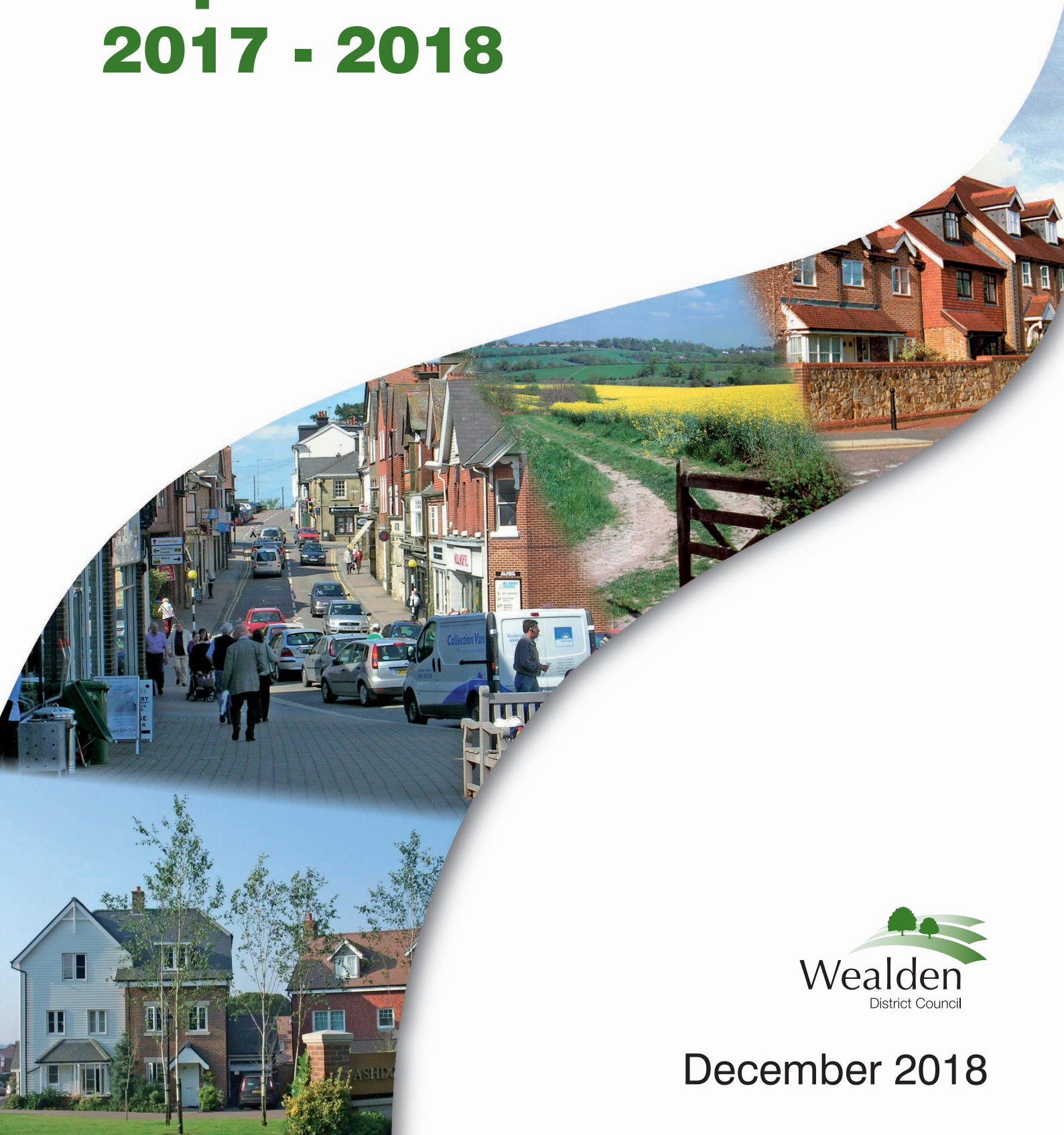


Wealden District Local Plan

Authority Monitoring Report 2017 - 2018



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1.0 Executive Summary

- 1.1 This Authority Monitoring Report (AMR) covers the period 1 April 2017 to 31 March 2018, although in some cases ‘commentary’ is provided to cover the period beyond the end date of 31 March 2018 where this is considered to be appropriate.

Purpose

- 1.2 It is a legal requirement that every local planning authority produces an AMR containing information on its progress towards the preparation of Local Development Plan Documents (DPDs)¹, the details of actions taken to meet the duty to cooperate requirement during the monitoring period², the details of any Neighbourhood Development Plans (NDPs) that have been achieved over the monitoring period³, the implementation of the Community Infrastructure Levy (CIL)⁴ and the extent to which the planning policies set out in the Wealden Core Strategy (2013) and Affordable Housing Delivery Local Plan (2016) are being achieved⁵. The AMR also includes commentary on the Self-Build and Custom Housebuilding Register. The AMR identifies the key challenges and opportunities for the district and provides monitoring data against which to consider the need for any necessary revision of spatial planning policies.
- 1.3 The Town and Country Planning (Local Planning) Regulations 2012 (Regulation 34) requires AMRs to contain information on a range of matters, but this would have to include the following:
- Commentary on the progress made against meeting any Development Plan Document (DPD) or Supplementary Planning Document (SPD) specified in the District’s Local Development Scheme (LDS);
 - Details of all the actions taken to meet the duty to cooperate requirement with another local planning authority, county council, or statutory body during the monitoring period;
 - Details of a neighbourhood development order or a neighbourhood development plan that has been ‘Made’ in the local planning authority area;
 - Details of all CIL receipts and expenditure during the monitoring period;
 - The annual number of net additional dwellings and net additional affordable dwellings within the monitoring period and since the policy was first published, adopted or approved; and

¹ See Section 3 of the AMR named ‘Progress against the Local Development Scheme (LDS)’.

² See Section 4 of the AMR named ‘Duty to Cooperate’.

³ See Section 7 of the AMR regarding Neighbourhood Planning.

⁴ See Section 8 of the AMR regarding Community Infrastructure Levy (CIL) income and expenditure.

⁵ See Section 5 and 9 of the AMR in relation to the implementation of planning policies, particularly the adopted Wealden District Core Strategy Local Plan (February, 2013).

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

Summary of AMR Contents

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

Topic	Summary of Contents
Progress Against the Local Development Scheme (LDS)	<p>This section of the report monitors the progress of Wealden District Council in meeting the timetable set out in its LDS. A new LDS was published in July 2018 and is highlighted at Table LDS3 under Section 3 of this report and primarily provides the timetable for the production of the new Wealden Local Plan.</p> <p>The Council has made substantial progress in terms of its new Wealden Local Plan and has published a Regulation 19 version of the Wealden Local Plan for representations between the 13th August 2018 to the 8th October 2018. The Council intends to submit the new Wealden Local Plan to the Planning Inspectorate in December 2018, which is in line with the adopted LDS. The remaining part of the timetable is dependent on the Planning Inspectorate and the examination hearings, but the Council seeks to have the Wealden Local Plan adopted by the end of the 2019 calendar year.</p>
Duty to Cooperate	<p>This section of the report summarises the work undertaken by Wealden District Council, the surrounding authorities and statutory bodies to address the strategic planning issues relevant to the area. This work has largely focussed on the evidence base for the Wealden Local Plan including potential impacts on the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA) through joint evidence base work and meetings with neighbouring local planning authorities and statutory bodies.</p>

<p>Housing</p>	<p>This section of the report monitors the delivery of housing in the district and the performance against the housing requirement of the district.</p> <p>For the reporting period, 462 net dwellings have been completed and this is marginally down from previous monitoring periods (for example in 2015/16 period there was 520 (net) dwelling completions and 564 (net) dwelling completions in 2016/17), but is still above the target adopted within the Wealden District Core Strategy Local Plan of 450 dwellings per annum. However, these housing completion figures are significantly below the Council's Objectively Assessed Housing Need (OAN) of 950 dwellings per annum that is now contained within the new Wealden Local Plan (August, 2018).</p> <p>The number of affordable housing completions has risen from 81 dwellings in the 2016/17 monitoring period to 144 dwellings in the 2017/18 monitoring period.</p>
<p>Self-Build and Custom Housebuilding Register</p>	<p>This section of the report summarises the Self-build and Custom Housebuilding Register and specifically the delivery of self-build plots for each base period.</p> <p>A total of 24 applications were received for the Self-build and Custom Housebuilding Register between the 31st October 2017 and 30th October 2018, resulting in a requirement for at least 24 suitable self and custom build permissions to be granted between the 31st October 2018 and 30th October 2021. Since the introduction of the Self-build and Custom Housebuilding Register on April 1st 2016, there has been 50 individuals registered and over 82 self-build and custom build plots granted planning permission over the same period.</p>

<p>Neighbourhood Planning</p>	<p>This section of the report summarises the progress being made by both the Parish and Town Councils in producing their Neighbourhood Development Plans (NDPs). Within the monitoring year, three NDP areas have been designated, which includes the Parish of Frant, the Parish of East Hoathly with Halland and the Parish of Wadhurst.</p> <p>To date, only the Herstmonceux NDP has been examined successfully and has been approved at the referendum stage. Unfortunately, in the intervening period, between the publication of the Final Examiners Report on the Herstmonceux NDP (on the 6 February 2018) and the referendum on the Herstmonceux NDP (that took place on the 3rd May 2018) a significant European Court Judgment regarding the interpretation of the HRA Directive was published and has meant that the Herstmonceux Neighbourhood Plan requires a Habitats Regulations Assessment. The Herstmonceux NDP, as a result, has not been adopted by Wealden District Council at this stage. However, in accordance with National Planning Policy Guidance, the Herstmonceux Neighbourhood Plan is in force as part of the statutory development plan. This is on the basis of its successful referendum.</p>
<p>Community Infrastructure Levy (CIL) and Infrastructure Expenditure</p>	<p>The CIL Charging Schedule was adopted by Full Council on 25 November 2015, following a successful examination, with an implementation date of 1 April 2016. Consequently, Wealden District Council is now able to monitor CIL collection and expenditure within the monitoring period.</p> <p>In summary, the local authority collected £4,798,864.04 in CIL revenue over the 2017/18 monitoring period, made payments to both Parish and Town Councils totalling £601,511,24 and has retained the remaining receipts. In total, since 1 April 2016, the Council has received £4,999,412.33.</p>

Local Plan Policy Indicators	<p>This section of the AMR contains information which has been collected to monitor policies adopted through the Wealden District Core Strategy⁶. The indicators used will be continually reviewed to ensure that they remain fit for purpose. This chapter provides quantifiable feedback on a number of planning policies within the Wealden District Core Strategy.</p> <p>For employment uses (Use Class B), the net amount of employment floorspace completed during the monitoring period was 2,158 square metres, whilst the net amount of retail floorspace (Use Class A1) completed was 3,255 square metres during the monitoring period.</p>
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- 1.5 This AMR has been prepared by the Planning Policy Team at Wealden District Council, that have been responsible for the development and implementation of the Wealden Core Strategy (adopted February 2013), the Affordable Housing Delivery Local Plan (adopted May 2016) and the Proposed Submission Wealden Local Plan (published in August, 2018)
- 1.6 As per the requirements of section 113 of the Localism Act, the 2017/18 AMR has been made available to the public by being published on Wealden District Council's website. It can be found at the following webpage:
- http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Planning_Policy_Documents
- 1.7 If you wish to contact the Planning Policy Team at Wealden District Council regarding the content of this AMR, then you can do so through the following methods:

Contact Form:

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

Email: ldf@wealden.gov.uk

Telephone: 01892 602008

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

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

2.0 Introduction

Nature and Purpose of Document

- 2.1 The Authority Monitoring Report (AMR) details Wealden District Council's progress in developing, adopting and implementing local planning policies within the Wealden District. The Town and Country Planning (Local Planning) Regulations 2012 (Regulation 34) requires AMRs to contain information on a range of matters that includes progress made with documents detailed in the Council's Local Development Scheme (LDS), the monitoring of the statutory development plan policies, details of any neighbourhood development plans or orders made by the Council, monitoring for the Community Infrastructure Levy (CIL) during the monitoring period⁷, headline details of the Self-Build and Custom Housebuilding Register, and details of co-operation undertaken with other local planning authorities, the county council or other statutory bodies in line with the Duty to Cooperate process.
- 2.2 This AMR covers the period 1 April 2017 to 31 March 2018, although in some cases 'commentary' is provided to cover the period beyond the end date of 31 March 2018 where this is considered to be appropriate. This AMR assesses the fifth year of the implementation of the Wealden District Core Strategy (adopted in February 2013).
- 2.3 Wealden District Council intends to continue its monitoring framework and reporting arrangements on an 'at least' annual basis, to make relevant information available to the public. As noted in section 3 below, Wealden District Council has, at the time of writing, published its Proposed Submission Wealden Local Plan for the receipt of representations between 13 August 2018 and 8 October 2018 and it is anticipated that the Plan will be submitted to the Secretary of State for examination by the 24 January 2019⁸. This included an Implementation and Monitoring Framework Background Paper⁹ that will be considered alongside the Proposed Submission Wealden Local Plan and will be the basis for AMRs once the new Wealden Local Plan has been adopted.

