEM C - HEALTH CARE PROVISION												
Sub Ref **AC**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AC1	**Local Health Care** High Weald, Lewes and Havens Clinical Commissioning Group (CCG) and Eastbourne, Hailsham and Seaford Clinical Commissioning Group (CCG).	New Primary Health Care provision in the form of GP and Community services will be required within the District to meet the level of growth envisaged through the Wealden District Core Strategy Local Plan. Additional provision will be required in **Hailsham** where an option for a site for Health Care provision up to 1,800 sq m has been negotiated through a S196 agreement on a site to the east of Battle Road. Additional provision will be required in **Polegate** on land identified within the Polegate and Willingdon Site. Further provision in relation to the allocation of growth in relation to Wealden District Core Strategy Local Plan, Strategic Sites Local Plan is currently being explored, and will be further reviewed in relation to subsequent Local Plans and Neighbourhood plans as appropriate.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield –SUC4 Hailsham – SHH3 & SHH6 Polegate and Willingdon – SPW1, SPW2(g) Stone Cross – SSC3 Crowborough - SCR4, SCR8, SCR12 Frant/Edge of T Wells – SFR3 **Evidence** NHS England - Five Year Forward View – October 2014 NHS Eastbourne, Hailsham and Seaford, Clinical Commissioning Group Business Plan 2014 – 2016 – April 2014 NHS Eastbourne, Hailsham and Seaford/ NHS High Weald Lewes and Havens and Hastings and Rother Clinical Commissioning Groups - 5 Year Strategic Plan 2014 – 2019 NHS Eastbourne, Hailsham and Seaford/ and Hastings and Rother Clinical Commissioning Groups – Primary Care Strategy 2014 – 2019 NHS High Weald Lewes and Havens Clinical Commissioning Group – Business Plan 2014 – 2016.- April 2014.	**Lead bodies:** NHS England, 3rd Party Design and Build operators **Partner Bodies:** High Weald, Lewes and Havens Clinical Commissioning Group (HWLH CCG), Eastbourne, Hailsham and Seaford Clinical Commissioning Group (EHS CCG). NHS England via NHS Sussex General Practitioners, Area locality Boards, Members of the CCGs	**Unknown**	**CIL/Other funding** Existing Sec 106 development contributions Potential CIL Potential NHS England funding for revenue commitment to GP premises, in line with national contractual regulations	**Hailsham** A new Health Centre would need to be in place in Hailsham upon completion of the housing development to the east of Battle Road, ready to be able to provide health care to the residents of this site. Further health care provision may be required in Hailsham in relation to the development of the Strategic Sites. **Polegate** A new site for provision of health care in Polegate needs to be secured through a Sec 106 Agreement with the developers of the South Polegate, East of Willingdon site. **All other areas** Subject to further work being undertaken by the CCG's. For all GP developments, long term commitment from NHS England is a prerequisite	**Further work required or underway** WDC is working closely with the HWLH CCG, the EHS CCG and NHS Sussex to secure a site for future health care provision for Hailsham – linked to the Planning approval for development of the Battle Road site and subject to the terms of the Sec 106 Developer Obligation Further work is also being undertaken in partnership to explore additional infrastructure requirements across the district to support growth and the delivery of health care. The Polegate scheme Will be subject to land acquisition, business case, planning and other approvals.	**Varies** In **Hailsham** provision linked to Sec 106 Developer obligation on a site within the Battle Road development to be marketed for Health care provision. In **Polegate** the scheme Is subject to land acquisition, business case, planning and other approvals.	**Critical** Non delivery of health infrastructure to meet new demands, would lead to an overload of existing services with a reduction in access to and standards of provision. Risks possible if future funding through NHS England and/or other sources is reduced or cut completely.	**High** Different means of providing health care are currently being investigated by the newly established CCG's. The CCG's are very new organisations and are working on their strategic plans. They do not hold the budgets that are needed for GP developments to happen. This may delay the planning and implementation and funding of provision.	Different means of providing health care are currently being investigated by the newly established CCG's

SCHEDULE A – ITEM D - SOCIAL AND COMMUNITY INFRASTRUCTURE												
Sub Ref **AD**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AD1	**Multi Functional indoor social and community space**	**Polegate** Provision of multi functional indoor social and community space within the South of Polegate and East of Willingdon Site	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO11,SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Polegate and Willingdon – SPW 1, SPW2 (g) **Evidence** 'Strategic Solutions for the provision of sport and leisure in Wealden District' – pmp genesis for Wealden District Council - December 2009 Background work as part of the Green Infrastructure Strategy 2012/13	**Lead:** Developers and/or Others **Partner Bodies:** Polegate Town Council/Willingdon Parish Council,	**Not known at present**	**CIL/Other**	None dependant but residents of development in the Polegate and Willingdon Site will benefit – as will existing residents of the local area.	Further developer funded work required	Not known at present A fully serviced site will need to be secured through a Section 106 Developer Obligation	**Important**	**Low**	Will be examined through the further developer funded work

SCHEDULE A – ITEM E - GREEN INFRASTRUCUTRE												
Sub Ref **AE**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AE1	**Suitable Alternative Natural Green Spaces** (**SANGS**) **Provision and management of SANGS in perpetuity** **Crowborough**	**Crowborough** Provision **SANGS** in accordance with the Habitats Regulations Guidelines required to support the development of allocated sites within Crowborough Town Centre, Jarvis Brook and Land at South East Crowborough and windfall development also.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP01, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Crowborough – SCR2, SCR 6, SCR 9, SCR 10, and SCR11(c) **Evidence** Appropriate Assessment - Visitor access levels for the	**Lead:** Wealden District Council (WDC) Natural England **Partner bodies:** Developers Ashdown Forest Conservators	**Crowborough** **£3,555,000** Figure based on estimates in relation to detailed designs for the SANGS provision for Crowborough Sites and some windfall development.	**Crowborough** CIL/Section 106 Developer contributions SANGS land secured through Section 106 agreement in relation to the application For Walshes Road (Strategic site – SE Crowborough) Application No - WD/2014/1565.	All residential and appropriate tourism related development proposed in the Wealden Core Strategy Local Plan, Draft Strategic Sites Local Plan and Proposed Delivery and Site Allocation Local Plan, within 7 kilometres of the Ashdown Forest Special Protection Area will be	**Crowborough** **Detailed Design** Design criteria provided by Natural England. Detailed design being undertaken by consultants on behalf of the developer of Walshes Farm.	**Crowborough** SANG to be in place before occupation - timing will be dependant upon the phasing of development	**Critical** Scheme is critical and therefore high risk for residential and appropriate tourism related developme nt in Wealden within 7 kilometres of	**High** Scheme is critical and therefore high risk for residential and appropriate tourism related development in Wealden within 7 kilometres of Ashdown Forest Special Protection Area.	**None** There are no other alternatives available which would provide the required mitigation

SCHEDULE A – ITEM E - GREEN INFRASTRUCUTRE												
Sub Ref **AE**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		Provision of a new car park in South East Crowborough to support accessibility to SANGS provision	Ashdown Forest - 2009 Habitat Assessment Regulations – The increase in traffic resulting from the Proposed Core Strategy on the Ashdown Forest and Lewes Downs Special Areas of Conservation – February 2011 Strategic Sites Habitat Regulations Assessment Submission Document, March 2014 (Appendix 6 – SANGS Guidelines, pages 121 – 134).			CIL funding may be used towards implementation	dependant on the provision of SANGs and therefore critical. Occupation of development should not proceed until the relevant SANG is in place.			Ashdown Forest Special Protection Area.		
AE2	**Suitable Alternative Natural Green Spaces** (**SANGS**) **Provision and management of SANGS in perpetuity** **Maresfield**	**Maresfield** Provision **SANGS** in accordance with the Habitats Regulations Guidelines required to support the development in the area as allocated in the Wealden Core Strategy Local Plan. To be determined through subsequent Neighbourhood Plan and/or subsequent Delivery and Sites Allocation Local Plan	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP01, SP015 & WCS7 **Evidence** Appropriate Assessment - Visitor access levels for the Ashdown Forest - 2009 Habitat Assessment Regulations – The increase in traffic resulting from the Proposed Core Strategy on the Ashdown Forest and Lewes Downs Special Areas of Conservation – February 2011 Strategic Sites Habitat Regulations Assessment Submission Document, March 2014 (Appendix 6 – SANGS Guidelines, pages 121 – 134).	**Lead:** Wealden District Council (WDC) Natural England **Partner bodies**: Developers Ashdown Forest Conservators	**Maresfield** **£3,555,000** Total estimate Figure based on the estimated costs for SANGS provision for Crowborough. Requirements to be determined through subsequent Neighbourhood Plan and/or detailed design – if the SANGS is larger the costs may be more – if smaller the costs may be less	**Maresfield** CIL Funding	All residential and appropriate tourism related development proposed in the Wealden Core Strategy Local Plan, Draft Strategic Sites Local Plan and Proposed Delivery and Site Allocation Local Plan, within 7 kilometres of the Ashdown Forest Special Protection Area will be dependant on the provision of SANGs and therefore critical. Occupation of development should not proceed until the relevant SANG is in place.	**Maresfield** **Further work required.** Specific requirements and location to be determined	**Maresfield** SANG to be in place before occupation - timing will be dependant upon the phasing of development	**Critical** Scheme is critical and therefore high risk for residential and appropriate tourism related development in Wealden within 7 kilometres of Ashdown Forest Special Protection Area.	**High** Scheme is critical and therefore high risk for residential and appropriate tourism related development in Wealden within 7 kilometres of Ashdown Forest Special Protection Area.	**None** There are no other alternatives available which would provide the required mitigation
AE3	**Suitable Alternative Natural Green Spaces** (**SANGS**) **Provision and management of SANGS in**	Provision **SANGS** in accordance with the Habitats Regulations Guidelines required to support the development of Windfall Sites within 7km of the	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP01, SP015 & WCS7 **Evidence** Appropriate Assessment -	**Lead:** Wealden District Council (WDC) Natural England **Partner bodies:** Developers Ashdown Forest Conservators	**Windfall Sites** To be determined through work in relation to Wealden Core Strategy Review	**Windfall Sites** CIL Funding – to be determined	All residential and appropriate tourism related development proposed in the Wealden Core Strategy Local Plan, Draft Strategic Sites	**Windfall Sites** **Further work required.** Specific requirements to be determined	**Windfall Sites** SANG to be in place before occupation - timing will be dependant upon the phasing of development	**Critical** Scheme is critical and therefore high risk for residential and	**High** Scheme is critical and therefore high risk for residential and appropriate tourism related	**None** There are no other alternatives available which would provide the required mitigation

SCHEDULE A – ITEM E - GREEN INFRASTRUCUTRE												
Sub Ref **AE**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** Or **Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
	perpetuity **Provision in relation to Windfall sites within 7km of the Ashdown Forest SPA**	Ashdown Forest.	Visitor access levels for the Ashdown Forest - 2009 Habitat Assessment Regulations – The increase in traffic resulting from the Proposed Core Strategy on the Ashdown Forest and Lewes Downs Special Areas of Conservation – February 2011. Strategic Sites Habitat Regulations Assessment Submission Document, March 2014 (Appendix 6 – SANGS Guidelines, pages 121 – 134).				Local Plan and Proposed Delivery and Site Allocation Local Plan, within 7 kilometres of the Ashdown Forest Special Protection Area will be dependant on the provision of SANGs and therefore critical. Occupation of development should not proceed until the relevant SANG is in place.			appropriate tourism related development in Wealden within 7 kilometres of Ashdown Forest Special Protection Area	development in Wealden within 7 kilometres of Ashdown Forest Special Protection Area	
AE4	**Strategic Access Management and Monitoring (SAMM)** **Set up and on-going management and monitoring costs** **Ashdown Forest** Required following Appropriate Assessment under the Habitat Regulations to mitigate the visitor impact upon the Ashdown Forest SPA	Scheme for mitigation of visitor impacts and visitor management of the Ashdown Forest SPA **Cross Boundary issue** Similar impacts are experienced within parts of Mid Sussex District Council. Work on the mitigation measures is being undertaken by Wealden District Council in partnership with Mid Sussex District Council, Lewes DC, Tunbridge Wells BC, Natural England and the Ashdown Forest Conservators.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP01, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield - SUC 2, Crowborough - SCR 2, SCR 6, & SCR 10. **Evidence** Appropriate Assessment - Visitor access levels for the Ashdown Forest - 2009 Habitat Assessment Regulations – The increase in traffic resulting from the Proposed Core Strategy on the Ashdown Forest and Lewes Downs Special Areas of Conservation – February 2011	**Lead:** Ashdown Forest Conservators **Partner bodies:** Wealden District Council, Natural England Mid Sussex District Council, Lewes DC, Tunbridge Wells BC,	**Costs** Following joint work between the partners, on SAMMS provision - WDC's proportion of costs estimated to be c **£3.6M**	**CIL Funding**	All residential and appropriate tourism related development proposed in the Wealden Core Strategy Local Plan, Draft Strategic Sites Local Plan and Proposed Delivery and Site Allocation Local Plan, within 7 kilometres of the Ashdown Forest Special Protection Area, where the provision of SANGS will be required.	**Study Underway** Of management and monitoring requirements for the Ashdown Forest	**Varies** Needs to be implemented prior to the occupation of any dwelling on any of the Sites where SANGS provision will be required. Timing will be dependant upon the phasing of development within the areas where provision will be required.	**Critical** Scheme is critical to managing the impact of visitors upon the Ashdown Forest Special Protection Area.	**High** Scheme is critical to managing the impact of visitors upon the Ashdown Forest Special Protection Area and risk to strategy is high if this cannot be achieved or maintained.	**None** There are no alternatives to the issue of managing visitor impacts upon the Ashdown Forest. The study will consider alternative scenarios for the mitigation and management of visitor impacts upon the Ashdown Forest.