Structure of the AMR

- 2.4 The remainder of this AMR is structured as follows:

⁷ Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

⁸ This is in line with paragraph 214 of the revised National Planning Policy Framework (NPPF) published in July 2018.

⁹ See the Wealden Local Plan – Implementation and Monitoring Framework Background Paper (August, 2018).

- **Section 3** – This section outlines the progress made with documents detailed in the Council’s latest Local Development Scheme (LDS)¹⁰, which includes the Wealden Local Plan.
- **Section 4** - This section outlines details of co-operation undertaken with other local planning authorities, county councils or other statutory bodies in line with the duty to cooperate mechanism that is set out in section 110 of the Localism Act 2011 (as amended).
- **Section 5** – This section reports on house building within the monitoring period and outlines both the housing trajectory at the end of the 2017/18 monitoring period and the five year housing land supply position.
- **Section 6** – This section provides the headline data on the Council’s Self-Build and Custom Housebuilding Register for the 2017/18 monitoring period and beyond¹¹.
- **Section 7** – This section outlines progression for neighbourhood planning within the Wealden District and the details of any neighbourhood plans or development orders made by the council.
- **Section 8** – This section relates to CIL monitoring during the 2017/18 monitoring period and outlines CIL receipts and expenditure in line with regulation 64 (4) of the Community Infrastructure Levy Regulations 2010 (as amended). This section also outlines the ‘meaningful proportion’ paid to both Town and Parish Councils during the monitoring period.
- **Section 9** – This final section relates to Plan monitoring (based on the Core Strategy monitoring framework that was adopted in 2013) and provides a summary of progress towards each policy monitoring indicator.

¹⁰ The latest Local Development Scheme (LDS) published by Wealden District Council on 18 July 2018 is located at the following link:

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

¹¹ The latest position for the Self-Build and Custom Housebuilding Register (updated regularly) for the Wealden District can be found at the following link:

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Self_build/PPolicy_Self_Build.aspx

3.0 Progress against the Local Development Scheme (LDS)

Wealden's Current Local Plan

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

The other saved policies remain in place and are highlighted in Annex 3. Both the Wealden Local Plan (1998) and the Non-Statutory Local Plan (2005) remain material planning considerations in so far as they do not conflict with the National Planning Policy Framework¹² (NPPF).

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

The Local Development Scheme (LDS)

- 3.4 The Local Development Scheme (LDS) is the Council's timetable for preparing planning documents for the district that will form part of the Council's 'Local Plan'. Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires all Councils to prepare and maintain a LDS where it is producing a Development Plan Document (DPD), particularly the Local Plan for the area. The main purpose of the LDS is as follows:
- to inform the public and stakeholders of the documents that will make up the 'local plan';
 - set out the geographical area each plan will cover; and
 - set out the timescale for the production or review of each DPD.
- 3.5 The latest LDS was adopted by Full Council on the 18 July 2018 and is the latest version of the planning timetable for the district. This document replaces the LDS that was adopted by Full Council in November 2015. It sets out the timetable for the production of the emerging Wealden Local Plan amongst other associated documents. The LDS reflects the Council's key strategic planning priorities for the district, excluding land located within the SDNP.

¹² See Paragraph 213 of the NPPF (July, 2018) for guidance on this matter.

Documents in the Council's LDS

- 3.6 The following section of the AMR summarises the purpose of each document in the Council's LDS and provides some commentary on the milestones and targets of each document within the 2017/18 reporting period or later, if this is considered appropriate.

Development Plan Documents

- 3.7 The latest LDS was published in July 2018 and solely concentrates on the emerging Wealden Local Plan and its associated documents. The previous LDS was published in November 2015 and is also included in the Affordable Housing Delivery Local Plan and the Hailsham Area Action Plan. It should be noted that both documents have now concluded, with the former being adopted within the previous monitoring period (on 18 May 2016) and the latter document being incorporated into the emerging Wealden Local Plan under the South Wealden Growth Area (SWGA) section. The Growth Area has included all areas requiring strategic transport infrastructure in the south of the District.
- 3.8 The monitoring structure for the adopted Affordable Housing Delivery Local Plan (2016) and is as follows:

Table LDS1: Monitoring Framework for the Affordable Housing Delivery Plan

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

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

Table LDS2: Monitoring Actions for the Affordable Housing Delivery Plan

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

Wealden Local Plan

- 3.10 It is anticipated that the Wealden Local Plan will cover all policy requirements for the Wealden District excluding the part of the district within the South Downs National Park. This will mean that all planning policies within the new Local Plan, when adopted, will supersede all adopted Core Strategy (2013) policies, all saved policies within the adopted Wealden Local Plan (1998) as well as the Affordable Housing Delivery Local Plan (2016). Accordingly all broad locations identified in the adopted Core Strategy and the withdrawn Strategic Sites Local Plan has been reviewed as part of this process. In addition, the Council is required in this document to identify the objectively assessed needs of the district, including housing, employment, retail and infrastructure needs, and provide a strategy which seeks to meet those needs where this is possible. This document contains all strategic allocations within the District, including housing, employment, retail and other relevant strategic and local allocations where these are not covered within Neighbourhood Plans. The Plan will also include all the development management policies to meet the new planning objectives and spatial strategy.

- 3.11 Table LDS3 below outlines the timetable for the adoption of the Wealden Local Plan, which includes all the stages required prior to its adoption.
- 3.12 In October 2015, Wealden District Council published its Issues, Options and Recommendations Consultation document (that included a Sustainability Appraisal) as part of the review of the current Core Strategy Local Plan (adopted February 2013). The public consultation for the document was undertaken between the 19th October and the 30th November 2015. This is in line with the Inspectors recommendations that the Core Strategy shall be reviewed in 2015 or when a preferred solution to the capacity issues associated with Hailsham North and Hailsham South Wastewater Treatment Works has been identified¹³.
- 3.13 Following the publication of the Wealden District Council Issues, Options and Recommendations document, the Council then published a Draft Proposed Submission Wealden Local Plan that was reported to Full Council on 22 March 2017. This has not been included formally within the LDS, as it was not a formal public consultation stage. Nevertheless, it was resolved at that meeting:
- a. That the Local Plan to date be welcomed;
 - b. That, based upon the evidence published to date, the strategic direction set out in the current draft Local Plan be supported; and
 - c. That the Local Plan Draft Proposed Submission Document be brought back to Full Council for consideration at the earliest opportunity.
- This meant that a further version of the Proposed Submission Wealden Local Plan together with accompanying evidence base was to be reported to Local Plan Sub Committee, Joint Planning Committee North and South and Full Council at a later date once further work had been completed. Subject to Council resolution, this document was then to be published for representations before submitting to the Secretary of State for examination by the Planning Inspectorate (PINs).
- 3.14 Since March 2017 and therefore for the reporting period, officers have been progressing and completing the evidence base in order to propose an updated Local Plan to Members for the Representation stage of the Local Plan process. This included substantial new information in relation to the Habitats Regulation Assessment (HRA), which included a number of studies such as; the Ashdown Forest Transport Model, the Ecological and Air Quality Monitoring and Modelling at Ashdown Forest, the Air Quality Assessment on the Pevensey Levels 2018 and the Air Quality Assessment on the Lewes

¹³ The Report on the Examination into Wealden District Core Strategy Development Plan Document, October 2012.

Downs SAC 2018. These documents have fed into the HRA that was submitted alongside the Wealden Local Plan for representations under regulation 19 of the Town and Country Planning (Local Development) (England) Regulations as amended.

- 3.15 The Proposed Submission Wealden Local Plan, HRA, Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA) and evidence base documents were completed prior to the meeting held at Full Council on 18th July 2018 in relation to the Wealden Local Plan proceeding to the representations stage. It was resolved at the Full Council meeting that the Proposed Submission Wealden Local Plan be published for representations between the 13th August 2018 to the 8th October 2018, with a view to submit the Wealden Local Plan to the Planning inspectorate prior to 24th January 2019¹⁴.

¹⁴ This is in line with paragraph 214 of the revised National Planning Policy Framework (NPPF) published in July 2018.

Table LDS3: Current Local Plan and Associated Documents Programme – July 2018

Description	Wealden Local Plan
Brief Description	Sets out the vision, strategic objectives and spatial development strategy for Wealden District and allocates land for development. Policies for key elements of delivery and implementation.
Area	The Wealden District excluding the part of the District within the South Downs National Park.
Chain of Conformity	In general conformity with the National Planning Policy Framework (NPPF). ¹⁵
Public Consultation ¹⁶	Wealden Local Plan – Issues, Options and Recommendations Consultation (including Sustainability Appraisal). Dates - 19 th October 2015 to the 30 th November 2015
Publication of Proposed Submission Version ¹⁷	Proposed Submission Wealden Local Plan. Dates – 13 th August 2018 to the 8 th October 2018
Date for Submission	December 2018
Date for Hearing(s)	2019

¹⁵ It should be noted that Wealden District Council aims for the Wealden Local Plan to be submitted to the Planning Inspectorate on the basis of the NPPF published in March 2012, in line with paragraph 214 of the revised NPPF published in July 2018.

¹⁶ This was a public consultation under Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2012 as amended.

¹⁷ The publication of the proposed submission version of the Wealden Local Plan was under regulation 19 of the Town and Country Planning (Local Development) (England) Regulations as amended.

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Proposed Modifications to the Wealden Local Plan	It has yet to be determined whether such proposed modifications are necessary.
Date for Adoption ¹⁸	2019

¹⁸ Date for adoption depends on when the Planning Inspectors Final Report is received and the date of the Full Council meeting following the receipt of the report. All endeavours will be made to adopt the Local Plan as soon as practicable after receipt of the Inspectors Final Report. If the document can be considered by Full Council earlier than stated, then both the Council's website and LDS will be updated accordingly.

Statement of Community Involvement

- 3.16 A Statement of Community Involvement (SCI) sets out how and when a local planning authority will carry out consultations and involve the community in both the preparation of planning policy documents (i.e. the Wealden Local Plan) and decisions on planning applications. There is a requirement to produce such a document under the Planning and Compulsory Purchase Act 2004 and an SCI for Wealden District Council was approved by Full Council on 27 May 2015.¹⁹

Community Infrastructure Levy

- 3.17 A Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on 25 November 2015 with an implementation date of 1 April 2016. Both the preparation of the CIL Charging Schedule and the monitoring of CIL receipts and expenditure are considered in greater detail in section 8 of this AMR.

Local Plan Evidence Base

- 3.18 As discussed above, the evidence gathering process for the Wealden Local Plan has continued and all the evidence base documents that have been completed within the 2017/18 monitoring period are listed below. In addition and where relevant, any other evidence base document produced after 1 April 2018 to the time of writing have also been listed where appropriate. All evidence base documents can be accessed within the Council's website²⁰.

Housing Evidence Base Studies

- 3.19 Strategic Housing and Economic Land Availability Assessment (SHELAA): The SHELAA provides an assessment of land submitted to the Council for either residential development or economic development. Land is assessed to identify suitable and deliverable sites for development for the purpose of allocating sites in the Council's Local Plan, although it should be noted that the assessment does not in itself determine whether a site should be allocated for development, but is rather used to aid the plan-making process. The latest version of the SHELAA was published in August 2018 as background information to support Proposed Submission version of the Wealden Local Plan. The document supersedes all previous iterations of the SHELAA and was based upon the previous NPPF (published in 2012). It is anticipated that the SHELAA will be updated to take account of the revised NPPF (published in July 2018).

¹⁹ Please see the Statement of Community Involvement (SCI) – May 2015 at the following link below:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Planning_Policy_Documents/Planning_Statement_Of_Community_Involvement.aspx

²⁰ http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Evidence_Base

- 3.20 Viability Study: In August 2017, Wealden District Council published a Wealden Local Plan Viability Assessment that considered the overall financial viability of the emerging Wealden Local Plan, which includes its draft allocations and the full costs of meeting the policy requirements of the Draft Plan, such as affordable housing costs, CIL and compensation measures for the Ashdown Forest for example. This is in line with paragraphs 6 and 173 of the NPPF (published in 2012) to ensure that the emerging Wealden Local Plan continues to be 'deliverable' when adopted. As well as residential development, the study considers the viability of employment uses (B Use Classes), retail uses, elderly/extra care schemes, Gypsy and Traveller development, and community or institutional development.
- 3.21 Density Background Paper: In May 2018, Wealden District Council published a Density Background Paper that sought to identify and assess current levels of housing density within towns and villages across the Wealden District. The study also sought to provide an understanding of disparities of housing density, both within and between towns and settlements within Wealden. In terms of methodology of the document, Council Officers sought to identify and map sample character areas for main settlements within the District, which will in turn provide localised density data for many areas of the District.

Economic Evidence Base Studies

- 3.22 Economy, Retail and Town Centre Studies: In preparation for the Wealden Local Plan, consultants were commissioned to undertake a multidisciplinary study to help identify our requirements for employment and retail land, as well as recommending policies for town centres and other economic and retail policies. This work was split into two documents, namely the Wealden Economy Study and the Town Centre and Retail Study, which were both published in December 2016. Other stakeholder involvement included liaising with relevant duty to cooperate bodies and other organisations and bodies that have a role in town centres, and the retail and economic market.
- 3.23 Following the publication of the Wealden Economy Study in December 2016, the Council considered that the Plan period for this report of 2013 – 2037 should be adjusted to take into the account the proposed Plan period for the new Wealden Local Plan (i.e. 2013 - 2028). On this basis, the Council commissioned Regeneris to update the Economy Study published in December 2016, named the Wealden Economy Study Update 2013 – 2028 (published in March 2018) that largely used the same methodology. This study identified, using the Experian-based forecasts the need for 45,100 sq.m of employment floorspace in the District until 2028.

Open Space and Leisure Evidence Base Studies

- 3.24 Open Space and Leisure Study: Consultants were commissioned for this study. The study considers current open space and sports provision and indoor leisure provision including multifunctional spaces such as community halls. The study identifies deficits in current Local Plan provision and resulting future need based on growth scenarios and areas where new provision is required. Need is identified by type including the need and demand for sports pitches. The study also provides a calculation for the provision of open space and leisure for planning applications. In September 2017, work was published including a Stakeholder Consultation Report and the Open Space Study.
- 3.25 The Wealden Playing Pitch and Outdoor Sports Needs Assessments, Strategy and Action Plan was published just after the monitoring year finished in August 2018 and replaces the Open Space, Sports and Recreation Assessment published by the Council in 2008 (amended in 2010).

Biodiversity, Green Infrastructure and Landscape Evidence Base Studies

- 3.26 Green Infrastructure Study: Consultants were commissioned to undertake this study, which was published at the start of the reporting period in May 2017. It provides the underlying evidence to support green infrastructure policies within the new Wealden Local Plan, which considers local requirements in terms of biodiversity, climate change and other social issues. It will also be used in the development of a Green Infrastructure Strategy for the district at a future date.
- 3.27 Landscape and Ecological Assessment Studies: In order to help inform site selection and site policies, two studies were undertaken for sites within certain settlements and areas, submitted as part of the SHELAA process, assessing their landscape and ecological value and sensitivity. Both a Landscape and Ecological Assessment Study for Local Plan Sites and the South Wealden Growth Area (separate documents) were published in July 2017 and April 2017 respectively. These studies have assisted the understanding of the ecological and landscape context of the sites at present; the potential impacts of development and the necessary mitigation measures to help inform policy in the future. The results from these studies have been fed into the SHELAA and individual site assessments, as well as the new Wealden Local Plan.
- 3.28 Habitats Regulations Assessment: Habitat Regulations Assessments (HRAs) in relation to the impact of proposed growth on European and International sites designated for their biodiversity has been undertaken in house using information from a number of commissions. The latest HRA for the new

Wealden Local Plan was published in August 2018 as part of the Proposed Submission stage of the new Wealden Local Plan²¹. The main commissions undertaken include air quality assessments, transport modelling, ecological monitoring and visitor surveys. Further information relating to these studies is set out below. Where necessary, further work will be commissioned to gain the necessary advice and ecological input as relevant as the Wealden Local Plan progresses.

- 3.29 Ashdown Forest Visitor Survey: A survey was commissioned by the Council on behalf of six local authorities (Wealden District Council, Mid Sussex District Council, Lewes District Council, Tunbridge Wells Borough Council, Tandridge District Council and Sevenoaks District Council) that are potentially affected with regards to visitor patterns to Ashdown Forest. This survey was published in December 2016 and informs any mitigation policy within the Wealden Local Plan and the Local Plans of other relevant authorities.
- 3.30 Ashdown Forest Traffic Model – Technical Note: The Ashdown Forest Traffic Model provides the additional traffic likely to arise on roads on the Ashdown Forest as a result of new development. Although the model was initially developed to generate outputs related to the roads on the Ashdown Forest, the model does also provide additional highway links on or adjacent to the Lewes Downs SAC and Pevensey Levels SAC. The latest technical note was published in April 2018 and considers proposed development within the new Wealden Local Plan.
- 3.31 Air Quality and Ecological Monitoring Assessment – Ashdown Forest: In April 2014, Wealden District Council commissioned consultants to determine the effects of atmospheric pollution on the Ashdown Forest. The requirement to implement a monitoring programme was one of the recommendations of the Planning Inspectorate who independently assessed the adopted Core Strategy (2013). The monitoring, modelling and assessment programme has been running for a number of years and interim reports are available²². Just after the 2017/18 monitoring period, the Council published the Ashdown Forest Air Quality Monitoring and Modelling report (August, 2018) that contains further information from the detailed air quality monitoring which has been conducted and also reports on the modelling including scenario testing which has been undertaken to help inform the development of the Wealden Local Plan.

²¹ Please see the Wealden Local Plan Habitats Regulation Assessment at the following link below:
[http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/Wealden_Local_Plan_Consultation_\(Regulation_19\).aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/Wealden_Local_Plan_Consultation_(Regulation_19).aspx)

²² Please see the HRA webpage at the following link below:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Core_Strategy/CoreStrategyLibrary/Planning_Evidence_Base_Habitat_Regulations_Assessment.aspx

- 3.32 In addition, the Council published the Ecological Monitoring Report at the Ashdown Forest (July, 2018) that reports the results from the first three years of a study examining the impacts of elevated nitrogen deposition on heathland habitats and vegetation communities at Ashdown Forest. This work was commissioned by Wealden District Council as part of a long-term monitoring programme to inform a Habitats Regulations Assessment (HRA) of the risk to Ashdown Forest from increased road traffic emissions, associated with proposed development in the Local Plan. Wealden District Council has considered both documents as part of its HRA for the new Wealden Local Plan.
- 3.33 Air Quality Monitoring Assessments – Lewes Downs SAC and Pevensey Levels Ramsar Site: Two air quality reports have been commissioned by the Council in order to inform the HRA for the new Wealden Local Plan. Two such reports were published in early November 2017 regarding the potential for adverse air quality impacts on both Pevensey Levels SAC and Ramsar Site and the Lewes Downs SAC. Both these reports were updated in August 2018. Both these documents have been considered in the production of the HRA that accompanies the Proposed Submission Wealden Local Plan (August, 2018).

Other Evidence Base Studies

- 3.34 Strategic Flood Risk Assessment (SFRA): Consultants were commissioned to update the Council's SFRA and this was published in June 2017. This study assists in meeting the requirements of the NPPF, taking into account recent changes in guidance regarding the impact of climate change on flood risk. This document will also provide guidance in terms of Sustainable Drainage Systems (SuDS). The study did consider all the SHELAA sites available at that time and flood risk information has therefore been fed into the SHELAA.
- 3.35 Burial Ground Requirements: This in-house study has identified the current issues in relation to existing burial grounds across the District. The study considers the location, types of burial grounds available, available capacity and the need for new/expanded sites, to inform the new Wealden Local Plan. The Burial Study Background Paper (August, 2018) was published alongside the Proposed Submission Wealden Local Plan.
- 3.36 Infrastructure Delivery Plan (IDP): Work has been undertaken in conjunction with infrastructure providers to determine infrastructure requirements to support the growth shown in the Wealden Local Plan. The results of this work are contained within the IDP that informs the development of certain policies within the Wealden Local Plan. The IDP includes strategic infrastructure requirements, which includes waste water facilities, transport, health and education facilities, as well as summarising the green

infrastructure and open space requirements, from these studies, and local social and community infrastructure facilities. This work crosses over with green infrastructure and the settlement hierarchy and is necessary to ensure one cohesive approach to infrastructure delivery. It also links to the delivery of infrastructure through CIL that is considered within this AMR. The latest Infrastructure Delivery Plan (IDP) was published in August 2018 alongside the Proposed Submission Wealden Local Plan.

- 3.37 Other evidence base documents: Work continues within the Planning Policy Team, and working with colleagues in the Council with regards to a number of other subject areas. It should be noted that the Wealden Local Plan Sustainability Appraisal Reports were published in August 2018, as well as background papers relating to Core Areas/Development Boundaries and Housing that were published alongside the Proposed Submission Wealden Local Plan.

Saved Local Plan Policies

- 3.38 The Council has taken the opportunity through this AMR to publish the policies that have been saved from the adopted Wealden Local Plan (1998). The list of saved policies, approved by the Secretary of State under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004, was published on the 27 September 2007. A full list of saved policies is provided at Annex 3. All remaining, unlisted policies in the adopted Local Plan have now expired.

- 3.39 The following adopted Wealden Local Plan (1998) saved policies are superseded by the Core Strategy (2013):

Policy HG2 – Affordable housing on new development;

Policy HG3 – Affordable housing exceptions policy.

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

Revoked Development Boundaries	Inset Map number
Berwick Station	3
Blackboys	4
Broad Oak	5
Cross – in – Hand	8
East Dean and Friston	11

East Hoathly	12
Fairwarp	13
Five Ash Down	14
Five Ashes	15
Framfield	18
Hadlow Down	21
Halland	24
Hooe Common	31
Isfield	33
Lower Dicker	37
Lower Horsebridge	38
Maresfield	39
Mark Cross	40
Maynards Green	42
Nutley	44
Pevensey	45
Punnetts Town	48
Upper Dicker	55
Vines Cross	56
Windmill Hill	61

4.0 Duty to Cooperate

- 4.1 Section 110 of the Localism Act 2011 places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other on strategic planning matters on cross boundary issues in so far as they are relevant to their administrative areas throughout the preparation of their local plans. The NPPF²³ reiterates this duty and requires an independent inspector to assess whether the DPD they are examining has been prepared in accordance with the duty-to-cooperate mechanism. It is a legal requirement where local authorities (and other statutory bodies) have worked together under the duty to cooperate process for the AMR to provide details of the action that has taken place during the reporting period (and beyond if appropriate).
- 4.2 In addition, it is noted that the National Planning Policy Guidance (PPG) provided by central government confirms that this is not a duty to agree but that local planning authorities should make every effort to secure the necessary cooperation on cross boundary strategic matters before submitting DPDs for examination. In addition, authorities are not obliged to accept needs from other areas where it can be demonstrated it would have an adverse impact when assessed against policies in the NPPF²⁴. The examination will test whether the duty has been complied with.

Duty to Cooperate Groups

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

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

Group	Membership
South East Local Enterprise Partnership (LEP)	East Sussex ²⁵ , Essex, Kent, Medway, Southend and Thurrock.
Team East Sussex	Federated Group of South East Local

²³ See paragraphs 178 to 181 of the NPPF (March, 2012).

²⁴ See paragraph 014: Reference ID: 61-014-20180913 of the PPG.

²⁵ The South East LEP operates a fully devolved model and has a local board for East Sussex (named Team East Sussex (TEM)), which includes the following authorities – Wealden District, Lewes District, Rother District, Eastbourne Borough, Hastings Borough and East Sussex County Council.

	Enterprise Partnership which includes relevant bodies across East Sussex.
Ashdown Forest Officers Group	Natural England, East Sussex County Council, West Sussex County Council, Surrey County Council, Wealden District Council, Sevenoaks District Council, Mid Sussex District Council, South Downs National Park Authority, Rother District Council, Tunbridge Wells Borough Council, Lewes District Council, Eastbourne Borough Council, Tandridge District Council, Tonbridge and Malling Borough Council, Brighton and Hove City Council and Crawley Borough Council.
Ashdown Forest Strategic Access Management and Monitoring Group	Natural England, Wealden District Council, Sevenoaks District Council, Mid Sussex District Council, Tunbridge Wells Borough Council, Lewes District Council, Tandridge District Council.
East Sussex Local Plan Managers Group	<p>East Sussex County Council, Wealden District Council, Lewes District Council, Eastbourne Borough Council, Hastings Borough Council, South Downs National Park Authority, Rother District Council, Brighton and Hove City Council.</p> <p>This group meets on a regular basis and primarily includes Local Plan Managers from East Sussex and Brighton and Hove. A standing agenda item is to progress on Local Plans and Duty to Cooperate.</p>
East Sussex Strategic Planning Members Group	<p>East Sussex County Council, Wealden District Council, Lewes District Council, Eastbourne Borough Council, Hastings Borough Council, South Downs National Park Authority, Rother District Council, Brighton and Hove City Council and Mid Sussex District Council have also attended and contributed on invitation.</p> <p>Following discussions at the East Sussex Chief Executives Group and</p>

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

Wealden Housing Market Area (HMA)

- 4.5 The most recent Strategic Housing Market Assessment (SHMA) that was completed in August 2016 defines Wealden's wider housing market area as including: Wealden District, Eastbourne Borough, Tunbridge Wells Borough, Rother District, Lewes District and Mid Sussex District. This incorporates the local authorities which have the strongest and most consistent migration and commuting relationships with Wealden, as well as linkages in house prices, rate of change, and affordability levels.
- 4.6 The HMA was discussed with the relevant local authorities and matters identified were published in Wealden Local Plan Housing Market Position Statement (October 2015)²⁶ and further considered through work on the Functional Economic Market Area as contained within the Wealden Economy Study (December 2016). The former document identifies the HMA, the relationship with the Wealden District and the outcome of the duty to cooperate meetings. Subsequent meetings and correspondence has confirmed that all relevant authorities remain in agreement with the HMA with the exception of Rother District, which maintains its position that it does not form part of the HMA. Whilst Wealden District understands this position it is considered that it does not materially affect the outcome of the new Wealden Local Plan because Rother District remains a neighbouring authority and

²⁶http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/PPolicy_WLP_IssuesOptionsRecommendations.aspx

therefore in terms of housing, their needs should be considered. Eastbourne Borough Council considers that although it forms part of the HMA it has a discrete HMA with the South of Wealden District, based on its own evidence base. The duty to cooperate issues relating to the HMA and the new Wealden Local Plan are discussed in greater detail within the Duty to Cooperate Background Paper (August, 2018).