SCHEDULE A – ITEM F - PUBLIC SERVICES												
Sub Ref **AF**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AF1	**Waste Management** **Increased demand**	Increased Household Waste Recycling Site (HWRS) capacity for Hailsham, Polegate and Stone Cross area This would be provided by extension of the current site.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham SHH3, SHH6, **Evidence** ESCC – County Wide HWRS Review	**Lead:** ESCC	Further exploration is required to identify costs of expansion of existing facilities and would depend on the level of modification. This could be in the range of **£30K to £750K.**	**CIL/Other funding** Existing Sec 106 contributions, circa £40,000 held and further circa £74,000 agreed Potential Sec 106 contributions Potential CIL Possible internal bid to ESCC capital programme	Development in Hailsham, Polegate and Stone Cross would benefit and is dependent.	**Concept Scheme** Expansion options for the site will be explored in spring 2014. It is expected the expansion will be completed by the end of 2014/2015.	**Short Term**	**Important**	**Medium**	**N/a**
AF2	**Libraries** **District wide** Improved access to library services.	Library provision across South Wealden including areas served by these libraries: • Pevensey Bay • Polegate • Willingdon Library provision across rural areas including areas served by these libraries: • Hailsham • Heathfield • Mayfield	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield –SUC4 Hailsham – SHH3 & SHH6 Polegate and Willingdon – SPW3, Stone Cross – SSC3 Crowborough - SCR4, SCR8, & SCR12 Frant/Edge of T Wells – SFR3 **Evidence** Consultation responses by ESCC to Core Strategy Additional provision to support growth	**Lead:** ESCC	**Not known** Costs dependant on the results of the consultation and emerging service delivery strategy	**CIL/Other funding** Existing Sec 106 contributions circa £160,000 contributions held and further circa £290,000 agreed Potential future Sec 106 contributions Potential CIL Potential ESCC capital programme	Development in all areas would benefit but is not dependent.	**Not known**	**Short/Medium term**	**Desirable**	**Low**	**N/a**
AF3	**Libraries** Improved provision in Uckfield Additional provision to support growth	**Uckfield** improvement of existing library service	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield –SUC4	**Lead:** ESCC	**Not known** Further work is required to establish costs	**CIL/Other funding** Potential S106 contributions Potential CIL Potential ESCC future capital programme.	Development in Uckfield would benefit but is not dependent	**Concept Scheme**	**Medium/ long term**	**Desirable**	**Low**	**N/A**

SCHEDULE A – ITEM F - PUBLIC SERVICES												
Sub Ref **AF**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
AF4	**Emergency Services -** **Police** **District wide**	**District Wide** Possible upgrading of existing Police stations in Uckfield and Hailsham. Possible offices for neighbourhood policing possibly within or shared with other community facilities – particularly in the Polegate/Willingdon and Stone Cross Area. Specific neighbourhood policing measures and facilities (subject to identification and negotiation) Installation and networking of CCTV Community safety facilities and equipment as appropriate	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015, WCS7 **Evidence** Operational Delivery Plan 2013 – Sussex Police Serving East Sussex 2015 – Sussex Police - November 2012 Sussex Police Estates Strategy 2013 - 2018	**Lead**: Sussex Police	Sussex Police have identified the cost of policing anticipated growth in Wealden District is c **£1.27M** Further work is required to assess funding required for the various infrastructure works/items required.	**CIL/Other Funding** Developer contributions could be requested to contribute towards specific neighbourhood policing measures and facilities, community facilities which could house an office for neighbourhood policing and/or fund the installation and networking of CCTV (where there is need to improve community safety or the security of a site).	None dependant - but would be a factor in ensuring and enabling community policing and safer communities	**Further work required** Further exploration in conjunction with Sussex Police to identify appropriate and specific requirements and neighbourhood offices and measures and facilities in relation to the growth of the District.	**Varies** Dependant upon the development phasing across the District within the plan period	**Important** Provision of facilities to enable neighbourhood policing would be a factor in ensuring and enabling community policing and safer communities. Facilities important to the provision of Police services to meet the needs of the existing and future residents, but delivery of strategy is not dependant upon them.	**Low** Consequence of not providing adequate Police services within the plan period may mean that there is increased risk to local populations, if current Police services are stretched. Risks possible if future funding is reduced or cut completely as part of Government funding cutbacks.	Alternative would be a 'fall-back' position using existing services from local stations –Sussex Police would not be able to roll out their neighbourhood policing as effectively

Appendix A - Wealden District Council CIL, Core Strategy Local Plan (WDCSLP) and Strategic Sites Local Plan - Infrastructure Delivery Schedules

Schedule B – Local Infrastructure to support the delivery of the Strategic Sites Local Plan and the Delivery of the Wealden District Core Strategy Local Plan through Site Specific Section 106 and 278 Developer contributions and other funding, but NOT through CIL.

Costs and funding figures correct as of June 2014.

SCHEDULE B – ITEM A - HIGHWAYS AND TRANSPORT												
Sub Ref **BA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
BA1	**Primary road network** **Uckfield** Works to provide additional capacity	**Uckfield Town centre traffic management scheme** Phase 1 – Town Centre improvements a) New car park at railway Station b)Improvements to bus station c)Public realm/car parking improvements to High Street Phase 2 – New Road over the railway	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield - SUC4 (a) **Evidence** The Uckfield Transport Study 2012: outcomes of local exhibitions in 2012 and 2013. East Sussex Local Transport Plan 2011 – 2026 Transport modelling of development scenarios identified that intervention crucial to mitigate congestion, improve highway capacity and improve accessibility of town centre.	**Lead:** ESCC **Partner bodies**: Wealden DC Uckfield TC	**Phase 1** Estimated to be **£2.8Million** a) £450k b) £100k c) £2.2M	**Section 106 developer contributions/ Other** Existing Section 106 developer contributions which are already secured Potential Sec 106 contributions Network Rail (for station car park)	All development in the Uckfield area which is not yet permitted. It will also support built and already committed developments.	**Detailed design Options** Phase 1 proposals for the Town Centre were consulted upon in the Spring of 2013 and the results published in the Summer of 2013. Implementation of schemes scheduled to commence in 2015/16.	**Short term**	**Critical**	**High**	Demand management measures could contribute to reduced capacity demand
BA2	**Primary road network** **Uckfield** Works to provide demand management measures to improve accessibility and reduce car	**Uckfield** **Demand management measures** Hard infrastructure for walking and cycling and supports improved facilities for vulnerable road	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies Uckfield - SUC3 (j) and (k) **Evidence**	**Lead:** ESCC **Partners:** WDC Uckfield Town Council	**Potentially £3m** ESCC Estimate Works in conjunction with Uckfield Town Centre Phase 1 – in BA1	**Section 106 Developer Contributions/ Other** Existing Sec 106 contributions Potential Sec 106 contributions	All development in the Uckfield area which is not yet permitted. It will also support built and already committed developments.	**Concept Scheme**	**Medium Term**	**Critical**	**Low**	**Not Applicable**

SCHEDULE B – ITEM A - HIGHWAYS AND TRANSPORT												
Sub Ref **BA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
	dependency	users	The Uckfield Transport Study 2012: outcomes of local exhibitions in 2012 and 2013. East Sussex Local Transport Plan (LTP) 2011 – 2026			Potential funding from, ESCC Local Transport capital Programme						
BA3	**Primary road network** **Crowborough** Works to improve capacity, accessibility and road safety	**Crowborough** **Improvements to the Western Road Area**	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies – Crowborough - SCR 3 (a), SCR 5, SCR7 (c), SCR9, SCR12 (a) **Evidence** 'Crowborough Core Strategy Allocations TA Proposals Project Report' – June 2013	**Lead:** ESCC	**Not known**	**CIL/Other Funding** Existing Sec106 contributions Potential Sec 106 contributions	Existing and proposed development in the Jarvis Brook and South East Crowborough area, particularly the strategic allocation at South East Crowborough	**Feasibility designs.** Initial proposals for the Western Road and wider Jarvis Brook areas completed in June 2013. Implementation of detailed design works will be in conjunction with the further work associated with the development on the South East Crowborough site (for which planning permission was granted in the summer of 2014)	**Short/medium term** Will be dependant upon the release of sites in South and South east Crowborough.	**Critical** Development in the south and south east Crowborough area dependant upon effective road improvements which may be required before the completion of development.	**Medium**	**None Identified**
BA4	**Provision of Vehicle, cycle and pedestrian accesses to all development areas** Provision of vehicular, pedestrian and cycle access to allocated development sites within the Wealden Core Strategy Local Plan, The Strategic Sites Local Plan and subsequently adopted Neighbourhood Plan within the District	**Vehicular, pedestrian and cycle access to all Strategic Sites** All future development sites subject to the policies of the Wealden Core Strategy Local Plan All future development areas/sites that will come forward through subsequent Local Plans including the Delivery and Site Allocations Local Plan All development sites allocated in	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies:- Uckfield - SUC3 (b) Hailsham - SHH2 (g) and SHH5 (a) Polegate - SPW2 (e) SPW5 (a) Stone Cross - SSC2(a), and (j) Crowborough – SCR3 (a), SCR 7 (c), SCR11 (a) Frant/Edge of Tunbridge Wells Site - SFR2 (a)	**Lead:** Developers **Partner:** ESCC	**Not known** Will vary from site to site.	**Section 106 Developer Contributions/ Other** Future Section 106/278 agreements to be secured as part of the site specific obligations in relation to development sites	All development will be dependent upon the provision of adequate vehicular access in particular (and cycle/pedestrian) access to serve new development	**Further work required** Further work required on a site by site basis in accordance with the timing and phasing of development and in consultation and/or agreement with ESCC as Highways Authority.	**Varies** Delivery will be dependant upon the timing and phasing of the delivery of individual sites	**Critical** Sites cannot proceed without the provision of adequate vehicular access to the local highway. Adequate and appropriate cycle and pedestrian access should also be included to enable greater accessibility and	**Low** Risk is low as access to development to the satisfaction of the Highways Authority would be secured through planning approval and developer obligations	**None Identified**

SCHEDULE B – ITEM A - HIGHWAYS AND TRANSPORT												
Sub Ref **BA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		adopted Neighbourhood plans.								sustainable choices.		
BA5	**Improvements to release additional road capacity and road safety Measures, where appropriate** (other than in relation to the Strategic Sites – See Schedule A – item A))	Improvements to release additional road capacity and road safety measures in all Parishes **except** Hailsham, Hellingly, Polegate, Willingdon and Jevington and Westham, Uckfield and the Strategic Road Network.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies- Crowborough – SCR4 (b) Frant/Edge of T'Wells – SFA3 (c)	**Lead:** Developers **Partners:** ESCC WDC	**Not known** Will vary from site to site.	**Section 106 developer contributions** Future Section 106 agreements to be secured as part of the site specific obligations in relation to development sites	All development where highway, junction or signalling improvements will be required to support development and ensure adequate safety and capacity on local roads - subject to the agreement of ESCC as Highways Authority.	**Further work required** Further work required on a site by site basis in accordance with the timing and phasing of development and in consultation and/or agreement with ESCC as Highways Authority.	**Varies** Delivery will be dependant upon the timing and phasing of the delivery of individual sites	**Critical**	**Medium**	Alternatives will be considered in relation to planning application as appropriate
BA6	**Highways and Transport - Noise attenuation measures** Measures to reduce noise impact in relation to road and railway noise in particular on allocated and proposed development sites where noise is an issue	Noise attenuation measures as appropriate and as recommended through further developer funded studies.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO13 Strategic Sites Local Plan (2014) Policies - Core principles – SCP1(h) Uckfield – SUC3(f) Polegate and Willingdon – SPW2 (l) Stone Cross – SSC2 (b) & (i) Crowborough – SCR7 (d)	**Lead:** Developers **Partner bodies:** ESCC as Highway Authority Highways Agency as Trunk Road Authority Network Rail/Train Operating Companies	**Not known** Will be dependant upon site specific conditions and requirements	**Section 106 developer contributions** Future Section 106 agreements to be secured , if noise attenuation is required, as part of the site specific obligations in relation to development sites	All development where noise from road and/or railway is an issue.	**Further work required** Further developer funded work required on a site by site basis to ascertain extent and type of mitigation measures required as appropriate.	**Varies** Delivery will be dependant upon the timing and phasing of the delivery of individual sites	**Important**	**Medium**	Alternatives will be explored as part of the developer funded acoustic studies
BA7	**Improvements in public transport provision** (except in relation to the development of the Strategic Sites – See Schedule A – Item A))	**Improvements to public transport provision not associated with development within the proposed submission Strategic Sites Local Plan** All future development areas/sites that will come forward through subsequent Local Plans including the Delivery and	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO7, SPO15 & WCS7	**Lead:** Developers **Partner Bodies:** ESCC and Commercial Bus Operators	**Not known** Will vary from site to site and according to existing provision in the locality.	**Section 106 developer contributions** Existing Section 106 contributions where available and appropriate Future Section 106 agreements to be secured as part of the site specific obligations in relation to development sites	All development will benefit from the improvement or provision of improved, additional, or new public transport services to new development	**Further work required** Further work will be required on a site by site basis in accordance with the timing and phasing of development and in consultation and/or agreement with ESCC as Highways Authority.	**Varies** Delivery will be dependant upon the timing and phasing of the delivery of individual sites	**Important**	**Medium**	Alternatives will be explored as part of the further work that needs to be undertaken

SCHEDULE B – ITEM A - HIGHWAYS AND TRANSPORT												
Sub Ref **BA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		Site Allocations Local Plan All development sites allocated in adopted Neighbourhood plans										
BA8	**Rail services** **Rail safety Polegate**	**Provision of safety mitigation measures** Provision of safety mitigation measures at the self operated pedestrian crossing gate on the railway for Willingdon and Jevington footpath No 6 (The 1066 Way)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO15 & WCS7 Strategic Sites Local Plan (2014) Policies:- Polegate and Willingdon: SPW3 (d)	**Lead:** Network Rail Developer **Partner:** ESCC	**Not known**	**Other Funding/ Section 106 developer contributions** Future Section 106 agreements to be secured as part of the site specific obligations in relation to the development of the site. Potential contributions from Network Rail.	Development not dependant upon output but mitigation measures will make the use of the crossing safer will be critical to the safety of residents and particularly children living in the South of Polegate , East of Willingdon Strategic Site, and will be a safety benefit to users of the National 1066 Way Footpath.	**Further work required** None dependant upon output but mitigation measures will make the use of the crossing safer.	**Unknown at present –** Will be dependant upon the phasing and timing of the development of land South of Polegate and East of Willingdon.	**Important**	**Medium**	**N/a**
BA9	**Pedestrian facility improvements** **Hailsham** Part of the package of works to improve access and movement in and around Hailsham and Hellingly outlined in the MASHH study at Para 3.4	**Hailsham various** Provision of footways on: 1)Mill road between Lion House Park and the existing footway closer to town, 2)Station Road between existing path and Old Swan lane, 3) South side of Southerden Close as it leaves Market Street, and 4) Pedestrian crossing over Ersham Road near Sandbanks Way.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO 15 & WCS7 Strategic Sites Local Plan (2014) Policies – Hailsham - SHH3 (b), SHH6 (b), **Evidence** South Wealden and Eastbourne Transport Study (SWETS) November 2010 Movement and Access Strategy for Hailsham and Hellingly (MASHH) – November 2012	**Lead:** ESCC **Partners:** WDC Hailsham Town Council	**Circa £250k** ESCC provisional estimate (Costs not included in the MASHH Study) Allows for signalised crossing. Possibly plus land costs	**Section 106 Developer contributions** Existing Section 106 contributions where available and appropriate Future Section 106 agreements to be secured as part of the site specific obligations in relation to development sites Potential funding from ESCC Local Transport capital programme.	All development in and around Hailsham. It will also support built and already committed developments.	**Concept Scheme** Following the MASHH Study recommendations, further detailed design work will be undertaken in relation to the wider town centre scheme.	**Long term**	**Desirable**	**Medium**	**None Identified**

SCHEDULE B – ITEM A - HIGHWAYS AND TRANSPORT												
Sub Ref **BA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
BA10	**Pedestrian and cycling facilities, crossings and signage** **District**. **Wide** Increased accessibility by sustainable modes reduces congestion and car dependency	**Accessibility improvements** Provision of footpath and cycle facilities within development sites and suitable links to existing footpaths and cycle routes providing links to the town centres and neighbouring areas and facilities.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield – SUC3 (j) & (k), Hailsham - SHH2 (f)&(g), SHH3 (b), SHH 5 (a) & (f), Polegate and Willingdon- SPW2 (e),(f) &(k), SPW3 (b), SPW5 (d), SPW6 (b) Stone Cross – SSC2 (a), (k), (l), (m) & (n), SSC3 (b) Crowborough – SCR3 (a), SCR4 (a), SCR7 (c), SCR8 (b), SCR11 (a), (b), & SCR12 (b) Frant/Edge of T Wells – SFA2 (a), SFA3 (a). **Evidence** East Sussex Local Transport Plan (LTP) 2011 – 2026	**Lead:** ESCC **Partner:** WDC	**Not known** Further work is required to establish costs	**Section 106 Developer contributions** Existing Section 106 contributions where available and appropriate Future Section 106 agreements to be secured as part of the site specific obligations in relation to development sites Potential ESCC funding South East LEP (Local Growth Fund allocation)	All new development. It will also support built and already committed developments.	**Concept Scheme** Further progress dependent on planning conditions and Section 106 agreements for individual sites	**Varies** At the time of construction of each strategic development site.	**Critical** To ensure that sustainable access provided at every site	**Low**	**N/a**

SCHEDULE B – ITEM B – EDUCATION PROVISION												
Sub Ref **BB**	**Service and Issue**	**Output**	**Justification**	**Lead body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
BB1	**ESCC – Primary Education Provision** **Additional Capacity** **Frant**	**Frant** 0.16 forms of entry (35 places) through enlargement of Frant CE Primary school	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 **Evidence** Education Commissioning Plan 2014 – 2018	**Lead:** ESCC	**Frant** **ESCC estimate Circa £0.65Million** (excluding land costs)	**Sec 106/Other funding** <u>Actual:</u> None <u>Potential:</u> Government grant, ESCC capital programme, development contributions from S106 agreements	**Frant** Development in Frant area which is not yet permitted It will also support built and already committed developments	**Concept Scheme** Escc will work with the School to investigate options for the enlargement of the premises.	**Medium term** Places required from 2018/19	**Critical** Without the provision of additional capacity there will be insufficient school places to meet demand from developme nt	**High** Currently insufficient funding identified through Government Grant, contributions from S106 Agreements and ESCC Capital programme to deliver places.	Options will be explored in due course.
BB2	**ESCC – Early Years Provision** **Additional Capacity** **Polegate, Willingdon, Stone Cross and Hankham**	**Polegate, Willingdon, Stone Cross and Hankham** 33 full-time equivalent places (66 x 15 hour slots) at Polegate School	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO5, SP015, & WCS7 Strategic Sites Local Plan (2014) Policies – Polegate and Willingdon – SPW 1 & SPW2 (g) Stone Cross – SSC3 **Evidence** Education Commissioning Plan 2014-2018	**Lead:** ESCC	**Polegate, Willingdon, Stone Cross and Hankham** **ESCC estimate Circa £0.44Million at Polegate School**	**CIL/Other funding** Polegate School places - funded from the Early Learning Places capital Grant	Development in the Polegate, Willingdon and Stone Cross area which is not yet permitted. It will also support built and already committed developments.	**Concept Scheme** Polegate School will lower its age range from May 2015, subject to final approval by the Lead Members for Children's Services. Places will be available from February 2015 as a pilot	**Short term** Places will be available from February 2015	**Critical** Without the provision of additional capacity there will be insufficient early years places to meet demand from developme nt	**Low** Proposal agreed subject to final approval in April 2015	N/A Solution identified
BB3	**ESCC - Primary Education Provision** **Additional Capacity** **Hailsham South**	**Hailsham (South)** One form of entry (210 places) through the establishment of a new academy primary and early years school on land off Ingrams Way.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP05, SP015 & WCS7 **Evidence** Education Commissioning Plan 2014 – 2018	**Lead:** ESCC	**Hailsham** **ESCC estimate Circa £5.3 Million** (excluding land costs) Required to meet demand through growth and demographic changes in the town but will also provide for early growth from Strategic Sites (Hailsham North and East)	**Sec 106/Other Funding** <u>Actual:</u> £1.7m from Section 106 contributions currently held Balance of funding from Government Grant and ESCC approved capital programme	**Hailsham** Development in Hailsham area which is not yet permitted It will also support built and already committed developments	**Committed Scheme** Land identified. Awaiting planning permission. The School will open in September 2015 using spare accommodation at the White House Academy.	**Short term** Target date for completion of new building is December 2015	**Critical** Without the provision there will be insufficient school places to meet demand from developme nt	**Medium** Subject to Planning permission.	N/A. Solution identified and approved by Secretary of State

NB: There is no Item C – Health Care Provision in Schedule B

SCHEDULE B – ITEM D - SOCIAL AND COMMUNITY INFRASTRUCTURE												
Sub Ref **BD**	**Service and Issue**	**Output**	**Justification**	**Lead body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
BD1	**Social and Community Infrastructure** Multi Functional indoor social and community space	**Stone Cross** Provision of multi functional indoor social and community space within Site SCB, north of Barn Close, Dittons Road, Stone Cross	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP011, SP015 & WCS7 Strategic Sites Local Plan (2014) Policies – Stone Cross – SSC1 **Evidence** 'Strategic Solutions for the provision of sport and leisure in Wealden District' – pmp genesis for Wealden District Council - December 2009 Background work as part of the Green Infrastructure Strategy 2012/13	**Lead:** Developers and/or Others **Partner Bodies:** Westham Parish Council	**Not known**	**Sec 106/Other** Existing Section 106 contributions Potential future Sec 106 developer contributions Potential other funding	Development is not dependent upon output but facilities (where required) will support development in the Strategic Sites Local Plan	Planning approval for scheme (granted on appeal) for 120 new homes and community facility granted on Site SCB. Further developer funded work required.	**Not known at present** A fully serviced site and provision of facility will need to be secured through a Section 106 Developer Obligation	**Important**	**Low**	Will be examined through the further developer funded work
BD2	**Social and Community Infrastructure** (All sites except **EXCEPT** Dittons Road Polegate (an employment only site), NB: Indoor community facilities on site in South Polegate and East Willingdon, will be provided through CIL - See Schedule AD1)	Social and Community facilities to support development in all areas **EXCEPT** Dittons Road Polegate (an employment only site). NB: Indoor community facilities on site in South Polegate and East Willingdon, will be provided through CIL (See Schedule AD1) **All development areas/sites that will come forward through subsequent Local Plans including the Delivery and Site Allocations**	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015, WCS7 Strategic Sites Local Plan (2014) Policies - Core Principles SCP1 (r) Uckfield –SUC4 Hailsham – SHH3 & SHH6 Crowborough - SCR4, SCR8, & SCR12 Frant/Edge of T Wells – SFR3	**Lead:** Developers **Partners:** Potentially Local Parish and Town Councils and/or community associations	**Not known** Will vary according to site and existing facilities in the locality.	**Sec 106/Other funding** Existing Sec 106 developer contributions where available and appropriate Potential future Sec 106 developer contributions Potential other funding	Development is not dependent upon output but facilities (where required) will support development in the Strategic Sites Local Plan and potential Neighbourhood plans Facilities will also support built and already committed developments.	Subject to further developer funded work on a site by site basis (except in relation to the Polegate & Willingdon and Stone Cross sites)	**Varies**	**Important**	**Low**	**N/a**

SCHEDULE B – ITEM D - SOCIAL AND COMMUNITY INFRASTRUCTURE												
Sub Ref **BD**	**Service and Issue**	**Output**	**Justification**	**Lead body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		Local Plan **All sites allocated in adopted Neighbourhood plans.**										