- 4.7 It is noted that although the HMA is not a separate duty-to-cooperate group, a number of meetings have been held between Wealden District Council and other members of the HMA over the monitoring period that includes Eastbourne Borough Council, Tunbridge Wells Borough Council, Rother District Council, Lewes District Council and Mid Sussex District Council. In addition, Wealden District Council has had meetings regarding the HMA with local authorities outside the HMA that includes Tandridge District Council and Sevenoaks District Council.

South East LEP

- 4.7 The South East Local Enterprise Partnership (LEP)²⁷ is a business-led, public/private body established to drive economic growth across East Sussex, Essex, Kent, Medway, Southend and Thurrock. This LEP is one of 39 partnerships set up by the government to be the key body determining strategic economic priorities while making investments and delivering activities to drive growth and create local jobs.
- 4.8 Wealden District Council forms a small part of the South East LEP that operates a fully devolved model with increased reach into local communities through local delivery partnerships in East Sussex, Kent and Medway, Essex and Thames Gateway. As Wealden District is located within East Sussex, the main inputs to LEP are from the East Sussex local delivery partnership named Team East Sussex (TES). Meetings are held on a regular basis to discuss strategic infrastructure, economic and housing issues across the sub-region. Wealden District Council also attends a number of TES sub groups such as Developers East Sussex (DES) and Skills East Sussex (SES).

Ashdown Forest Officer Group

- 4.9 The Ashdown Forest Officer Group is a relatively new group formed largely of planning policy managers / senior planning officers from all neighbouring local planning authorities to the Ashdown Forest, as well as some other local authorities from further afield that may have the potential to impact the integrity of the Ashdown Forest SAC through new development. The group also has a representative from Natural England.

²⁷For more information on the South East Local Enterprise Partnership (LEP), you can visit their website at: <http://www.southeastlep.com/>

- 4.10 The main purpose of this group is for each of the local planning authorities to update each other on their respective evidence base documents for the Ashdown Forest, the timetable for the adoption of their respective Local Plans, and the production of a Statement of Common Ground (SoCG) for the Ashdown Forest SAC. This includes identifying housing numbers for each local authority area for the purpose of air quality models.

Duty to Cooperate Actions – April 2017 to Present

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

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

Nature of Action	Title	Details
The Formation of the Ashdown Forest Officer Group	The Ashdown Forest Officer Group	As discussed in paragraphs 4.9 and 4.10 of the AMR, this group has been newly formed and as part of its outcomes is the production of a SoCG relating to the Ashdown Forest SAC. A position statement has been produced by Wealden District Council concerning its input into the final Statement of Common Ground.
Joint Evidence Base Documentation	Ashdown Forest Visitor Survey	A survey was commissioned by Wealden District Council on behalf of six local authorities ²⁸ that are potentially affected with regards to visitor patterns on the Ashdown Forest. This survey was published in December 2016 and has informed the mitigation policy within the emerging Wealden Local Plan and the Local Plans of other relevant authorities.
Joint Evidence Base Documentation	South Wealden Transport Study	The South Wealden and Eastbourne Transport Study (2010) were commissioned by East Sussex County Council (ESCC) for both Wealden District Council and Eastbourne Borough

²⁸ The other five local authorities included Mid Sussex District Council, Lewes District Council, Tunbridge Wells Borough Council, Tandridge District Council and Sevenoaks District Council.

		Council to support the preparation of their respective Core Strategies. This document primarily advised whether the growth requirements at that time could be accommodated within existing transport networks and if not, what transport infrastructure may be required to support growth within the Core Strategies. This work is in the process of being updated by highway consultants on behalf of ESCC for the South Wealden area (Polegate and Hailsham) taking into account Eastbourne Boroughs growth.
Joint Evidence Base Documentation	Strategic Flood Risk Assessment (SFRA)	Consultants were commissioned to update the Council's existing SFRA and this was published in June 2017. This study will assist in meeting the requirements of the NPPF, taking into account recent changes in guidance regarding the impact of climate change on flood risk. This work has been undertaken with assistance from both ESCC and the Environment Agency and the methodology will be replicated by Eastbourne Borough Council, who has not yet published their updated SFRA.

- 4.12 The duty to cooperate requirement is an ongoing and iterative process. As discussed above, the main focus of the duty to cooperate work for the next monitoring year will be the progression of the Wealden Local Plan and discussions with other local planning authorities and agencies regarding its impact. This is particularly important in terms of the examination of Local Plans that affect the Ashdown Forest SAC. Ongoing joint work relating to Ashdown Forest SPA is also particularly important with regards to a Strategic Access Management and Monitoring Strategy. A list of the ongoing topics under discussion with separate local authorities is provided below:

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

Local Authority	Main Cross-Boundary Strategic Issues
Eastbourne Borough Council	Housing Market Area (HMA); Objectively Assessed Housing Needs (OAN); Functional Economic Market Area (FEMA); the Pevensey Levels; flood risk and transport.
Lewes District Council	HMA; FEMA; Lewes Downs and the Ashdown Forest.
Tunbridge Wells Borough Council	HMA; OAN; FEMA; green infrastructure; landscape (and in particular AONB); transport; Lewes Downs and the Ashdown Forest.
Mid Sussex District Council	HMA; FEMA; Lewes Downs and the Ashdown Forest.
Rother District Council	HMA; OAN; FEMA; Pevensey Levels and the Ashdown Forest.
East Sussex County Council	Waste and minerals; education, transport; green infrastructure; SuDs; Lewes Downs, Pevensey Levels and the Ashdown Forest.
Sevenoaks District Council	Ashdown Forest, OAN
Tandridge District Council	Ashdown Forest, OAN
South Downs National Park Authority	HMA; OAN; FEMA, green infrastructure; Lewes Downs and Ashdown Forest; and potential for off-line A27

5.0 Housing

- 5.1 It is a legal requirement that where planning policies identify an annual number of dwellings to be delivered in a district that this is set out in the Council's AMR for their current plan period (the adopted Core Strategy runs until 2027). Furthermore, paragraph 47 of the NPPF (March, 2012), states that local planning authorities should:

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

- 5.2 The following part of the AMR summarises the main outcomes of housing provision in the District and provides the current position of Wealden District Council in relation to its housing requirement and supply for the monitoring period, including its 5 Year Housing Land Supply (5YHLS) position as of the 1 April 2018 and the expected 5YHLS position with the incorporation of the Proposed Submission Wealden Local Plan (August, 2018).

Current Housing Requirements within the Wealden District

- 5.3 Policy WCS1 (Provision of Homes and Jobs 2006-2027) of the Wealden District Core Strategy Local Plan (adopted February, 2013) sets a housing target of 9,440 dwellings over the period 2006 – 2027, which equates to 450 dwellings per annum (dpa). Consequently, the housing allocations within the statutory development plan were based upon meeting this housing target.
- 5.4 It is accepted by Wealden District Council that the evidence base underpinning housing need within the adopted Wealden District Core Strategy Local Plan (2013) is out of date. As discussed in Section 3 of this document, the Council is reviewing its statutory development plan and is progressing its new Wealden Local Plan that has reached the Regulation 19 stage of the Town and Country Planning (Local Planning) (England) Regulations 2012 and is to be submitted to the Planning Inspectorate prior to 24 January 2019. Paragraph 214 of the revised NPPF (July, 2018) confirms that policies in the previous Framework (i.e. the NPPF published in March 2012) will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. This has meant that the Council's latest Objectively Assessed Housing Need (OAN) figure is contained within the Proposed Submission Wealden Local Plan (August, 2018) and is 950 dpa. The details for how the Wealden District OAN was reached are contained within the Wealden Local Plan – Housing Background Paper (August, 2018)

under section 4 (Identifying Market Housing Needs)²⁹, but a brief summary of this follows below.

- 5.5 The PPG³⁰ notes that the starting point to establish the overall need for housing within a District would be the use of household projections as published by the Ministry of Housing, Communities and Local Government (MHCLG). Those household projections are trend based (i.e. they provide the household levels and structures that would result if the assumptions based on previous demographic trends in the population and rates of household formation were to be realised in practice). Such projections do not predict the impact of future government policies, changing economic circumstances, or any other factor that may have an impact on demographic behaviour.
- 5.6 The household projections used by Wealden District Council were published in July 2016³¹ and were named the 2014-based household projections in England, 2014 to 2039 and were based on the 2014-based Sub-National Population Projections (SNPP), published by the Office for National Statistics (ONS) in May 2016. It should be noted at this juncture that the most up-to-date SHMA (August, 2016) used the previous 2012-based SNPP that were published in May 2014, although Wealden District Council did commission further work in the form of the Wealden Objectively Assessed Need (OAN) Update Paper: 2013 to 2028 (March, 2017) that did consider the 2014-based SNPP. It is noted that the ONS have published a further set of 2016-based household projections (September, 2018) that used the 2016-based subnational population projections (SNPPs) published on 24 May 2018. It is noted that at the time of writing, the PPG (last updated 13 September 2018) still uses the 2014-based projections, in line with the local evidence base for the Wealden Local Plan.
- 5.7 As discussed above, the SHMA (August, 2016) concluded that the OAN, accounting for the latest demographic projections at that time, economic trends and forecasts, market signals and affordable housing provision would be 736 dpa (i.e. the economic growth scenario), with this target figure being able to meet the economic growth scenario and to increase affordability in the District. However, following the publication of a 2014-based SNPP, by the ONS in May 2016, Wealden District Council commissioned further work in the form of Wealden Objectively Assessed Need (OAN) Update Draft Paper 2013 to 2028 that was published in March 2017.
- 5.8 It is noted that four of the six outputs for the OAN for the Wealden District (following market signals adjustments) were between 930 dpa (or 13,900

²⁹ [Wealden District Local – Housing Background Paper \(August, 2018\)](#)

³⁰ Paragraph 015 Reference ID: 2a-015-20140306 of the PPG.

³¹ [2014-based household projections in England 2014 to 2039](#)

dwellings between 2013 and 2028) and 972 dpa (or 14,600 dwellings between 2013 and 2028). This includes the demographic, Cambridge econometric and Experian local market forecasts scenarios when adjusted for household formation rates having returned to 2001 conditions at the end of the period, and the LPEG method based on long-term migration. If an artificial 10% uplift was applied to the demographic baseline (i.e. the 2014-based SNPP), then this would result in a housing target figure of 1,005 dpa (or 15,100 dwellings between 2013 and 2028), which is marginally higher than the other projections. The only outlier is the LPEG method based on the 2014-based SNPP that produced 1,233 dpa (or 18,500 dwellings between 2013 and 2028) that was based on a market uplift of 25% when compared to the demographic baseline and household formation rate adjustments for the 25-44 years old cohort.

- 5.9 Given the above, it was considered that 950 dpa (or 14,250 dwellings between 2013 and 2028) would be the appropriate OAN figure for the Wealden District and the new Wealden Local Plan. This figure would correlate with four out of the six outputs for the OAN for the Wealden District (following market signal adjustments) and would be in line with the PPG in terms of accounting for the latest 2014-based SNPP for the demographic starting point, economic forecasts and an assessment of market signals uplift.
- 5.10 Consequently, given the evidence above and within the Wealden District Housing Background Paper (August, 2018), the interim housing target for the district is 950 dwellings per annum. It should be noted that this housing target has not been established through a Local Plan examination process at this time.