SCHEDULE B – ITEM E - GREEN INFRASTRUCTURE												
Sub Ref **BE**	**Service and Issue**	**Output**	**Justification**	**Lead body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
BE1	**Suitable Alternative Natural Green Spaces** (**SANGS**) **Provision and management of SANGS in perpetuity** **Uckfield,** Required following Appropriate Assessment under the Habitat Regulations to mitigate the visitor impact upon the Ashdown Forest SPA.	**Uckfield** Provision of **SANGS** in accordance with the Habitat Regulations Guidelines, of a size and quality to suitably mitigate the proposed development. SANGS will be provided on-site and on adjacent off-site land and, suitably connected by green access links to contribute towards achieving a suite of SANGS.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP01, SP015, WCS7 Strategic Sites Local Plan (2014) Policies – Uckfield - SUC 2, **Evidence** Appropriate Assessment - Visitor access levels for the Ashdown Forest - 2009 Habitat Assessment Regulations – The increase in traffic resulting from the Proposed Core Strategy on the Ashdown Forest and Lewes Downs Special Areas of Conservation – February 2011.	**Lead:** Wealden District Council (WDC) Natural England **Partner bodies:** Developers Ashdown Forest Conservators.	**Uckfield** Circa **£13.8Million**	**Uckfield** Section 106 Developer Contributions SANGS provision being negotiated through Section 106 agreement in relation to the application for the Uckfield Strategic site Application No - WD/2015/0209	All residential development proposed in the Wealden Core Strategy Local Plan, Draft Strategic Sites Local Plan and Proposed Delivery and Site Allocation Local Plan, within 7 kilometres of the Ashdown Forest Special Protection Area will be dependant on the provision of SANGs and therefore critical. Occupation of development should not proceed until the relevant SANG is in place.	**Uckfield** **Concept Scheme** Design criteria provided by Natural England	**Uckfield** SANG to be in place before occupation – timing will be dependant upon the phasing of development.	**Critical** Scheme is critical and therefore high risk for residential development in Wealden within 7 kilometres of Ashdown Forest Special Protection Area.	**High** Scheme is critical and therefore high risk for residential development in Wealden within 7 kilometres of Ashdown Forest Special Protection Area.	**None** There are no other alternatives available which would provide the required mitigation.
BE2	**Multifunctional Green space (MGS)** Amenity space/ Parks and gardens / churchyards and cemeteries /	**Uckfield** Requirement for around 3.5ha MGS, around 3.5ha Y/A, around 0.08ha CPS, **Hailsham East** (Sites a, b &c) Requirement for	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO11, SP015, WCS7 Strategic Sites Local Plan (2014) Policies - SCP 1 Core Principles (g)	**Lead:** Developer **Partner Bodies:** Relevant Town and Parish Councils	**Not known/will vary**	**Section 106 Developer Funding** Existing Sec 106 developer contributions where available and appropriate	All residential development within and adjacent to the Strategic Sites proposed in the Wealden Core Strategy Local Plan, where Multi-functional Green	**Further work required.** Work on the Green Infrastructure Strategy has identified broad requirements for Multi-functional green spaces in terms of	**Varies** Timing will be dependant upon the phasing of development on the various sites.	**Important**	**Low**	Upgrade and improvements to existing provision may address overall quality issues, however providing accessible and a greater quantum of provision to

SCHEDULE B – ITEM E - GREEN INFRASTRUCTURE												
Sub Ref **BE**	**Service and Issue**	**Output**	**Justification**	**Lead body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
	natural green space **Youth/adult Leisure space (Y/A)** **Children's play space (CPS)** **Allotments (ALT)** All Strategic Sites and all future development areas/sites that will come forward through subsequent Local Plans including the Wealden Local Plan Review and adopted Neighbourhood plans, where provision may be required. **NB**: The provision of open space, leisure and recreation provision is subject to the final proposal in terms of size and type of dwellings.	around 2.1ha MGS, around 2.1ha Y/A, around 0.05ha CPS, around 0.2ha ALT. **Hailsham North** (Sites d & e) Requirement for around 2.5ha MGS**,** around 2.5ha Y/A, around 0.06ha CPS. **Polegate and Willingdon** Requirement for around 2.5ha MGS**,** around 2.4ha Y/A, around 0.06ha CPS, around 0.3ha ALT. **Stone Cross** (Site SCA) Requirement for around 0.32ha MGS, **Stone Cross** (Site SCB) Around 0.67ha CPS **Stone Cross** (Site SCC, SCD, SCE, SCF and SCG) Requirement for around 1.7ha MGS, around 1.7 ha Y/A, around 0.04ha CPS, around 0.2ha ALT in total across the sites – see Table 7 in main IDP document. **Crowborough** (Pine Grove) Requirement for around 0.8ha MGS **–** Off site & CPS (Space not yet determined) **Crowborough**	Uckfield – SUC3 (l) Hailsham – SHH2 (i) and SHH5 (i) Polegate and Willingdon – SPW2 (d) Stone Cross – SSC2 (e) and (s) Crowborough – SCR3 (c) SCR8 (c), and SCR11 (h), Frant/Edge of T Wells – SFA2 (f) **Evidence** Wealden Open Space Study - PPG 17 Assessment by Kit Campbell Associates – December 2008 with April 2010 amendments Strategic solutions for the provision of sport and leisure in Wealden District –pmp genesis for Wealden District Council - December 2009 Core Strategy – Proposed Submission Green Infrastructure background paper 6 – August 2011			Potential future Sec 106 developer contributions	Space is proposed. All residential development where multi-functional green space provision is required and proposed through Subsequent Local Plans and adopted neighbourhood plans.	size. Further developer led and funded work will be required at the master planning stage to determine the optimum location for the Multi-functional Green Space provision and the network of pedestrian and cycle routes to it.				support the new communities adequately, will only be achieved through provision on-site or on off-site but adjacent plots where good accessibility can be achieved.

SCHEDULE B – ITEM E - GREEN INFRASTRUCTURE												
Sub Ref **BE**	**Service and Issue**	**Output**	**Justification**	**Lead body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		(Jarvis Brook) Requirement for around 0.2ha MGS – Off site **Crowborough – SE Crowborough** Requirement for around 1.2 ha multifunctional space **Edge of Tunbridge Wells/Frant** Requirement for around 0.9ha MGS off site to reduce land take on the SNCI and CPS (Space not yet determined) Other areas through subsequent plans as requirements are determined in relation to development										
BE3	**Sports and Recreation provision** **Improvement of existing and provision of new sports and recreation facilities**	**District wide**	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO11, SP015, WCS7 **Evidence** Wealden Open Space Study - PPG 17 Assessment by Kit Campbell Associates – December 2008 with April 2010 amendments Strategic solutions for the provision of sport and leisure in Wealden District –pmp genesis for Wealden District Council - December 2009	**Lead:** Developer **Partner Bodies:** Relevant Town and Parish Councils, Sports and Recreation providers	**Costs not known/will vary** Costs subject to further/evidence and investigation of Sports and Recreation requirements and costs.	**Section 106 Developer Funding** Existing Sec 106 developer contributions where available and appropriate Potential future Sec 106 developer contributions	All existing and new residential development within and adjacent to the Strategic Sites proposed in the Wealden Core Strategy Local Plan, and any that may be identified through the Wealden Local Plan review	**Further work required.** Further work will be required to update the assessment of sports and recreation provision included in the initial PPG17 work and pmp genesis work on the provision of sports and leisure facilities.	**Varies** Timing will be dependant upon specific requirements identified through further work to assess need, availability of funding and/or the phasing of development on the various sites.	**Important**	**Low**	Upgrade and improvements to existing provision may address overall quality issues, however providing accessible and a greater quantum of provision to support the new communities adequately, will only be achieved through improvement of existing provision or provision of new facilities where appropriate, where good accessibility can be achieved.

NB: There is no item F – Public Services in Schedule

SCHEDULE B – ITEM G - UTILITIES SERVICES												
Sub Ref **BG**	**Service and Issue**	**Output**	**Justification**	**Lead body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
BG1	**Odour Mitigation Waste Water Treatment Works (WWTW)** **Uckfield** Odour mitigation in relation to Uckfield WWTW	**Uckfield** WWTW odour mitigation measures, if necessary depending on the location of development within the Uckfield Strategic site. To be investigated as part of the development of the Masterplan for the site. Mitigation measures will be required if proposed development will be affected by potential odour. The acceptability of odour levels to be agreed with Southern Water and Wealden District Council.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP013, SP015, WCS7 Strategic Sites Local Plan (2014) Policies – Core Principles SCP1 (g) Uckfield SUC1 and SUC3 (a), **Evidence** Southern Water - Odour dispersion modelling and mitigation plan.	**Lead Body:** Southern Water **Partner body:** Developer.	**Unknown** Subject to further developer funded study	**Section 106 Developer contributions.** Future Section 106 agreements to be secured as part of the site specific obligation in relation to development of the Uckfield site	Development allocated in the Wealden District Core Strategy Local Plan for the Uckfield Strategic Site	**Further work required** Developer funded study to be carried out to determine whether scheme is required, and extent of any mitigation works required.	Dependant upon timescale and phasing of development and requirements of Southern Water. Scheme, if required, will need to be in place prior to occupation of the development.	**Critical** Odour mitigation deemed likely and critical to developme nt as available land for allocation in Core Strategy is limited and further constraine d.	**High**	**None** Alternatives to avoid odour nuisance and mitigation works and achieve acceptable allocated growth within the site are not available**.**
BG2	**Odour Mitigation Waste Water Treatment Works (WWTW)** **Hailsham** Odour mitigation (Hailsham North WWTW)	**Hailsham East** WWTW odour mitigation measures, if necessary depending on the location of development on the Hailsham East strategic site. To be investigated as part of the development of the Masterplan for the site Mitigation measures will be required if proposed	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP013, SP015, WCS7 Strategic Sites Local Plan (2014) Policies – Core Principles SCP1 (g) Hailsham SHH1 and SHH2 (a) **Evidence** Southern Water - Odour dispersion modelling and mitigation plan.	**Lead Body:** Southern Water **Partner body:** Developer.	**Unknown** Subject to further developer funded study.	**Section 106 Developer contributions**. Future Section 106 agreements to be secured as part of the site specific obligation in relation to development of the Hailsham East site	Development allocated in the Wealden District Core Strategy Local Plan for the Hailsham East Strategic Site.	**Further work required** Developer funded study to be carried out to determine whether scheme is required and extent of any mitigation works required.	Dependant upon timescale and phasing of development and requirements of Southern Water. Scheme, if required, will need to be in place prior to occupation of the development.	**Critical** Odour mitigation deemed likely and critical to developme nt as available land for allocation in Core Strategy is fairly limited and further constraine d.	**High**	**None** Alternatives to avoid odour nuisance and mitigation works and achieve acceptable allocated growth within the site are not available.

SCHEDULE B – ITEM G - UTILITIES SERVICES												
Sub Ref **BG**	**Service and Issue**	**Output**	**Justification**	**Lead body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		development will be affected by potential odour. The acceptability of odour levels to be agreed with Southern Water and Wealden District Council.										
BG3	**Sewerage Infrastructure** Local sewerage Infrastructure Improvements **All allocated sites and windfall development.** Future development areas and sites that will come forward through subsequent Local Plans including the Delivery and Site Allocations Local Plan and adopted Neighbourhood plans where improved sewerage infrastructure may be required.	**Various Strategic Sites** Connections to the sewerage system at the nearest point of adequate capacity as advised by Southern Water in relation to:- North Hailsham site South Polegate and East of Willingdon site Stone Cross sites Crowborough Sites Land adjacent to Tunbridge Wells in the Parish of Frant	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015, WCS7 Strategic Sites Local Plan (2014) Policies – Core Principles SCP1 (g) and (t) Hailsham SHH6(d) South of Polegate and East of Willingdon SPW 3(e) Stone Cross SSC3(d) Crowborough SCR4(c), SCR8(d) and SCR12(d) Land adjacent to Tunbridge Wells in the Parish of Frant SFR3(d)	**Lead Body:** Southern Water **Partner body:** Developer.	**Unknown** Subject to further work.	**Section 106 Developer contributions** Section 106 Developer contributions and funding via Southern Water.	All development where local sewerage infrastructure improvements are required to enable/support development.	**Further work required** Investigations to be carried out on a site-by-site basis.	**Varies** Any required improvements dependant on site specifics design scheme, timing and phasing of development.	**Critical** Local Infrastructure improvements may be required, particularly in greenfield locations to connect development with mains sewerage.	**Low** Risk is low, as developers will not be able to get Planning or building consent, market or let housing or employment space without connections to main sewers.	The only alternative to connecting to the mains sewer is the provision of cess pits or pocket waste treatment works, which are not considered suitable for strategic sites. These solutions may be suitable for smaller development s subject to agreement with Southern Water, and in areas within the Pevensey Levels catchment area – and also subject to the agreement of the Environment Agency.