Ministry of Housing, Communities and Local Government (MHCLG) - Planning for the Right Homes in the Right Place: Consultation Proposals

- 5.11 The MHCLG undertook a consultation on further measures set out in the housing white paper to boost housing supply in England; the consultation ran from 14 September 2017 to 9 November 2017. This consultation document sought to standardise the approach for assessing housing need and establishing a housing requirement for all local authorities in the country. This is a three stage approach and consists of baseline data (i.e. the latest ONS household projections), market signals (using a workplace-based median house price to median earnings ratio) and a cap to the level of increase based on the status of the local plan in each authority. This consultation, along with the Government's Housing White Paper (Fixing our Broken Housing Market, February 2017) has been incorporated within a draft revised version of the National Planning Policy Framework that was published in July 2018. The revised NPPF proposals are discussed below.

Revised National Planning Policy Framework (July, 2018)

- 5.12 The draft revised National Planning Policy Framework (NPPF) incorporates policy proposals previously consulted upon in both the Government's Housing White Paper (February, 2017) and the Planning for the Right Homes in the Right Places consultation (September 2017) and outlines national planning policy in relation to all aspects of land use planning, including the requirements in terms of calculation of the OAN for local planning authorities across England. The consultation on the draft revised text of the NPPF ran from 5 March to 10 May 2018. The revised NPPF was published on the 24 July 2018.
- 5.13 As discussed previously, in terms of the proposed transitional arrangements between NPPF published in March 2012 and the revised NPPF published in July 2018, the policies contained within the former document would still apply for the purposes of examining those plans providing that they are submitted on or before 24 January 2019. The Council is seeking to submit the Wealden Local Plan to the Planning Inspectorate prior to this date and would therefore be based upon the policies of the original NPPF (March, 2012). As a consequence, both the housing requirement for the Wealden District and commentary on the 5YHLS position are based upon the NPPF published in March 2012 for this monitoring year.

The Housing Trajectory and the 5YHLS Position as of 1 April 2018 without the Wealden Local Plan

- 5.14 The following provides a commentary on the major issues which arise from the housing trajectory, which provides a snapshot of the situation as regards the delivery of housing development within Wealden District. This section of the AMR provides the 5YHLS position as of the 1 April without the Wealden Local Plan, using the Sedgfield method for calculating housing land supply.
- 5.15 Since the adoption of the Wealden District Core Strategy Local Plan in February 2013, net housing completions within the Wealden District has consistently exceeded the adopted housing target figure of 450 dwellings per annum as identified under WCS1 (Provision of Homes and Jobs 2006-2027). Indeed, since the adoption of the Wealden District Core Strategy Local Plan, actual net housing completions has exceeded the adopted housing target each year, with over 424 (net) dwellings completed above the target after 5 years with the statutory development plan in place. This is illustrated in the table below:

Table H1: Net Housing Completions for the Wealden District Core Strategy Local Plan Period (2013/14 to 2017/18) against the

Year	Net Housing Completions	Adopted Housing Target in Core Strategy	Cumulative Difference between Actual (net) Completions and Core Strategy Housing Target
2013/14	556	450	106+
2014/15	576	450	232+
2015/16	519	450	301+
2016/17	561	450	412+
2017/18	462	450	424+
Totals	2,674	2,250	424+

5.16 However, as noted elsewhere in this document, following the publication of the latest SHMA in December 2015 (updated in August, 2016) and the Wealden Objectively Assessed Need (OAN) Update Draft Paper 2013 to 2028 that was published in March 2017, the Wealden District Core Strategy Local Plan housing target of 450 dwellings per annum is considered out of date. The new Wealden Local Plan identifies an OAN figure of 950 dwellings per annum and this is the interim housing requirement used for the purposes of calculating the five year housing land supply position as of the 1 April 2018. The table below shows the delivery rates for net housing completions in the Wealden District from the adoption of the Wealden District Core Strategy Local Plan in February 2013.

Table H2: Net Housing Completions between 2013/14 and 2017/18 compared to the Interim Housing Requirement of 950 dpa

Year	Net Housing Completions	Wealden District Interim OAN Housing Requirement	Cumulative Difference between Actual (net) Completions and Wealden District Interim OAN Housing Target
2013/14	556	950	-394
2014/15	576	950	-768
2015/16	519	950	-1,199
2016/17	561	950	-1,588
2017/18	462	950	-2,076
Totals	2,674	4,750	-2,076

5.17 The table above shows that net housing completions between 2013/14 and 2017/18 have fallen below the Wealden District Interim OAN Housing Target on a yearly basis, with a cumulative deficit of 2,076 dwellings over the period. This is not unsurprising given that the Wealden District Core Strategy Local Plan (February, 2013) was prepared to meet 450 dpa over the Plan period

rather than the new OAN target of 950 dpa. However, for the purposes of providing an interim 5YHLS position prior to the adoption of the new Wealden Local Plan, it is considered that the under delivery of housing against this interim housing requirement will be accounted for in the calculation of the 5YHLS without the Wealden Local Plan.

- 5.18 The housing trajectory (Figure 1) below shows the projected delivery rates for housing developments with planning permission as of the 1st April 2018 to the 31st March 2028. Those sites that are coloured in pale green are known to have already commenced and therefore the sites are projected to come forward within the 2018/19 monitoring period. This includes a mixture of Core Strategy allocations and windfall sites largely within the South Wealden Growth Area (SWGA).

Figure 1: Projected Delivery of Housing Development with PP (large sites with 5 + units) within the Wealden District as of 1st April 2018

Site Address	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Amberstone Nursery, A271, Amberstone, Hailsham	0	7	20	20	0	0	0	0	0	0
Beechwood House, Beechwood Lane, Heathfield	0	5	5	0	0	0	0	0	0	0
Best Beech Inn, Best Beech Hill, Wadhurst	0	5	0	0	0	0	0	0	0	0
Blackboy Service Station, Lewes Road, Blackboys	0	5	5	0	0	0	0	0	0	0
Blackness Yard, Hailsham Road, Stone Cross	0	0	5	0	0	0	0	0	0	0
Brodericklands and Hamlands Farm Willingdon	0	10	50	75	75	75	75	30	0	0
Bugattis, The Broadway, Crowborough	0	0	8	0	0	0	0	0	0	0
Burnside, Mill Drive, Crowborough	0	0	0	5	0	0	0	0	0	0
Car Park, Land at Pine Grove, Crowborough	0	0	18	25	25	0	0	0	0	0
Community Hall, Mill Crescent, Crowborough	3	3	0	0	0	0	0	0	0	0
Conservative Club, Whitehall Road, Crowborough	0	0	0	8	0	0	0	0	0	0
Deanland Wood Park, Deanland Road, Golden Cross	0	0	13	13	0	0	0	0	0	0
Dittons Nursery, Dittons Road, Stone Cross	0	14	15	15	0	0	0	0	0	0
Elizabeth Court, St. Marys Avenue, Hailsham	13	0	0	0	0	0	0	0	0	0
First Floor 31-33 & 41-43 Vicarage Field, Hailsham	0	7	0	0	0	0	0	0	0	0
Former Bellerby's College, Mayfield Lane, Wadhurst	0	10	10	8	0	0	0	0	0	0
Former Danecroft Nurseries, Station Road, Hellingly	4	4	0	0	0	0	0	0	0	0
Former Merrydown Cider Factory, A267, Horam	18	0	0	0	0	0	0	0	0	0
Grammont, Chiddingly Road, Horam	0	0	10	10	0	0	0	0	0	0
Grants Hill House, Oaklea Way, Uckfield	10	20	20	17	0	0	0	0	0	0
Hamelsham Manor, 80 London Road, Hailsham	0	0	0	3	4	0	0	0	0	0
Harris Bros, Boreham Hill, Boreham Street	3	3	0	0	0	0	0	0	0	0
Heatherlea, Newwick Lane, Heathfield	0	0	0	2	3	0	0	0	0	0
Kensington D A Ltd, Tilsmore Road, Heathfield	0	0	4	5	0	0	0	0	0	0
Land adjacent 22 Keld Drive, Uckfield	0	0	3	3	0	0	0	0	0	0
Land adjacent Geo Collins Honda, Hailsham Road, Herstmonceux	0	0	7	10	0	0	0	0	0	0
Land adjacent Greenleaf Gardens, Polegate	0	0	20	20	0	0	0	0	0	0

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Site Address	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Land adjacent Grovelands School, Off Dunbar Drive, Hailsham	0	0	20	20	0	0	0	0	0	0
Land adjacent Lime Cross Recreation Ground, Herstmonceux	0	10	25	25	10	0	0	0	0	0
Land adjacent Shermans Oak, Coldharbour Road, Upper Dicker	0	0	0	3	3	0	0	0	0	0
Land adjacent The Stables, Clackmans Lane, Jarvis Brook	5	0	0	0	0	0	0	0	0	0
Land at Arlington Road East, Hailsham	11	0	0	0	0	0	0	0	0	0
Land at Dittons Road, Polegate	0	20	20	17	0	0	0	0	0	0
Land at Fern Close, Frant	0	7	8	0	0	0	0	0	0	0
Land at Ingrams Farm, Bexhill Road, Ninfield	0	0	10	20	20	5	0	0	0	0
Land at Mill Cottage, London Road, Maresfield	0	4	5	0	0	0	0	0	0	0
Land at Tilsmore Lodge, Cross in Hand Road, Heathfield	0	10	10	3	0	0	0	0	0	0
Land at Tollwood Road, Crowborough	0	0	6	6	6	0	0	0	0	0
Land at Uplands Farm, Rattle Road, Stone Cross	0	23	50	50	50	10	0	0	0	0
Land at Walsh Manor Farm, Walshes Road, Crowborough	0	40	50	50	20	0	0	0	0	0
Land East of Benhall Mill Road, Tunbridge Wells	0	20	20	9	0	0	0	0	0	0
Land East of Dads Hill, Cross-in-Hand	7	0	0	0	0	0	0	0	0	0
Land East of Lower High Street, Wadhurst	15	15	5	0	0	0	0	0	0	0
Land East of North Street, Lower Horsebridge	0	10	15	7	0	0	0	0	0	0
Land East of Park Road, Hailsham	15	50	75	75	75	75	75	20	0	0
Land North of Mallard Drive, Uckfield	0	0	20	50	50	26	0	0	0	0
Land Off Amberstone, A271, Hailsham	0	30	30	30	20	0	0	0	0	0
Land Off Mill Road, Hailsham	25	40	40	40	20	0	0	0	0	0
Land Rear of Police Station, High Street, Heathfield	50	45	0	0	0	0	0	0	0	0
Land South of Bloomery Way, Maresfield	0	5	10	10	0	0	0	0	0	0
Land South of Hailsham Road, Herstmonceux	0	10	20	10	0	0	0	0	0	0
Land South of Michelham Priory Road, Upper Dicker	0	7	7	0	0	0	0	0	0	0
Land South of Rattle Road, Stone Cross	40	27	0	0	0	0	0	0	0	0
Land West of A267, adjacent Tennis Club, Horam	0	0	18	20	20	0	0	0	0	0
Land West of Culpepper Close, Station Road, Isfield	0	0	0	5	5	0	0	0	0	0
Land West of Park Road, Hailsham	65	60	0	0	0	0	0	0	0	0
Land West of Uckfield	0	50	100	125	125	125	125	125	125	100
Mill House Farm, Maresfield	0	0	4	5	0	0	0	0	0	0

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Site Address	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Mill View, Gun Road, Blackboys	0	3	4	0	0	0	0	0	0	0
Oaklands , Ersham Road, Hailsham	0	20	50	50	43	0	0	0	0	0
Old Polegate Station, Station Road, Polegate	22	0	0	0	0	0	0	0	0	0
Parklands, Land South of Burwash Road, Heathfield	0	10	10	0	0	0	0	0	0	0
Plough and Horses, Walshes Road, Crowborough	6	6	0	0	0	0	0	0	0	0
Red Roofs, Crowborough Hill, Crowborough	0	0	2	3	0	0	0	0	0	0
Remaining Land North of Dittons Road, Polegate	20	19	0	0	0	0	0	0	0	0
Rockington Nursery, Blackness Road, Crowborough	0	0	15	15	4	0	0	0	0	0
Rose Mead Farm, Horebeech Lane, Horam	0	23	40	40	20	0	0	0	0	0
The Beehive Public House, Burwash Road, Heathfield	0	7	10	0	0	0	0	0	0	0
The Cart Barn, Burwash Road, Heathfield	0	0	7	8	0	0	0	0	0	0
The Coach House, Burwash Road, Broad Oak	0	5	5	0	0	0	0	0	0	0
The Coach House, Church Lane, Ripe	6	0	0	0	0	0	0	0	0	0
The Old Loom, Ersham Road, Hailsham	0	0	10	10	4	0	0	0	0	0
The Pines, Eridge Road, Boars Head, Crowborough	0	5	0	0	0	0	0	0	0	0
The Regent, The Broadway, Crowborough	0	5	5	0	0	0	0	0	0	0
The Stables, Uckfield Road, Herons Ghyll, Uckfield	0	5	0	0	0	0	0	0	0	0
The Wells, Rattle Road, Stone Cross	50	51	0	0	0	0	0	0	0	0
Wealden District Council Depot, Forest Dene, Jarvis Brook	0	15	15	4	0	0	0	0	0	0
Windmill Feeds, Lewes Road, Cross-in-Hand	0	0	5	0	0	0	0	0	0	0
Worth Farm, Worth Lane, Little Horstead	0	3	3	0	0	0	0	0	0	0