SCHEDULE B – ITEM H - FLOOD DEFENCES												
Sub Ref **BH**	**Service and Issue**	**Output**	**Further supporting evidence**	**Lead agency**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
BH1	**Flood Protection/ Flood Defences and Sustainable Urban Drainage Systems** **Uckfield** **Pevensey** **Isfield** **Forest Row** Future development areas and sites that will come forward through subsequent Local Plans including the Delivery and Site Allocations Local Plan and adopted Neighbourhood plans where Flood protection and attenuation measures may be required.	**Flood Protection and attenuation measures** Current flood risks (but not exclusively) in:- • Uckfield, • Pevensey, • Isfield and • Forest Row	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP010, SP015, WCS7 Strategic Sites Local Plan (2014) Policies – Core Policies SCP1(s)and (t) Uckfield – SUC3 (i) Hailsham – SHH2 (d) SHH5 (g) & (h) Polegate and Willingdon – SPW2 (b) & (j), SPW5 (c) Stone Cross – SSC2 (r) and (t) **Evidence** Strategic Flood Risk Assessment - South - 2008 and Strategic Flood Risk Assessment - North Wealden - 2009	**Lead;** Environment Agency (EA) **Partner Body:** ESCC	**Not known**	**Section 106 Developer contributions** Future Section 106 agreements may be required as part of the site specific obligation in relation to certain flood attenuation measures Sustainable Urban Drainage Systems may also be provided as part of the overall site development costs.	**Varies** Development is not proposed in flood risk zones 2 and 3 (including climate change) and therefore new flood defences are not required for new development. Sustainable Urban Drainage Systems will be required and implemented through subsequent DPDs which will ensure surface water run off will be kept at green field rates.	**Further work required** Sustainable Urban Drainage Systems to be incorporated within new development.	**Varies**	**Critical**	**Low** No risk, national guidance requires the provision of Sustainable Urban Drainage Systems. Particular regard given to Pevensey levels and the need to ensure Sustainable Urban Drainage Systems provision in all cases.	**Not applicable**

Appendix A - Wealden District Council CIL, Core Strategy Local Plan (WDCSLP) and Strategic Sites Local Plan - Infrastructure Delivery Schedules

Schedule C – Infrastructure required to support the development of sustainable Communities, but where funding comes from other sources and not through CIL or developer contributions.

Costs and funding figures correct as of June 2014.

SCHEDULE C – ITEM A - HIGHWAYS AND TRANSPORT												
Sub Ref **CA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
CA1	**Rail network** **Polegate, Berwick, Pevensey and Westham, Pevensey Bay** Works to provide additional help in provision of improved services on the East Coastway Line.	**Additional peak time service capacity on the Brighton Mainline Service,** Line speed improvements through signalling and track improvements specifically Keymer Junction - Lewes - Eastbourne and at Eastbourne/ Hastings. (This would enable potential for service improvements on the East Coastway Line through Berwick, Polegate, Pevensey & Westham and Pevensey Bay) Additional infrastructure is also necessary on the Brighton mainline. The current re-signalling project provides improved headways and is designed for a future increase in	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies, SPO7, SPO15, **Evidence** Sussex Route Utilisation Strategy (RUS) 2010 Kent Route Utilisation Strategy (RUS) 2010 East Sussex Local Transport Plan 2011 – 2026 Sussex Route - Summary Route Plan – Network Rail – 2013 Kent Route – Summary Route Plan – Network Rail – 2013 Sussex East Route – Sussex Area Route Study – October 2014	**Lead:** Network Rail	**£500k approx.**	**Other sources/Rail Industry** Funding through Network Rail	All development would be supported but is not dependent	**Committed Scheme** Scheme being delivered in Control Period 4 (2009 – 2014)	**Short term**	**Desirable** Works would contribute to sustainable transport improvements, but delivery of strategy is not dependant upon them.	**Low**	**N/a**

SCHEDULE C – ITEM A - HIGHWAYS AND TRANSPORT												
Sub Ref **CA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		line speed.										
CA2	**Rail network** **Uckfield** Works to provide additional capacity	**Electrification works** Electrification and dual tracking or passing loops on the Uckfield – Hurst Green section of the Uckfield line.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO7, SPO15 **Evidence** Sussex Route Utilisation Strategy (RUS), Jan 2010 East Sussex Local Transport Plan (LTP) 2011 – 2026 East Sussex Rail Strategy and Action Plan – November 2013 Sussex Route - Summary Route Plan – Network Rail – 2013 Sussex East Route – Sussex Area Route Study – October 2014	**Lead:** Network Rail	**Not known**	**Other sources/Rail Industry** Potential funding through Network Rail South East LEP	All development around and north of Uckfield would be supported but is not dependent	**Concept Scheme**	**Medium**	**Desirable** Works would contribute to sustainable transport improvements, but delivery of strategy is not dependant upon them. If there is a demonstrable, robust business case, implementation would be in Control Period 6 (2019 – 2024) at the earliest.	**Medium**	**N/a**
CA3	**Rail services** **Uckfield** Works to provide additional capacity and service improvements	**Platform and train lengthening** Lengthening one peak time service at Uckfield from 6 car to 8 car with other services extended to 10 car (which will require some platform lengthening work)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) polices SP07, SP015, WCS7 **Evidence** London and SE Route Utilisation Strategy (RUS) 2010 Sussex Route Utilisation Strategy (RUS) 2010 East Sussex Rail Strategy and Action Plan – November 2013 Sussex Route - Summary Route Plan – Network Rail – 2013 Sussex East Route –	**Lead:** Network Rail **Partner bodies:** Train Operating Companies (TOC)	**Not known**	**Other sources/Rail Industry** Potential funding through Network Rail	All development in Uckfield and growth identified in the Wealden Core Strategy Local Plan (2013) for surrounding villages - would be supported but is not dependent	**Option Development** Scheme programmed for delivery in Control Period 5 (2014 – 2019)	**Short/medium**	**Desirable** Works would contribute to sustainable transport improvements, but delivery of strategy is not dependant upon them.	**Medium**	**N/a**

SCHEDULE C – ITEM A - HIGHWAYS AND TRANSPORT												
Sub Ref **CA**	**Service and Issue**	**Output** Overall outputs plus scheme location /description	**Justification** Policy and evidence of need	**Lead Body** And any partner or supporting body(ies)	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme status** e.g. study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5-10 yrs** **Long term - > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			Sussex Area Route Study – October 2014									
CA4	**Rail services** **Polegate, Uckfield and Crowborough and some rural stations** Works to provide improved accessibility to stations at: - Polegate, Uckfield, Crowborough and some rural stations.	**Station accessibility improvements** Access improvements to stations which may include additional car parking, cycle and pedestrian access and facilities based on findings of ESCC Station Access Audit (July 2011)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SPO7, SPO15 **Evidence** East Sussex Local Transport Plan (LTP) 2011 – 2026 East Sussex Station Access Audit – July 2011 Polegate Station Travel Plan - 2012	**Lead:** Train Operating Companies (TOC) **Partner:** ESCC	**Not known**	**Other Funding /Rail Industry** Funding through Train operating companies (TOC)	All development identified in the Wealden Core Strategy Local Plan (2013)	**Concept Scheme**	**Short/medium term**	**Important** To ensure sustainable travel options are available to access rail services.	**Medium**	**N/a**

NB There is no Item B – Education in Schedule C

SCHEDULE C – ITEM C - HEALTH CARE PROVISION												
Sub Ref **CC**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
CC1	**Acute Care and General Hospitals** NHS Hospital Trust - Princess Royal Hospital (Haywards Heath) and Royal Sussex County Hospital (Brighton) hospitals	**Not applicable** No capacity constraints anticipated at Princess Royal Hospital or Royal Sussex County Hospital A & E, maternity services and acute medical and surgical admissions to be maintained at both Royal Sussex County Hospital	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** Brighton and Sussex University Hospitals Quality Account 2011-13 Brighton and Sussex University Hospitals Annual Report 2011-13 Putting Patients First -	**Lead:** Brighton & Sussex University Hospitals NHS Trust	**Not applicable**	**Other Government Funding** No statutory requirement for developer to provide contributions Development of the Royal Sussex County Hospital as a Major Trauma Centre, Cancer Centre and Neurosciences Centre (re-located from Haywards	**Not applicable**	**Not applicable**	**Not applicable**	**Important** Facility important to the provision of health facilities to meet the needs of the existing and future residents, but delivery of strategy is not dependant	**Medium** Risks possible if future funding is reduced or cut completely as part of Government recession busting measures.	**No alternatives.** If Government funding cut, there are possibilities that service provision will suffer.

SCHEDULE C – ITEM C - HEALTH CARE PROVISION												
Sub Ref **CC**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		(Brighton) and Princess Royal Hospital (Haywards Heath)	NHS England business plan – 2013/14 – 2015/16.			Heath) and upgrading existing facilities for acute medical services 2010 to 2020 - subject to Full Business Case approval.				upon them.		
CC2	**NHS Hospital Trust** Eastbourne District General and Conquest (Hastings) hospitals	**Not applicable** No capacity constraints currently anticipated at Eastbourne District General or Conquest Hospitals. Recent changes have ben made re the provision of maternity and paediatric care – with Consultant and Specialist paediatric care services located at the Conquest Hospital and general maternity ward services at Eastbourne General Hospital.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** East Sussex Health Care NHS Trust – Annual Report 2013/2014 East Sussex Health Care NHS Trust – Our Plans 2012/2013 East Sussex Health Care NHS Trust – Quality Accounts 2013/2014 Putting Patients First - NHS England business plan – 2013/14 – 2015/16.	**Lead:** East Sussex Hospitals NHS Trust	**Not applicable**	**Other Government Funding** No statutory requirement for developer to provide contributions	**Not applicable**	**Not applicable**	**Not applicable**	**Important** Facility important to the provision of health facilities to meet the needs of the existing and future residents, but delivery of strategy is not dependant upon them.	**Medium** Risks possible if future funding is reduced or cut completely as part of Government funding cutbacks.	**No alternatives.** If Government funding cut, there are possibilities that service provision will suffer.
CC3	**NHS Hospital Trust** Pembury Hospital, Tunbridge Wells	Pembury Hospital (acute care) opened in 2011, providing maternity, paediatrics and care for the elderly population.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** Maidstone & Tunbridge Wells NHS Trust - Annual Report - 2013/2014 Maidstone & Tunbridge Wells NHS Trust – Quality Accounts -2014 Putting Patients First - NHS England business plan 2013/14 - 2015/16.	**Lead:** Maidstone & Tunbridge Wells NHS Trust	**Not applicable**	**Other Government Funding** No statutory requirement for developer to provide contributions	**Not applicable**	**Not applicable**	**Not applicable**	**Important** Facility important to the provision of health facilities to meet the needs of the existing and future residents, but delivery of strategy is not dependant upon them.	**Medium** Risks possible if future funding is reduced or cut completely as part of Government funding cutbacks.	**No alternatives.** If Government funding cut, there are possibilities that service provision will suffer.

NB There is no Item D – Social and Community Infrastructure nor Item E – Green Infrastructure in Schedule C

SCHEDULE C – ITEM F - PUBLIC SERVICES											
Sub Ref **CF**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**	
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
CF1	**Emergency Services -** **Fire and Rescue Service** **District wide**	**Crowborough** Extension and Improvements to existing Fire Station to ensure station can meet service requirements and additional growth in the local area.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015, WCS7 **Evidence** Rural Review - East Sussex Fire Authority - October 2010 Medium Term Plan – 2013/14 – 2017/18 East Sussex Fire Authority East Sussex Fire and Rescue – Annual Plan 2012/2013 East Sussex Fire Authority – 2013/14 – 2017/18 Plans - Supporting Reference Appendices to all Plans – Medium Term Plan 2013/14 – 2017/18, 2013/2014 Annual Plan and 2013/14 Wealden Borough Action Plan 2013/14 and station plans 2013/14	**Lead:** Sussex Fire and Rescue (SFR)	**Circa £1,020M**	**Other funding** Funding identified in the ESFRS 2012/13 Medium Term Capital strategy	None dependant but would provide service improvements to the Crowborough area and to the residents of Strategic Sites within the Crowborough Fire Station area.	**Committed scheme** Planning Approval secured	**Short term** Scheduled for completion 2013/14	**Important**	**Low** Capital Funding already allocated for 2012/13. Risks possible if funding is reduced or cut completely if funding priorities change or if further Government funding cutbacks are made.	If works to Crowbr'gh Fire Station are not made this may mean that there is increased safety risk to local populations, if current fire crews and services are stretched. .
CF2	**Emergency Services –** **Ambulance Service** **District wide**	A new Central Reporting Ambulance Response post is proposed near Polegate within Wealden District, as part of the new 'Make Ready' and 'Ambulance Community Response Post' system being rolled out by the South East Coast	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015, WCS7 **Evidence** South East Coast Ambulance Services NHS Trust Integrated Business Plan 2010 – 2015 – summary document	**Lead:** South East Coast Ambulance Service NHS Trust (SECAMB)	**Not known**	**Other funding** Funding through NHS England Developer contributions would not normally be requested	None dependant but all development within the District would benefit	**Committed scheme (subject to planning permission)** A planning application for an 'Ambulance Community Response Centre' in the Polegate area submitted to WDC in January 2014.	**Short term** A hub at Polegate scheduled for provision by early 2015. At the same time, suitable response locations will be provided across the District.	**Important** Facility important to the provision of ambulance services to meet the needs of the existing and future residents, but	**Low**	**Not applicable**

SCHEDULE C – ITEM F - PUBLIC SERVICES												
Sub Ref **CF**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon the output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		Ambulance NHS Trust Service. This will include the provision of 'response posts' in appropriate locations across the District - which are yet to be determined.								delivery of strategy is not dependant upon them.		