- 5.19 Figure 1 above shows that within the next 5 year period, from 1st April 2018 and 31st March 2023, those sites with planning permission (with 5 net dwellings or more), is projected to be 3,654 (net) dwellings and that 991 (net) dwellings are projected to come forward between the 1st April 2023 and 31st March 2028. In addition, for smaller sites between 1 and 4 dwellings, there are extant planning permissions for 643 (net) dwellings that are documented in Annex 3 below. It is anticipated that those smaller sites with extant planning permission are likely to come forward within the first five year period and the total has therefore been spread over the 2018/19 to 2022/23 period. In total, from extant planning permissions, it is anticipated that 4,297 (net) dwellings will come forward from planning permissions between 2018/19 and 2022/23. There is in total 5,288 (net) dwellings with planning permission as of 1st April 2018 that are expected to come forward by the 31st March 2028.
- 5.20 The calculation of the 5YHLS position as of the 1 April 2018 (without the Wealden Local Plan) is shown below. The five year housing requirement below is based upon 950 dwellings per annum coming forward between 2018/19 and 2022/23, the historic undersupply is based upon the deficit figure as calculated in Table H2 above, and the supply figure is based solely on sites with extant planning permissions for housing development that will come forward within the 5 year period, as tabulated in Figure and described above in paragraph 5.19. The 5YHLS calculation below confirms, using the Sedgefield method, when accounting for historic under delivery for whole period and including a 20% buffer that Wealden District Council can present 2.62 years of housing delivery.

Table H3: Five Year Housing Land Supply Calculation (with 20% buffer) as of the 1 April 2018 (without the Wealden Local Plan)

Housing Requirement for the period between 1 April 2018 and 31 March 2023	
5 Year Housing Requirement ³²	4,750 (net) dwellings
Historic Undersupply	2,076
20% buffer (20% of 6,826)	1,365
5 Year Requirement including buffer	8,191 (net) dwellings
5 Year Supply (Projected Net Completions)	4,297 (net) dwellings
Projected Completions above/below requirement	- 3894
5 Year Housing Land Supply against Wealden District Interim OAN Housing Target (%)	52.5% or 2.62 years supply

The Housing Trajectory and the 5YHLS Position as of 1 April 2018 incorporating the Wealden Local Plan

- 5.21 This section of the AMR provides the 5YHLS position as of the 1 April 2018 with the incorporation of the Proposed Submission Wealden Local Plan (August, 2018) assumptions

³² This housing requirement figure is based upon the Wealden District Interim OAN Housing Target of 950 dpa over the 5 year period between 2018/19 and 2022/23.

for calculating the housing land supply position. Figures 2 and 3 highlights both the allocations (orange) and identified SHELAA sites (blue) contained within the Proposed Submission version of the Wealden Local Plan (August, 2018) and their projected delivery timescales between 1st April 2018 and 31st March 2028.

Figure 2: Projected Delivery of Housing Allocations in the new Wealden Local Plan (large sites with 5 + units) within the Wealden District

Site Address	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Remaining Land at Hailsham North 1A	0	0	0	0	30	29	0	0	0	0
Land at Hailsham North 1B	0	0	0	0	10	50	50	50	0	0
Land at Hailsham North 1C	0	0	0	0	20	75	75	75	75	50
Land at Hailsham North 1D	0	0	0	0	50	75	75	75	75	50
Land at Hailsham North 1E	0	0	0	0	0	25	25	25	5	0
Land at Allocation Hailsham East 2A	0	0	0	0	0	0	30	75	75	75
Land at Allocation Hailsham East 2B	0	0	0	33	75	75	75	0	0	0
Land at Allocation Hailsham South East 3A	0	0	0	0	50	50	50	0	0	0
Land at Allocation South East 3B	0	0	0	10	50	50	0	0	0	0
Sector Hailsham South 4	0	0	0	0	25	75	75	75	75	75
Land at Crouch Field, Ninfield	0	0	0	15	20	10	0	0	0	0
Land at Manchester Road, Ninfield	0	0	10	25	25	18	0	0	0	0
Remaining Land to the East of North Street, Lower Horsebridge	0	0	30	30	18	0	0	0	0	0
Land at the Cricket Pitch, Mayfield	0	0	0	0	0	0	0	25	25	0
Land at Little Shepham, Shepham Lane, Polegate	0	0	0	0	13	10	0	0	0	0
Land at Dittons Nursery, Stone Cross	0	0	0	0	0	0	25	25	25	25
Land to the North of Pickens Wood, Stone Cross	0	0	0	0	0	0	0	30	30	30
Land to the South of Dittons Road, Stone Cross	0	0	0	0	0	0	0	25	25	25
Land to the North and South of Rattle Road, Stone Cross	0	0	0	0	0	30	75	75	75	63
Land at Friday Street Farm, Stone Cross	0	0	0	0	0	0	75	75	75	25
Coxlow Farm, Horam	0	0	0	0	0	0	25	75	75	75
Land at Windmill House, Wadhurst	0	0	0	0	0	0	10	10	0	0
Land at High Street, Wadhurst	0	0	0	0	0	0	0	0	10	0
Land East of Old Station Road, Wadhurst	0	0	0	0	0	10	11	0	0	0
Land South of Burwash Road, Heathfield	0	0	15	15	0	0	0	0	0	0
Land South West of Gyll Road, Heathfield	0	0	0	0	0	0	23	40	40	0
Land at Foxhole Farm, Wadhurst	0	0	0	0	0	10	20	10	0	0

Figure 3: Projected Delivery of Housing Development of Identified SHELAA sites in the new Wealden Local Plan (large sites with 5 + units) within the Wealden District

Site Address	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Horeham Flat Farm, Chiddingly Road, Horam	0	0	0	0	0	0	15	15	6	0
Land at Hedgerows, Eastbourne Road, Horam	0	0	0	0	0	0	15	15	8	0
Land at Royal Mail Delivery Offices, 11 North Street, Polegate	0	0	0	0	0	0	0	3	3	0
Land to the Rear of Dittons Farm, Polegate	0	0	0	0	0	0	0	16	30	30
North of the Railway Line (Land East of Station Road), Berwick Station	0	0	0	0	0	0	10	10	10	3

- 5.22 Figure 2 relates to housing allocations within the Proposed Submission Wealden Local Plan (August, 2018) and identified SHELAA sites (Figure 3) that are to come forward as part of the Wealden Local Plan by the 31st March 2028. As outlined in Policy WLP 1 (Provision of Homes and Jobs), there are 4,012 dwellings on allocated land, including 189 dwellings on SHELAA sites. There are a number of planning applications already in progress for these allocated sites, such as Land at Manchester Road, Ninfield (see planning reference WD/2017/0038/MAO), Land to the East of North Street, Lower Horsebridge (see planning reference WD/2016/1948/MAO) for example and therefore a number of these sites are expected to come forward partly during the first 5 year period if the Plan was to be adopted in line with the adopted Local Development Scheme (LDS). In total, 569 (net) dwellings are anticipated to come forward from 1st April 2018 to 31st March 2023.
- 5.23 As discussed previously, the Proposed Submission Wealden Local Plan (August, 2018) provides for 14,228 (net) dwellings within the Plan period (see Policy WLP 1 – Provision for Homes and Jobs) that is between 1 April 2013 and 31 March 2028. This included past completions, extant planning permissions as of 30th September 2017, allocations and identified SHELAA sites within the Proposed Submission Wealden Local Plan and windfalls. To ensure compliance with the Habitats Regulations and the Habitats Regulations Assessment (HRA) that accompanied the Wealden Local Plan, the overall Local Plan figure is considered to be the maximum figure unless circumstances change with regards to the environmental constraints.
- 5.24 The past completions between 1st April 2013 and 31st March 2018 total 2,674 (net) dwellings, whilst the extant planning permissions, that are expected to come forward, as of the 1st April 2018, amount to 5,288 (net) dwellings, which means that both completions and commitments with planning permission totalled 7,962 (net) dwellings. The Proposed Submission Wealden Local Plan (August, 2018) contained allocations and identified SHELAA sites that total 4,012 (net) dwellings as stated in Policy WLP 1 (Provision for Homes and Jobs) of the Proposed Submission Wealden Local Plan (August, 2018). The windfall allowance, as of the 30th September 2017, that is contained within Policy WLP 7 (Distribution of Homes) of the Proposed Submission Wealden Local Plan (August, 2018) was 2,516 (net) dwellings.
- 5.25 It is noted that extant planning permissions and completions from the 30th September 2017 (that equated to 7,700 (net) dwellings in total) to 1st April 2018 (that equated to 7,962 (net) dwellings) has increased by 262 (net) dwellings in the period. This increase is due to new planning permissions between the two periods that have been deemed to be acceptable under Policy WLP 7. To avoid double counting, it is considered that the 262 (net) dwellings granted planning permission in the intervening period (between 1st

October 2017 and 31st March 2018) are windfalls as described in Policy WLP 7 (Distribution of Homes) and should be deducted from the quantum of windfalls accounted for in this policy (i.e. 2,516 – 262 is equal to 2,254 (net) dwellings). It is noted that windfalls should not be distributed over the first three years of a Plan period as extant planning permission are ‘known’ at this stage, and if they were to be distributed over the final 7 years of the new Wealden Local Plan (i.e. 1st April 2021 to 31st March 2028), then this would equate to 322 (net) dwellings per year. The components that make up the 5YHLS position including the requirements of the new Wealden Local Plan (August, 2018) are included in Table H5 and the 5YHLS position based upon the new Wealden Local Plan as of the 1st April 2018 is tabulated below in Table H4.

Table H4: Wealden Local Plan Five Year Housing Land Supply Calculation (with 5% buffer)

Housing Requirement for the period between 1 April 2018 and 31 March 2023	
5 Year Housing Requirement ³³	4,608 (net) dwellings
Historic Undersupply	0
5% buffer (5% of 4,608)	230
5 Year Requirement including buffer	4,838 (net) dwellings
5 Year Supply (Projected Net Completions)	5,510
Projected Completions above/below requirement	672
5 Year Housing Land Supply against Wealden Local Plan Requirement (%)	114% or 5.69 years supply

Table H5: Components of the Five Year Housing Land Supply Calculation

Components of the 5YHLS period between 1 April 2018 and 31 March 2023	
Extant Planning Permissions as of 1 st April 2018 (Large Sites 5 + net Dwellings)	3,654 (net) dwellings
Extant Planning Permissions as of 1 st April 2018 (Small Sites of 4 or less net Dwellings)	643 (net) dwellings
Proposed Submission Wealden Local Plan - Allocations	569 (net) dwellings
Proposed Submission Wealden Local Plan - Identified SHELAA Sites	0 (net) dwellings
Proposed Submission Wealden Local Plan – Windfall Allowance	644 (net) dwellings
Total	5,510 (net) dwellings

³³ This housing requirement is based upon the stepped housing trajectory outlined in Policy 12 (Managing the Delivery of Housing) of the Proposed Submission Wealden Local Plan (August, 2018) that states that the Plan will deliver an average 750 (net) dwellings per annum until the end of the 2020/21 monitoring period and thereafter, an average of 1,179 (net) dwellings per annum until the end of 2027/28.

- 5.26 The housing requirement is based upon a stepped housing trajectory under Policy 12 (Managing the Delivery of Housing) of the Proposed Submission Wealden Local Plan (August, 2018) that states that the Plan will deliver an average 750 (net) dwellings per annum until the end of the 2020/21 monitoring period and thereafter, an average of 1,179 (net) dwellings per annum until the end of 2027/28.
- 5.27 The use of a 'stepped' housing trajectory and when this is appropriate is outlined in the PPG³⁴ and states that such a requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and/or where strategic sites will have a phased delivery or likely to be delivered later in the plan period. In the case of the former assertion, as outlined above, Wealden District Council did adopt the Wealden District Core Strategy Local Plan in February, 2013, which contained a housing target of 450 dpa. The Council, for review of the Wealden District Core Strategy Local Plan, did commission a SHMA that was first published in December 2014 (last updated in August 2016) that identified a 736 dpa figure and a Wealden Objectively Assessed Need (OAN) Update Draft Paper 2013 to 2028 that was published in March 2017 and identified a 950 dpa figure. This is considered to be a significant change in the level of housing required by the statutory development plan and the new Wealden Local Plan in the intervening 5 year period and it is therefore considered an appropriate approach for the new Wealden Local Plan. This is considered in further detail as part of the Housing Background Paper that will accompany the new Wealden Local Plan.
- 5.28 The calculation of the 5YHLS position as of the 1 April 2018 (incorporating the assumptions of the Proposed Submission Wealden Local Plan) is shown in Table H4 above. This confirms that with a 5% buffer, Wealden District Council can present 5.69 years supply against the stepped housing trajectory requirements under Policy WLP 12 (Managing the Delivery of Housing Land) of the Wealden Local Plan and even if a 20% buffer was to be applied, the Council would only fall short of 5 year supply by 20 (net) dwellings. Given the step change required for the delivery of new housing target within the Proposed Submission Wealden Local Plan (August, 2018), it is considered that any historic under delivery in the preceding 5 years will be accounted for over the Plan period in the form of stepped housing trajectory. The full details and justification for the 5YHLS position will be included in the Housing Background Paper and will be updated during examination process.