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
CG1	**Transmission – Electricity** **District wide**	No major infrastructure envisaged as a consequence of growth proposals in the District to 2026, given the scale of electricity transmission networks.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015, WCS7 **Evidence** National Grid – Electricity Ten Year Statement (TYS) – November 2014.	**Lead:** National Grid Company	**Not applicable**	**Not applicable**	**Not applicable**	**Not applicable** No major infrastructure works are currently planned in the area for the before 2015	**Not applicable**	**Critical**	**Low** If UK Power Networks (the supplier) assessment of demand exceeds their capacity to supply - they will approach National Grid for additional capacity	**Not applicable**
CG2	**Transmission – Gas** **District wide**	No capacity issues anticipated from anticipated growth.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015, WCS7 **Evidence** National Grid – Gas Ten Year Statement - December 2014	**Lead:** National Grid Company	**Not applicable**	**Not applicable**	**Not applicable**	**Not applicable** No major infrastructure works are currently planned in the area for the before 2015.	**Not applicable**	**Critical**	**Low** If Southern Gas Networks (the supplier) assessment of demand exceeds their capacity to supply - they will approach National Grid for additional capacity.	**Not applicable**

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
CG3	**Electricity Supply** **District wide**	No major infrastructure envisaged as a consequence of growth proposals. Network capacity for the Towns and Villages within the Wealden area is adequate for meeting existing customer demand. Individual new homes will in future through design have lower energy requirements due to improved insulation and potentially increased usage of natural resources such as heat pumps and small scale wind generation making accurate demand forecasting more difficult.	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** Business Plans for our three electricity areas – Draft for consultation – Business Plan for 2015 – 2023 – November 2012	**Lead:** UK Power Networks (formerly EDF Energy)	**Not applicable** UK Power Networks funding arrangements, are set in periodic price reviews by the regulator Ofgem, and specifically do not allow investment in infrastructure ahead of need The regulator views such investment as risky, inefficient and not in the best interests of customers as a whole.	**Other funding** No statutory requirement for developer to provide contributions However, the Developer is required to meet appropriate costs in accordance with the current industry regulations. .	As the rate of build over the plan period allows UK Power Networks and developers to plan and prepare well ahead of need. In essence this allows UK Power Networks to take a high level and regional view of what the demand on the network is going to be over the next ten years or so and enables identification of 'pinch points' or places where reinforcement may have to be made. UK Power Networks asset replacement programmes provide the opportunity to rethink the way in which EDF infrastructure is developed to meet future customer needs is developed to meet future customer needs (as at Hailsham), particularly for connections to green and renewable energy sources. UK Power Networks encourages Local Authorities and Developers to assist with the acquisition of sites for new major substations and	**Heathfield** Scheme underway Local issues regarding power supply in the Heathfield area are being addressed currently through a programme of asset replacement. **Hailsham** Scheme underway In Hailsham, because the electricity demand has increased significantly UK Power Networks is now replacing some major assets at the main substation which will allow UK Power Networks to offer customers a more reliable service and create spare capacity for the area.	**Varies** Any improvements required will be identified and planned in line with demand from new development High Voltage Infrastructure will be reviewed with National Grid on a continuous basis in order to match growth UK Power Networks will closely monitor the rate of new build and add the predicted increase in electricity usage into their Planning Load Estimation system which helps to predict where and when reinforcement to infrastructure will be required.	**Critical**	**Low** Where future reinforcement work is identified, this work may be funded by UK Power Networks as network reinforcement or asset replacement or by Developers depending on the circumstances.	Because UK Power Networks infrastructure is largely interconnected there are a number of ways in which UK Power Networks can meet new demand for electricity by taking a more 'regional' approach which may allow transfer of customers from one supply source to another in order to 'free up' capacity to supply a new development.

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
							obtaining routes for new cables					
CG4	**Gas Supply** **District wide**	Capacity issues arising from increased growth can be adequately addressed by the provision of necessary distribution infrastructure	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP015, WCS7 **Evidence** Southern Gas Networks – Annual Report and Accounts – 2014 Southern Gas Networks – Long Term Development Statement 2014 – October 2014.	**Lead:** Southern Gas Networks.	**Not applicable**	**Other funding** Funding arrangements set in periodic price reviews by regulator (Ofgem) No statutory requirement for developer to provide contributions	**Not applicable**	**Not applicable**	**Varies** Programme of works reactive to increased demand to 2030.	**Critical**	**Low** If Southern Gas Networks (the supplier) assessment of demand exceeds their capacity to supply - they will approach National Grid for additional capacity.	**Not applicable**
CG5	**Water Supply** **District wide**	Proposed outputs include:- Universal Metering programme, Continuation of roll out of Water Efficiency measures , Enhanced water efficiency Programme, Development of further winter storage in the Ouse catchment from 2020. Enhanced zonal transfers, Eridge Licence increase (2010 – 2015), Further leakage reduction New Borehole extraction at Bewl Bridge Reservoir (2018/2019)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** South East Water - Water Resources Management Plan 2014	**Lead:** South East Water	**Not applicable**	**Other Government funding** No statutory requirement for developer to provide contributions	All development is dependant upon the provision of adequate water supply. Wealden District is within a Severe Water Stress area. Future planning as outlined in the Water Resources Management Plan 2014, envisages a series of measures including minor groundwater improvements and inter water resource zone transfers i.e. making best use of existing resources, universal metering, water efficiency measures, development of further winter storage in the Ouse catchment from 2020, increasing water	**Not known**	**Varies dependant upon scheme** **On-going throughout plan period** – Universal metering, water efficiency measures and enhanced programme, leakage reduction. Enhanced Zonal Transfers **Short term** Eridge License increase (2010 – 2015) **Medium term** New Borehole extraction at Bewl Bridge Reservoir (2018/2019) **Long Term** Raising of Bewl Reservoir dam by 3m to increase storage capabilities (2023) **Long term**	**Important** The provision of adequate water supplies in an area of Severe Water stress is important to the delivery of future developme nt within the District. However, the timing and provision of the schemes outlined will ensure adequate provision to meet the developme nt proposed within the plan period in the	**Low** The provision of adequate water supplies in an area of Severe Water stress is important to the delivery of future development within the District. However, the timing and provision of the schemes outlined will ensure adequate provision to meet the development proposed within the plan period in the District	Schemes outlined are designed to increase capacity in available water supply. Additional inter Zonal transfers between regions will enable some shortfall in provision to be met, if schemes outlined are delayed.

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
		Raising of Bewl Reservoir dam by 3m to increase storage capabilities (2023) New Ground water source at Forest Row Increasing the capacity of the existing Arlington Reservoir by 2035 – 2040 by 22 Million Litres per day.					extract licensing capacity at Eridge (2010 - 2015), new borehole extraction at Bewl Reservoir (2018/2019) and Bewl water dam raising (by 3m) to increase storage capabilities (2023). New Ground water source at Forest Row Increasing the capacity of the existing Arlington Reservoir by 2035 – 2040 by 22 Million Litres per day. Land use implications of additional winter storage at these locations in due course		New Ground water source at Forest Row **Long Term** Increasing the capacity of the existing Arlington Reservoir by 2035 – 2040 by 22 Million Litres per day.	District		
CG6	**Water Supply** **Water Efficiency** **District wide**	Future Water supply includes a series of measures outlined in the Water Resources Management Plan 2014, including water efficiency. Water efficiency measures to be installed in new development in accordance with Building Regulation requirements (minimum Code Level 3)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** South East Water - Water Resources Management Plan 2014	**Lead:** Developers	**Not applicable**	**Other funding** Included as part of the cost of development	All development will benefit and dependent upon Building Control procedures. Achieving Code level 3 for water efficiency is included in Part 7 of the Building Regulations and should not be duplicated through planning policy.	**Committed Scheme.** The Building Regulations and The Building (Approved Inspectors Regulations etc.) Regulations 2010 - which came into effect on the 1st October 2010, requires water efficiency measures to be incorporated in all new developments.	**On-going**	**Critical** All schemes will have to comply with this aspect through to obtain approval under the Building Regulations.	**Low** All schemes will have to comply with this aspect through to obtain approval under the Building Regulations, so risk is low.	**Not applicable**
CG7	**Waste Water Treatment** **Hailsham** Additional	**Hailsham** Additional treatment facilities at Hailsham North Waste Water	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7	**Lead:** Southern Water **Partner bodies:** The Environment Agency (EA),	**Unknown.** Valuation for works not in the public domain.	Funding gained from OFWAT review (2009) to undertake necessary works.	Scheme is deemed critical to deliver 1500 dwellings in the North Hailsham, Hellingly Parish	**Scheme Contracted** Further works required to meet EA quality standards in relation to	**Short term** Due to be completed by end of 2012 but delayed due to	**Critical**	**High**	Scheme is deemed critical and implementation of contingency required if scheme

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
	treatment facilities at Hailsham North Waste Water Treatment Works (See Waste Water treatment notes at the end of this table.)	Treatment Works Infrastructure necessary to deliver the discharge consent of 2900 dwellings from 1st January 2007	Strategic Sites Local Plan (2013) Policies SCP1(t) **Evidence** Southern Water - Water Resources Management Plan 2014 Environment Agency – Creating a Better Place - Corporate Plan 2014 – 2016 European Water Framework Directive – December 2000 Under the requirements of the Water Framework Directive (WFD) new developments should not cause deterioration of water quality and the ecological status of designated water bodies and any opportunities to improve the status should be taken where possible. The Defra WFD no deterioration policy is currently being developed, which also has the potential to reduce the discharge consented capacity or tighten the existing consented limits. This should be closely monitored for any possible implications.	East Sussex County Council as Waste Planning Authority			and Upper Dicker areas	phosphorus levels.	need to carry out further works to improve phosphorus levels to meet EA standards.			is not in place.
CG8	**Waste Water Treatment Works** **Buxted WwTW** Will be considered	**Buxted** Works to increase treatment capacity at Buxted WwTW To increase capacity at Buxted	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence**	**Lead:** Southern Water, **Partner bodies:** The Environment Agency (EA), East Sussex as County Council Waste Planning Authority	Unknown	Scheme is required to be approved by OFWAT through the periodic review in 2014.	No dwellings allocated at Buxted in Core Strategy, but will support windfall development within the area. .	**Further work required** Scheme to be designed and implemented.	**Medium Term** Scheme to be implemented post 2015	**Important** Scheme is not deemed critical to the delivery of the	**Low**	**None**

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
	further as part of the Delivery and Site Allocations Local Plan		Southern Water - Water Resources Management Plan – 2014 Environment Agency – Creating a Better Place - Corporate Plan 2014 – 2016 European Water Framework Directive – December 2000 Under the requirements of the Water Framework Directive (WFD) new developments should not cause deterioration of water quality and the ecological status of designated water bodies and any opportunities to improve the status should be taken where possible. The Defra WFD no deterioration policy is currently being developed, which also has the potential to reduce the discharge consented capacity or tighten the existing consented limits. This should be closely monitored for any possible implications.							Proposed Submission Core Strategy.		
CG9	**Waste Water Treatment Works** **Hooe WwTW** Will be considered further as part of the Delivery and Site Allocations Local Plan	**Hooe** Works to increase treatment capacity at Hooe WwTW To deliver up to 100 dwellings at Ninfield, allocated within the Wealden Core Strategy Local Plan (2013)	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** Southern Water - Water Resources Management Plan – 2014 Environment Agency – Creating a Better Place	**Lead:** Southern Water, **Partner bodies:** Environment Agency (EA), East Sussex County as Council Waste Planning Authority	Unknown	Scheme is required to be approved by OFWAT through the periodic review in 2014.	Southern Water will not be able to accept 50 dwellings until scheme is in place.	**Further work required** Scheme to be designed and implemented.	**Medium Term** Scheme to be implemented post 2015	**Critical** Scheme is deemed critical to development of up to 100 dwellings, but risk is low.	**Low**	**None**

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			- Corporate Plan 2014 – 2016 European Water Framework Directive – December 2000 Note:- Under the requirements of the Water Framework Directive (WFD) new developments should not cause deterioration of water quality and the ecological status of designated water bodies and any opportunities to improve the status should be taken where possible. The Defra WFD no deterioration policy is currently being developed, which also has the potential to reduce the discharge consented capacity or tighten the existing consented limits. This should be closely monitored for any possible implications.									
CG10	**Waste Water Treatment Works** **Ripe WwTW** Will be considered further as part of the Delivery and Site Allocations Local Plan	**Works to Ripe WwTW** To meet quality standards required by the environmental permit (discharge consent).	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** Southern Water - Water Resources Management Plan – 2014 Environment Agency – Creating a Better Place - Corporate Plan 2014 – 2016 European Water Framework Directive – December 2000	**Lead:** Southern Water, **Partner bodies:** The Environment Agency (EA), East Sussex County Council as Waste Planning Authority	Unknown	Scheme agreed in OFWAT's 2009 periodic review.	The impact of 5 new homes on the performance of the works will not be significant and can be accommodated within the quality scheme.	**Further work required** Scheme to be designed and implemented.	**Medium Term** Scheme to be completed 2015.	**Important** Scheme is deemed critical to achieve quality standards, but not to the delivery of developme nt allocated within the Core Strategy.	**Low**	**None**

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			Note:- Under the requirements of the Water Framework Directive (WFD) new developments should not cause deterioration of water quality and the ecological status of designated water bodies and any opportunities to improve the status should be taken where possible. The Defra WFD no deterioration policy is currently being developed, which also has the potential to reduce the discharge consented capacity or tighten the existing consented limits. This should be closely monitored for any possible implications.									
CG11	**Waste Water Treatment Works** **Lunsford Cross WwTW** Will be considered further as part of the Delivery and Site Allocations Local Plan	**Works to Lunsford Cross WwTW** To meet quality standards required by the environmental permit (discharge consent).	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 **Evidence** Southern Water - Water Resources Management Plan – 2014 Environment Agency – Creating a Better Place - Corporate Plan 2014 – 2016 European Water Framework Directive – December 2000 Note:- Under the requirements of the Water Framework Directive (WFD) new	**Lead:** Southern Water, **Partner bodies:** Environment Agency, East Sussex County Council as Waste Planning Authority	**Unknown**	Scheme agreed in OFWAT's 2009 periodic review.	No additional dwellings are proposed in the catchment.	**Further work required** Scheme to be designed and implemented.	**Medium Term** Scheme to be completed 2015	**Important** Scheme is deemed critical to achieve quality standards, but not to the delivery of developme nt allocated within the Core Strategy.	**Low**	**None**

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			developments should not cause deterioration of water quality and the ecological status of designated water bodies and any opportunities to improve the status should be taken where possible. The Defra WFD no deterioration policy is currently being developed, which also has the potential to reduce the discharge consented capacity or tighten the existing consented limits. This should be closely monitored for any possible implications.								
CG12	**Waste Water Treatment Works** **Tunbridge Wells South WwTW**	**Works to Tunbridge Wells South WwTW** To deliver 120 dwellings in Frant Parish on the fringe of Tunbridge Wells	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 Strategic Sites Local Plan (2013) Policies Core Principles Policy SCP 1(t) Frant/Edge of T Wells – SFR 1 **Evidence** Southern Water - Water Resources Management Plan – 2014 Environment Agency – Creating a Better Place - Corporate Plan 2014 – 2016 European Water Framework Directive – December 2000 Note:- Under the requirements of the Water Framework Directive	**Lead:** Southern Water, **Partner bodies:** Environment Agency, East Sussex County Council as Waste Planning Authority	**Unknown**	Scheme subject to approval by OFWAT through the periodic review in 2014, if deemed necessary.	Southern Water may not be able to accept up to 200 dwellings in the area until a scheme is in place, depending on allocations by Tunbridge Wells District Council.	**Further work required** Scheme to be designed and implemented.	**Medium Term** Scheme to be implemented 2017 at the earliest	**Critical** Scheme is deemed critical to developme nt of 120 dwellings.	**Low**	**None**

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
			(WFD) new developments should not cause deterioration of water quality and the ecological status of designated water bodies and any opportunities to improve the status should be taken where possible. The Defra WFD no deterioration policy is currently being developed, which also has the potential to reduce the discharge consented capacity or tighten the existing consented limits. This should be closely monitored for any possible implications.									
CG13	**Telecommunications & Broadband Provision** **District wide**	Improved superfast broadband provision District Wide	**Objectives and Policy** Wealden Core Strategy Local Plan (2013) policies SP07, SP015, WCS7 Strategic Sites Local Plan (2013) Policies Uckfield – Hailsham – Polegate and Willingdon – Stone Cross – Crowborough - Frant/Edge of T Wells – **Evidence** Digital Britain – Final Report June 2009 – Department for Business Innovation and Skills BT Open Reach Rollout plan lists – 2013	**Lead:** ESCC/B&HCC (delivery agent BT) **Partner Bodies:** Go-East Sussex, WDC, Town and Parish Councils	**£34m funding available** Provided for implementation of programme over 3 years (up until 2016)	**Government/ESCC and BT funding** £34m funding provided by Government/ESCC and BT to advance the roll out of improved broadband provision across East Sussex. BT contracted as delivery agent on behalf of ESCC and Brighton and Hove City Council.	None is dependent but all existing, planned and future development will benefit. **Key to provision** FTTC = Fibre to the Cabinet – combination of fibre optic and copper transmission – providing download speeds up to 80Mbits/s and upload speeds up to 20 Mbits/s FTTp = Full fibre provision to the individual premises – providing download speeds up to 300Mbits/s – upload speeds up to 30Mbits/s	Rollout plans produced by BT Open Reach Areas currently with Superfast Broadband provision:- Crowborough (FTTC) Hailsham (FTTC/p) Polegate (FTTC) Uckfield (FTTC) Stone Cross & Pevensey (FTTC) Superfast Roll out underway:- Mayfield (FTTC/p) Hadlow Down (FTTC) Heathfield (FTTC/p) Horam (FTTC) Rotherfield (FTTC) Rushlake Green (FTTC/p) Currently anticipated delivery by the end of 2014/15:- Alfriston (FTTC/p) Buxted (FTTP/p) Chelwood Gate (FTTC) Chidingly (FTTC/p)	**Varies** Will be dependent upon funding and roll out of essential infrastructure to enable improved networks. Takes about 15 months from assessment to delivery of infrastructure	**Important** Will have a critical impact upon SME's and new businesses looking to locate in the area and existing and new residents	**Low**	**Not applicable**

SCHEDULE C – ITEM G - UTILITIES SERVICES												
Sub Ref **CG**	**Service and Issue**	**Output**	**Justification**	**Lead body**	**Cost (if known)**	**Funding arrangements**	**Development in the Local Plan which is dependant upon output**	**Scheme Status** e.g. Study underway, concept scheme, development of options, detailed design or committed scheme, further work required.	**Timeframe for delivery of output** **Short term <5yrs** **Med term 5 – 10 yrs** **Long term > 10 yrs** **Or Varies**	**Local Plan**		
										Importance to Strategy **Critical** **Important** **Desirable**	**Risk to delivery** **High** **Medium** **Low**	**Alternatives other mitigations**
								Dane Hill (FTTC) East Dean (FTTC/p) Framfield (FTTC/p) Halland (FTTC) Isfield (FTTC/p) Ninfield (FTTC/p) Nutley (FTTC/p) Currently under evaluation:- Frant, Hartfield Hestmonceux, Ripe Wilmington and Wadhurst				

IDP Schedule - Notes Waste Water Treatment Works Capacity Waste water infrastructure provision

Introduction

Southern Water is not permitted to discharge treated effluent from waste water treatment works (WwTW) in excess of the consent provided by the Environment Agency or breach imposed maximum flow and quality standards. Therefore, waste water capacity is defined, for the purposes of the IDP, in two ways:

- Waste Water Treatment Works treatment capacity - the process capacity provided by the physical equipment/plant on site to treat wastewater to the required quality standards, as set by the consent; and
- Consented discharge capacity - the volumetric capacity available in terms of dry weather flow

The discharge consent sets the maximum volume of dry weather flow which is allowed to be discharged into the receiving waters. The consented discharge capacity is expressed as the difference between the current dry weather flow discharged from the works and the maximum which is permitted by the consent. In order to assist the planning authority Southern Water assumes that the flow returned to sewer per household is on average 500 litres of wastewater per day. Using this methodology the number of potential new dwellings allowed to be connected within the limits of the discharge consent can be determined. The assumption of 500 litres allows an allowance for new businesses. Water intensive industries are not included in this assumption and surface water infiltration which can increase with time.

However it does not take into account compulsory water metering or water efficiency measures on new dwellings (through Building Regulations on new build and water metering programmes), which may have an impact on water usage and potentially increase the headroom available in the discharge consent. This is because there is no evidence base to demonstrate that this will occur and current legislation does not stop households replacing water efficient fittings with those that use more water e.g. power showers.

The Environment Agency has the ability to review discharge consents, to increase the WwTW discharge capacity or in certain circumstances to reduce the capacity, in order to protect the environment. Therefore, subject to agreement by the Environment Agency, there is a capability of increasing discharge consent and therefore remove constraints. This is likely to result in tighter quality conditions and will be determined by the quality of the receiving water to ensure there is no deterioration. In some cases where the current consent limits are set at the tightest levels achievable with conventional technology this will not be achievable. It may also be necessary for Southern Water to invest in technology, and potentially associated land, to increase the treatment capacity of the works in order to meet the discharge consent and potential growth. In order to achieve funding to undertake such works Southern Water, along with other water companies, bid for funding through OFWAT. This is called the periodic review of charges process. Reviews take place every five years, with the next review in 2014. However, there is a mechanism in place to fund, in exceptional cases, unexpected works to accommodate unexpected demand, which has not been allocated funding through the associated periodic review.

Agreed investment following the 2009 periodic review (covering works until the determination of the next review in 2014/15)

OFWAT's Final Price Determination for the period 2010-2015 (AMP 5) was published in November 2009. The mechanism for delivery of infrastructure is not prescriptive however it provides for:

- Investigation for a solution to wastewater capacity issues at Hailsham South and North WwTW, commencing in 2010 with completion originally scheduled for 2012. This work is now scheduled for completion by March 2015.
- Increased treatment capacity at Hailsham North WwTW to meet discharge consent. This work was due to be completed by the end of 2102, but has been delayed by the need to reduce phosphorus levels in line with EA Quality standards.
- Waste water treatment works at Halland. Works to deliver quality standards required by discharge consents at Lunsford Cross and Ripe to be completed by 2015; and

- Crowborough - Redgate Mill Waste Water Treatment Works improvements to be completed by September 2014.

Infrastructure requirements Hailsham North and South WwTW

In the case of Hailsham North Waste Water Treatment Works the consented discharge capacity has been set at 2900 dwellings, as of 1st January 2007. The Environment Agency has confirmed that it would not extend the consented capacity due to the impact of the treated effluent on the Pevensey Levels and therefore the consented discharge at the works is finite.

Southern Water has undertaken further works to increase the treatment capacity from 1400 dwellings to the discharge consent of 2900 dwellings, using funding from the 2009 review. As of the 17th February 2014, there is consented capacity for 254 dwellings.

Hailsham South Waste Water Treatment works also discharge into the Pevensey Levels and the Environment Agency has confirmed that because of environmental constraints the discharge consent will not be increased from 2400 dwellings (based on 1st January 2007 date). Since April 2006, the number of dwellings built and granted planning permission have reduced treatment capacity considerably, with the capacity of only 3 dwellings as of 17th February 2014.

There are a number of technical solutions that may be sought to provide additional capacity in the Hailsham North and Hailsham South WwTW catchment areas. Southern Water are currently investigating a number of solutions which will be published in a study scheduled to be completed by March 2015. Subject to a preferred solution being found it will be necessary for Southern Water to bid for funding through the periodic review process to design and build the solution. As the preferred solution will not be known until March 2015 it is anticipated that a bid for funding will be made in the following periodic review in 2019. Southern Water has confirmed that the earliest date for completion of a solution would be post 2020. Delivery is dependent on obtaining necessary planning permissions and environmental permits/discharge consents, as well as funding,

Under the requirements of the Water Framework Directive (WFD), new developments should not cause deterioration to water quality and the ecological status of designated water bodies, and any opportunities to improve the status should be taken where possible. The Defra WFD No Deterioration Policy is currently being developed, which also has the potential to reduce the discharge consented capacity or tighten the existing consented limits. This should be closely monitored for any possible implications.