³⁴ See Paragraph: 034 Reference ID: 3-034-20180913 of the Planning Practice Guidance (PPG).

Potential Risks to Housing Delivery

- 5.29 This section identifies the potential risks that could affect the delivery of future homes and the implementation of the Council's housing delivery strategy and its maintenance of five year housing land supply position over the Plan period.

European and International Conservation Sites

- 5.30 Policy WLP 13 (Review of Local Plan) of the Proposed Submission Wealden Local Plan (August, 2018) confirms that there are a number of scenarios that would require a review in part or as a whole of the new Wealden Local Plan, which includes a scenario where nitrogen deposition on the Ashdown Forest SAC, Lewes Downs SAC and/or Pevensy Levels SAC and Ramsar Site allows more growth or restricts growth further. In a scenario where new evidence on the Ashdown Forest SAC, Lewes Downs SAC and/or Pevensy Levels SAC requires the reduction of vehicle movements through the European and International Sites, and therefore a reduction in the number of homes proposed, it is considered that the review of the Local Plan would be necessary under this planning policy. It is noted that there is a potential risk to housing delivery in the short term if there is evidence, at a later stage, that nitrogen deposition on the Ashdown Forest SAC, Lewes Downs SAC and/or Pevensy Levels SAC and Ramsar Site restricts growth further. To ensure that housing delivery is maintained, it is considered that policy WLP 13 (Review of the Local Plan) would enable the early review of housing allocations and housing delivery when it is recognised (through evidence base documents) that the European and International Sites would not be affected by more growth or where it is determined that growth should be restricted further.

Economic Climate

- 5.31 The health of the economy and the strength of the housing market will be a major factor for the supply of housing throughout the Plan period. In terms of the previous economic recession period (between 2008 and 2013), net housing completions actually rose substantially from an average of 367 dpa between 2007/08 to 2009/10 to an average of 667 dpa between 2010/11 to 2012/13. Following the adoption of the Wealden District Core Strategy Local Plan in February 2013 and the associated housing target of 9,440 dwellings between 2006 and 2027 (or 450 dpa), housing delivery rates have consistently exceeded this housing target, with an average delivery rate of 535 dpa between 2013/14 and 2017/18. In general terms, this illustrates that previous housing completions within the District have largely been resilient to downturns in the national economy and in the case of the years following the

adoption of the Wealden District Core Strategy Local Plan, have been exceeding the locally adopted housing target planned for.

- 5.32 In terms of site viability, Wealden District Council did adopt the Community Infrastructure Levy (CIL) in 2015 (the CIL Charging Schedule became effective on 1 April 2016), where it was considered by the Planning Inspectorate to provide an appropriate basis for the collection of the levy in the district and was set at a level that would not put the overall development of the area at risk. The Council did also commission a Wealden Local Plan Viability Study (July, 2017) that was undertaken by BPS Chartered Surveyors that incorporated both the CIL levy and the draft policies of the new Wealden Local Plan (including affordable housing) to assess whether the Plan as a whole would jeopardise the viability of the identified housing sites in general terms. This study did find that the vast majority of notional and specific residential development sites in the District were economically viable; given the obligations in place/proposed. It is therefore considered that existing statutory planning policies, the new Wealden Local Plan policies and current CIL Charging Schedule would not undermine the economic viability of housing development in the area.

Infrastructure Provision

- 5.33 The Infrastructure Delivery Plan (IDP) that has been prepared to support the new Wealden Local Plan has concluded that there is sufficient infrastructure provision already provided, or there could be sufficient infrastructure improvements/developments to support the level of housing development identified in Policy WLP 1 (Provision for Homes and Jobs) of the Proposed Submission version of the Wealden Local Plan (August, 2018). The District Council will work closely with infrastructure providers, East Sussex County Council (ESCC) and other interested parties, particularly in relation to wastewater infrastructure, transport infrastructure, healthcare and schools to ensure that the necessary infrastructure is provided.

6.0 The Self-Build and Custom Housebuilding Register

- 6.1 Section 1 of the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. This part of the act also states who is responsible for the keeping of a self-build and custom housebuilding register; this does include Wealden District Council.
- 6.2 Section 2(1) of the Self-Build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each Self-Build and Custom Housebuilding Register, that relates to their area when carrying out their planning, housing, land disposal and regeneration functions.
- 6.3 In terms of the planning functions of an authority, this may include both plan-making and decision-taking functions. The registers that relate to their area may be a material consideration in decision-taking. In terms of the plan making functions, local authorities should use their evidence on demand for this form of housing from the registers that relate to their area in developing their Local Plans and associated documents.

Duty to Grant Planning Permission

- 6.4 The Housing and Planning Act 2016 (Part 1, Chapter 2, Section 10, paragraph 2A)³⁵ places a duty on the relevant authority, in this case Wealden District Council, to ensure that sufficient planning permissions are granted to meet the demand for self and custom house building.
- 6.5 The Planning Practice Guidance (PPG)³⁶ for self-build and custom housebuilding confirms that the first base period begins on the day in which the register (which meets the requirements of the 2015 Act) is established and ends on 30 October 2016. For Wealden District Council, the self-build and custom build register was established on the 31 March 2016 and therefore the base period ended on 30 October 2016. The table below illustrates the number of applications that have been received for the self-build and custom build register in each base period and the time period the local planning authority has to grant planning permission for a sufficient number of plots, equal to the number of applications received to the register in each base period.

³⁵ See the following link for details: <http://www.legislation.gov.uk/ukpga/2016/22/section/10/enacted>

³⁶ See [Paragraph 023 – Reference ID: 57-023-201760728](#)

Table SB1: Number of Applications to the Self-Build and Custom-Build Register for Each Base Period

	Base Period Dates From and To	Number of Applications to the Register	Time Period in which to Grant Planning Permission
Base Period 1	1 April 2016 – 31 October 2016	2	31 October 2016 – 30 October 2019
Base Period 2	31 October 2016 – 30 October 2017	24	31 October 2017 – 30 October 2020
Base Period 3	31 October 2017 – 30 October 2018	24	31 October 2018 – 30 October 2021

Table SB2: Number of Self-Build and Custom Build Plots Granted Planning Permission for Each Base Period

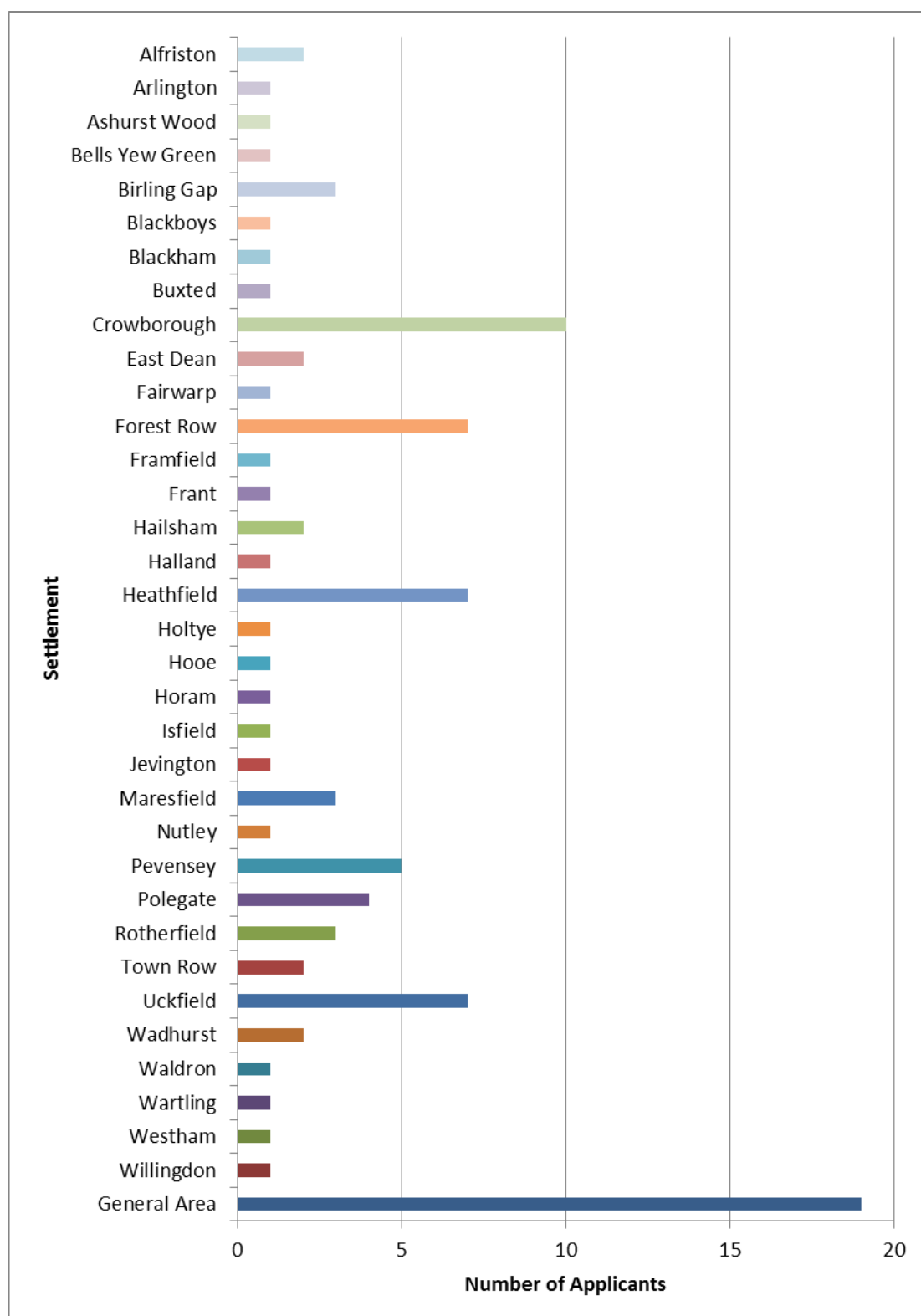
	Time Period	Number of Self-Build Dwellings Granted Planning Permission
Base Period 1	1 April 2016 – 31 October 2016	0
Base Period 2	31 October 2016 – 30 October 2017	45
Base Period 3	31 October 2017 – 30 October 2018	37

- 6.6 Table SB1 above indicates that a total of 24 new applications were received to the Self-build and Custom Housebuilding Register by Wealden District Council in the base period between the 31st October 2016 – 30th October 2017. Subsequently, Wealden District Council is required to grant a total of 24 permissions to suitable serviced plots within the three years following the end of the base period (31st October 2017 - 30th October 2020). It can be seen from the table above that 37 suitable self and custom build permissions have already been granted between 31st October 2017 – 30th October 2018, indicating that Wealden District Council has already met and exceeded its requirement to grant planning permission for the base period of 31st October 2016 – 30th October 2017.
- 6.7 In addition, a total of 24 applications were received for the Self-build and Custom Housebuilding Register between 31st October 2017 – 30th October 2018, resulting in a requirement for at least 24 suitable self and custom build permissions to be granted between 31st October 2018 – 30th October 2021; however this time frame has not yet been established. Progress towards this target will be included within the next Authority Monitoring Report (AMR).

Analysis of the Self-Build and Custom Housebuilding Register

- 6.8 The relevant local authorities are encouraged to publish headline data from the Self-Build and Custom Housebuilding Register within the AMR to demonstrate demand within the District and progress to date. Data that relevant authorities are encouraged to publish includes the number of individuals and associations on the register, the number of serviced plots of land sought and the preferences of those on the register, such as the desired build location, plot size and house type.
- 6.9 As of the 30 October 2018, there were 50 persons (individuals) and no associations enrolled on the Self-Build and Custom Housebuilding Register, with all these applications being received since the 1 April 2016.
- 6.10 Analysis of the information held on the Self-Build and Custom Housebuilding Register showed that 66% of the individuals applying to the Register currently reside within the Wealden District, 19% currently live outside of the Wealden District but within East Sussex and 15% of applications were received from those who currently live outside of East Sussex. The most popular settlement choices for a Self-Build or Custom Housebuilding project were found to be Crowborough, Uckfield, Heathfield, Forest Row and Pevensey. The figure below provides a breakdown of the preferences for settlements within the Wealden District. In this context, the general area refers to the Wealden District only.