Infrastructure requirements other WwTW

In order to achieve the preferred spatial strategy there will also be a need to increase the treatment works capacity at Hooe. The proposed low increases in flow at Ripe and East Dean associated with potential development, is not considered to have a significant impact at the current works and therefore it is not deemed necessary to invest at the flows envisaged. However, it may be necessary to increase treatment capacity at Buxted to meet demands from existing consents.

There is no capacity available at the Windmill Hill Waste Water Treatment works to accommodate the 70 new homes allocated within the Core Strategy at Herstmonceux. It will be necessary to ensure that Southern Water can deliver the associated improvements to accommodate this level of development.

If it is necessary to implement a contingency approach and develop on the land to the fringe of Tunbridge Wells it may be necessary to upgrade the works serving this area of Tunbridge Wells, depending on the allocations in the Tunbridge Wells area.

Monitoring

It will be necessary to monitor and review waste water capacities in terms of actual flows, planning permissions granted and the associated progress of the delivery of waste water treatment improvements. This will be undertaken by the relevant agencies.

Odour Control Infrastructure

Broad locations identified in the Core Strategy, including land east of Hailsham and land west of Uckfield are potentially affected by odour nuisance arising from nearby WwTW. The Strategic Sites Development Plan Document will seek to allocate land outside of the areas potentially subject to odour nuisance and the broad location capacity indicated in the Core strategy will take this issue into account. Any planning application associated with development within the proximity of the WwTW will need to show that it will not be subject to odour nuisance. If it is deemed that odour nuisance is relevant to any proposed development then, in order for development to proceed, schemes are required to be implemented at the works to reduce the odour to acceptable levels. It is expected that the relevant developer(s) contribute to such schemes and is implemented prior to occupation.

Appendix B – Proposed Housing Mix for the Strategic Sites

Appendix B – Proposed Housing Mix for the Strategic Sites

Appendix B – Proposed Housing Mix for the Strategic Sites

Appendix B

Housing Mix for each of the Strategic Sites (subject to viability) taken from the Strategic Sites Local Plan – Feb 2014

Market Housing						Affordable Housing						
Strategic Site	**1 and 2 bed flats & houses**	**3 bed houses**	**4 bed houses**	**5 bed houses**	**Total Market housing**	**1 bed flats**	**2 bed flats & houses**	**3 bed houses**	**4 bed houses**	**5 bed houses**	**Total affordable housing**	**Grand Total**
Uckfield (%)	20%	40%	30%	10%	100%	18%	42%	30%	9%	1%	100% (35%) of total	
(rounded number)	**130**	**260**	**195**	**65**	**650**	**63**	**147**	**105**	**31**	**4**	**350**	**1000**
Hailsham East (%)	32%	50%	15%	3%	100%	25%	40%	25%	9%	1%	100% (35%) of total	
(rounded number)	**124**	**195**	**59**	**12**	**390**	**52**	**84**	**53**	**19**	**2**	**210**	**600**
Hailsham North (%)	30%	52%	15%	3%	100%	25%	40%	25%	9%	1%	100% (35%) of total	
(rounded number)	**136**	**237**	**68**	**14**	**455**	**61**	**98**	**61**	**22**	**3**	**245**	**700**
Polegate & Willingdon (%)	30%	52%	15%	3%	100%	25%	40%	25%	9%	1%	100% (35%) of total	
(rounded number)	**136**	**237**	**68**	**14**	**455**	**61**	**98**	**61**	**22**	**3**	**245**	**700**
Stone Cross (%)	30%	52%	15%	3%	100%	25%	40%	25%	9%	1%	100% (40%) of total	
(rounded number) (650 allocated minus 38 dwellings already approved at Friday Street)	**110**	**191**	**55**	**11**	**367**	**61**	**98**	**61**	**22**	**3**	**245**	**612**
Pine Grove Crowborough (%)	100%	0	0	0	100%	100%	0	0	0	0	100% (45%) of total	
(rounded number)	**50**	**0**	**0**	**0**	**50**	**41**	**0**	**0**	**0**	**0**	**41**	**91**
Tall Trees Crowborough (%)	100%	0	0	0	100%	100%	0	0	0	0	100% (45%) of total	
(rounded number)	**6**	**0**	**0**	**0**	**6**	**4**	**0**	**0**	**0**	**0**	**4**	**10**
Mayvern Court Crowborough (%)	100%	0	0	0	100%	100%	0	0	0	0	100%	
(rounded number)	**4**	**0**	**0**	**0**	**4**	**2**	**0**	**0**	**0**	**0**	**2**	**6**
Roughetts Crowborough (%)	0	75%	25%	0	100%	0	50%	50%	0	0	100%	
(rounded number)	**0**	**3**	**1**	**0**	**4**	**0**	**1**	**1**	**0**	**0**	**2**	**6**

Market Housing						Affordable Housing						
Strategic Site	**1 and 2 bed flats & houses**	**3 bed houses**	**4 bed houses**	**5 bed houses**	**Total Market housing**	**1 bed flats**	**2 bed flats & houses**	**3 bed houses**	**4 bed houses**	**5 bed houses**	**Total affordable housing**	**Grand Total**
Jarvis Brook Crowborough (%)	28%	55%	17%	0	100%	10%	50%	30%	10%	0	100% (35%) of total	
(rounded number)	**5**	**10**	**3**	**0**	**18**	**1**	**4**	**3**	**1**	**0**	**9**	**27**
South East Crowborough (%)	20%	40%	40%	0	100%	4%	20%	61%	14%	1%	100% (35%) of total	
(rounded number)	**20**	**42**	**42**	**0**	**104**	**2**	**11**	**34**	**8**	**1**	**56**	**160**
Edge of T Wells/Frant (%)	30%	40%	28%	2%	100%	16%	36%	41%	7%	0	100% (35%) of total	
(rounded number)	**23**	**31**	**22**	**2**	**78**	**7**	**15**	**17**	**3**	**0**	**42**	**120**
Overall Grand total	**744**	**1,206**	**513**	**118**	**2,581**	**355**	**556**	**396**	**128**	**16**	**1,451**	**4,032**
% of overall total (rounded)	29%	47%	20%	4%	100% (64% of total)	25%	38%	27%	9%	1%	100% (36% of total)	

Appendix C - CIL Funding Gap

Appendix C - CIL Funding Gap

Appendix C - CIL Funding Gap

Appendix C

CIL Funding Gap

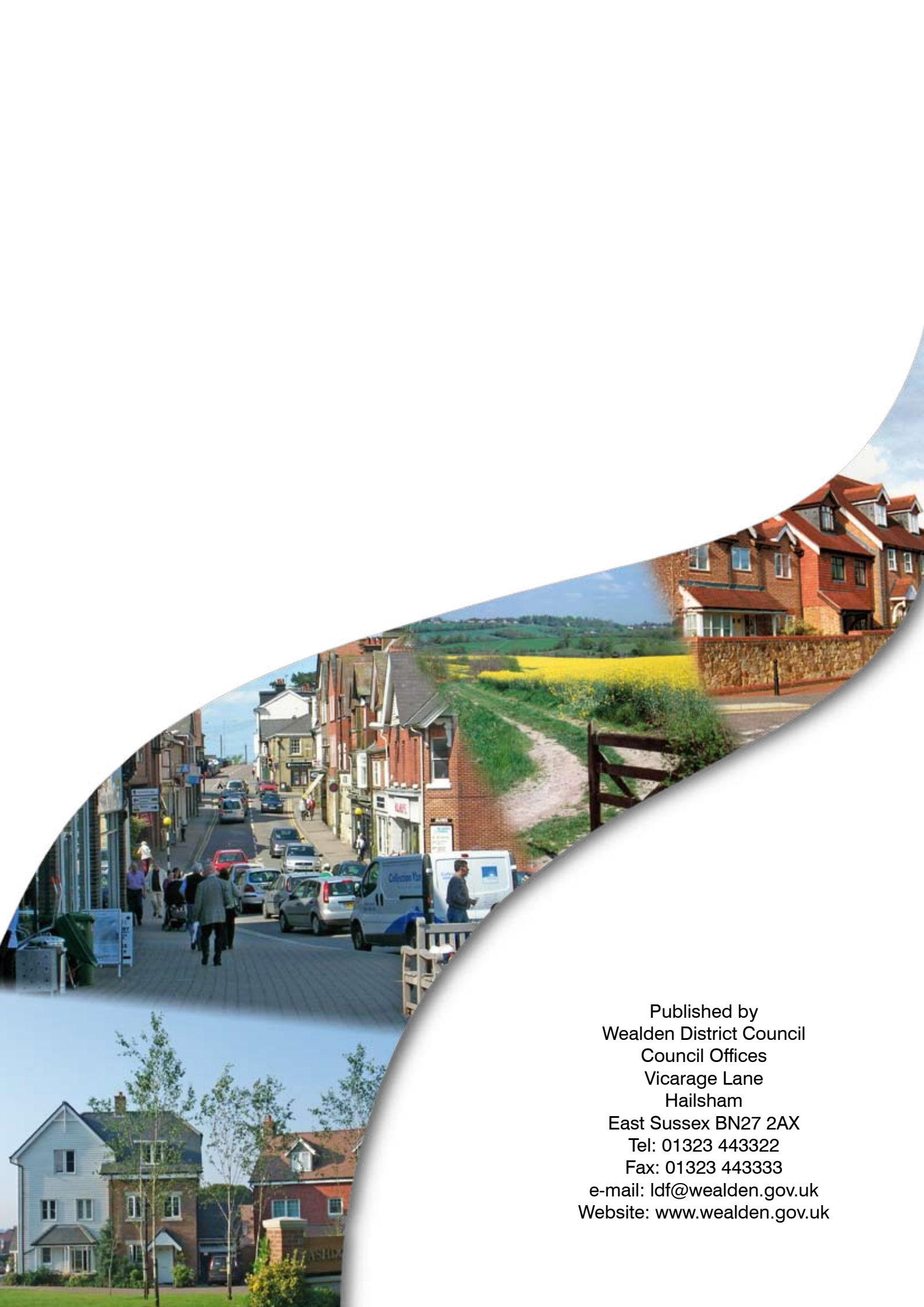
Funding Gap Assessment as shown in the CIL Draft Charging Schedule

The funding gap analysis has concentrated on a number of key infrastructure schemes that are required to deliver the growth set out in the Core Strategy and Strategic Sites Local Plan. This information has been drawn from the infrastructure needs outlined in the infrastructure assessment that has been undertaken as part of the preparation of the Core Strategy and the Strategic Sites Local Plan. It has identified the known and anticipated levels of available funding for the schemes, as shown in the CIL Draft Charging Schedule document in Tables 5 and 6 in Section 8. These Tables show a clear shortfall in the costs of infrastructure provision and the projected income available to secure it. When the projected CIL income as shown in the CIL Draft Charging Schedule document is taken into account, the residual 'funding gap' can be assessed. The calculated funding shortfall for the provision of infrastructure to support growth is set out in the table below.

Funding Gap summary table (figures rounded)

Critical Infrastructure to support growth	Total estimated infrastructure costs	Assumed/potential funding deductions (£)*	Funding Gap (£)
SANGS/SAMMS	£10,731,300	£0	£10,731,300
Transport	£43,988,000	£15,953,639**	£28,034,361
Education	£54,600,000	£10,669,000	£43,931,000
Health* **	£2,000,000	£1,046,580	£953,420
Totals	**£111,319,300**	**£27,669,219**	
Aggregate funding gap			**£83,650,081****
Projected CIL income		**£10,197,950*****	
Residual funding gap			**£73,452,131**

*Contributions agreed (subject to conditions precedent and payment triggers) Includes contributions agreed and conditions precedent met. Figures correct as of March 2015.
** Funding deductions for Transport includes Section 106 (ESCC and Highways Agency works funding) and Local Growth Deal funding.
*** We are currently working with the CCG's on refinements to the cost estimates in addition to the costs stated.
**** This figure does not include potential Section 106 funding that may be negotiated in relation to Strategic Sites currently submitted and under consideration and likely to be approved prior to the implementation of CIL. This may increase the level of potential funding and reduce the overall funding gap.
***** These figures are correct as at March 2015. Should further large applications for development be received prior to the implementation of the Charging Schedule then this figure will reduce.



Published by
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex BN27 2AX
Tel: 01323 443322
Fax: 01323 443333
e-mail: ldf@wealden.gov.uk
Website: www.wealden.gov.uk