Figure SB1: Location Preference³⁷



³⁷ Applicants to the Register were able to express an interest in multiple settlements within the District.

- 6.11 The Register asks a number of specific questions of each prospective individual to identify their preferences on the type of plot that the prospective individual is interested in and where they would prefer the plot, for example. The table below illustrates the plot size demand from those enrolled on the Self-Build and Custom Housebuilding Register.

Table SB3: Plot Size (Square Metres) Preference

Size of Plot	Preference (%)
0 – 499 sq. m	32%
500 – 999 sq. m	27%
1,000 – 1499 sq. m	27%
1,500 – 1,999 sq. m	0%
2,000 sq. m +	7%
Any Size	7%

- 6.12 There is a variation in plot size demand from those enrolled on the Register, but 86% of applicants were interested in a plot of land under 1,500 sq. m in size. A plot of land beyond 2,000 sq. m in size was only requested by 7% of applicants to the Register and furthermore, 7% of applicants stated that they would consider a plot of land of any size.
- 6.13 The table below illustrates the type of housing those listed on the Self-build and Custom Housebuilding Register in terms of what they are interested in acquiring.

Table SB4: Property Type Preference³⁸

Property Type	Preference (%)
Detached House	100%
Solely a Detached House	70%
Semi-Detached House	16%
Terraced House	4%
Flat/Apartment	2%
Other	16%

- 6.14 All applicants to the Register stated that they would be interested in a detached dwelling house, with 70% of applicants solely seeking to build a detached dwelling house. Furthermore, 16% of applicants are interested in building a semi-detached house, 4% expressed interest in a terraced dwelling house and 2% of applicants to the Register are interested in a flat or apartment.

³⁸ It should be noted that individuals can select more than one option for their preferred property type and that percentage will therefore be above 100%.

- 6.15 The table below illustrates the minimum number of bedrooms people listed on the Self-build and Custom Housebuilding Register that they would require.

Table SB5: Property Size Preference

Property Size	Preference (%)
One Bedroom	2%
Two Bedrooms	18%
Three Bedrooms	41%
Four Bedrooms	35%
Five Bedrooms or more	4%

- 6.16 Of those currently enrolled on the Self-build and Custom Housebuilding Register, 2% expressed interest in a one bedroom dwelling, 18% are interested in a two bedroom dwelling, 41% require a three bedroom dwelling, a four bedroom dwelling is requested by 35% of applicants and 4% of applicants are seeking at least a five bedroom dwelling. There is therefore a substantial interest (at least 80%) for dwellings of at least 3 bedrooms or more.

The Self Build and Custom Build Policy

- 6.17 In terms of plan-making, the Proposed Submission Wealden Local Plan published in August 2018 contains a planning policy for Self Build and Custom Build, known as 'Policy HG 7: Self Build and Custom Build'. The draft policy reads as follows:

'On sites of 20 dwellings or more, provision of fully serviced plots for custom and self build dwellings should be made on site. At least 5% of the total dwellings should be made available for self build plots, subject to there being a need in the Parish or settlement as identified in the Council's Self Build and Custom Build Register.'

Where a developer is required to provide self build and custom build plots, the plots should be made available and marketed through relevant trade organisations for at least 12 months. Where plots have been appropriately marketed and have not sold within this time period the plots should be offered to the Council or Housing Associations for the provision of affordable housing in addition to that required by Policy HG2. If the plots are not secured by the Council or Housing Associations for affordable housing the dwellings can be built out for sale on the open market.'

Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for self and custom build projects within the Neighbourhood Plan Areas.'

- 6.18 The planning policy is contained within the Plan (August 2018) to assist in the delivery of sufficient suitable self-build and custom housebuilding permissions to meet need as identified for the District for each base period. At present, the Proposed Submission Wealden Local Plan (August 2018) has not yet been adopted and therefore the planning policies contained within this Plan do not hold full statutory weight (i.e. for the determination of planning applications). As such, Policy HG 7 contained within the Proposed Submission Wealden Local Plan (August 2018) is subject to review and alteration. In addition, the demand for self and custom build projects, as well as planning permissions for new self and custom build plots within the District will continue to be monitored through the new Implementation and Monitoring Framework for the Proposed Submission Wealden Local Plan³⁹.

³⁹ The Wealden Local Plan Implementation and Monitoring Framework Background Paper (August, 2018) can be found here:
[http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/Wealden_Local_Plan_Consultation_\(Regulation_19\).aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/Wealden_Local_Plan_Consultation_(Regulation_19).aspx)

7.0 Neighbourhood Planning

- 7.1 Neighbourhood planning was introduced through the Localism Act 2011 and allows communities to prepare Neighbourhood Development Plans (NDPs). The NPPF (March, 2012) stated⁴⁰ that Neighbourhood planning gives community's direct power to develop a shared vision for their neighbourhood and deliver sustainable development they need. It confirmed that both parishes and neighbourhood forums can use neighbourhood planning to:
- set planning policies through neighbourhood plans to determine decisions on planning applications; and
 - grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.
- 7.2 It is considered that there is an opportunity for local people to fully engage in the future of their communities in a way that was not possible prior to the Localism Act. Once a neighbourhood plan area is designated, Wealden District Council is legally required to provide support and advice to those bodies producing a NDP. Wealden District Council does offer officer advice and support on the emerging Neighbourhood Plans in its area.
- 7.3 Wealden District Council and the SDNPA are the local planning authorities for separate parts of Wealden District. There are six parishes which cross into both Wealden District and the SDNPA that includes Alciston, Berwick, Long Man, Willington and Jevington, Polegate, and Selmeston. There are only three parishes which are wholly contained within the SDNPA and this includes Alfriston, Cuckmere Valley, and East Dean and Friston.
- 7.4 Wealden District Council and SDNPA have agreed a joint protocol setting out how they will work together on neighbourhood planning and particularly where the parish is overseen by the two local planning authorities. Consequently, information in this section of the AMR will not include data which relates to Alfriston, Cuckmere Valley, and East Dean and Friston due to their location.
- 7.5 Of the 39 parishes that are not wholly located within the SDNP, only eleven Parish/Town Council areas have been designated as NDP areas. There have been three Parish Council areas designated within the 2017/18 monitoring year that includes the Parish of Frant, the Parish of East Hoathly with Halland and the Parish of Wadhurst. In addition, as noted in Table NP1 below, although Crowborough was designated as a NDP area in 2014, the Council is aware that this will not be taken forward at this stage. Consequently, there are

⁴⁰ Please see paragraphs 183-185 of the NPPF (March, 2012). This has been reiterated with the revised NPPF published in July 2018.

currently ten designated NDP areas in the district where plans are being progressed, which equates to 26% coverage.

- 7.6 To date, only the Herstmonceux NDP has been examined successfully and approved at the referendum stage. Unfortunately, in the intervening period between the publication of the Final Examiners Report on the Herstmonceux NDP (on the 6 February 2018) and the referendum on the Herstmonceux NDP (that took place on the 3rd May 2018) a significant European Court Judgment⁴¹ regarding the interpretation of the HRA Directive was published and has meant that the Herstmonceux Neighbourhood Plan requires a Habitats Regulations Assessment. This issue is considered in further detail within the Herstmonceux Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening Assessment (October, 2018) that assessed the Referendum version of the Herstmonceux NDP following the changes to the interpretation of the HRA Directive⁴². Notwithstanding this, in accordance with National Planning Policy Guidance, the Herstmonceux Neighbourhood Plan is in force as part of the statutory development plan. This is on the basis of its successful referendum.
- 7.7 Table NP1 below sets out the stages each NDP has reached in the preparation of its NDP and includes dates for each formal stage of the Neighbourhood Development Plan preparation process.

⁴¹ Judgement of the European Court of Justice (CJEU) 12th April 2018; *People Over Wind and Sweetman v Coillte Teoranta* (C-323/17)

⁴² Please find the Herstmonceux Neighbourhood Plan SEA and HRA Screening Assessment (October, 2018) at the following link:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/NeighbourhoodPlanning/NeighbourhoodPlans/ppolicy_Herstmonceux_Neighbourhood_Plan.aspx

Table NP1: Neighbourhood Planning Progress

NDP Area/Parish (excluding those wholly in SDNP)	Date of Designation (Regulation 7)	Pre-submission consultation (Regulation 14)	Publicising a Plan Proposal (Regulation 16)	Examiner's Report (Regulation 18)	Making of plan (Regulation 19)
Alciston	Not designated				
Arlington	Not designated				
Berwick	Not designated				
Buxted	Not designated				
Chalvington with Ripe	Not designated				
Chiddingly	Not designated				
Crowborough ⁴³	5 June 2014				
Danehill	Not designated				
East Hoathly with Halland	15 August 2017				
Fletching	Not designated				
Forest Row	Not designated				
Framfield	Not designated				
Frant	25 April 2017				
Hadlow Down	23 June 2016				
Hailsham	19 August 2016	25 November 2017 to 26 January 2018			
Hartfield	4 December 2013				
Heathfield and Waldron	Not designated				
Hellingly	5 November 2015	1 December 2017 to 26 January 2018			

⁴³ Crowborough Town Council at their Full Council meeting held on the 19 January 2016 decided not to continue with a Neighbourhood Plan process.

NDP Area/Parish (excluding those wholly in SDNP)	Date of Designation (Regulation 7)	Pre-submission consultation (Regulation 14)	Publicising a Plan Proposal (Regulation 16)	Examiner's Report (Regulation 18)	Making of plan (Regulation 19)
Herstmonceux	6 February 2013	29 November 2013 to 24 January 2014	25 September 2017 to 6 November 2017	The Examiners Finals Report was published on the 6 February 2018 where it was recommended that the Plan should proceed to Referendum.	The referendum for the Herstmonceux NDP took place on 3 May 2018 ⁴⁴ .
Hooe	Not designated				
Horam	Not designated				
Isfield	Not designated				
Laughton	Not designated				
Little Horstead	Not designated				
Long Man	Not designated				
Maresfield	14 November 2012				
Mayfield and Five Ashes	Not designated				
Ninfield	Not designated				
Pevensey	Not designated				
Polegate	Not designated				
Rotherfield	Not designated				
Selmeston	Not designated				
Uckfield	5 June 2014				
Wadhurst	8 November 2017				
Warbleton	Not designated				

⁴⁴ Please note that the Herstmonceux Neighbourhood Development Plan (NDP) has not yet been 'made' by Wealden District Council due to issues concerning the Habitats Directive, as described in paragraph of 7.6 of this report.

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NDP Area/Parish (excluding those wholly in SDNP)	Date of Designation (Regulation 7)	Pre-submission consultation (Regulation 14)	Publicising a Plan Proposal (Regulation 16)	Examiner's Report (Regulation 18)	Making of plan (Regulation 19)
Wartling	Not designated				
Westham	Not designated				
Willingdon & Jevington	Not designated				
Withyham	Not designated				

- 7.8 The number of residential units allocated through adopted NDPs within the district will be monitored in the AMR for future reporting years. However, as discussed above, only the Herstmonceux Parish Neighbourhood Plan (2017 – 2027) has completed the examination and referendum stage; this Plan only includes a windfall policy for residential development⁴⁵, so this will not form part of the housing land supply trajectory for the Wealden District.
- 7.9 In general terms, there has been progress made in relation to neighbourhood planning over both the monitoring period (1 April 2017 to 31 March 2018) and the period beyond the 31 March 2018 to date. Indeed, three NDP areas have been designated during the monitoring period, which includes the Parish of East Hoathly with Halland, the Parish of Frant and the Parish of Wadhurst. As discussed above, the Herstmonceux Parish Neighbourhood Plan (2017 – 2027) reached the Regulation 16 consultation stage and was examined during the monitoring period (and beyond) and is the first NDP to be approved at referendum within the district.
- 7.10 In terms of other frontrunners, the Hailsham Pre-Submission Draft Neighbourhood Plan was consulted upon between the 25 November 2017 and Friday 26 January 2018 and the Hellingly Pre-Submission Draft Neighbourhood Plan was consulted upon between 1 December 2017 and 26 January 2018. This is the first consultation stage of the NDP (Regulation 14) and the Plans are therefore subject to amendment as they proceed further through the process. There are no other designated NDP areas that have proceeded through to Regulation 14 stage during the monitoring period.

⁴⁵ See Policy 13 - Windfall Sites for the referendum version of the Herstmonceux Parish Neighbourhood Plan (2017-2027) at the link below:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/NeighbourhoodPlanning/NeighbourhoodPlans/ppolicy_Herstmonceux_Neighbourhood_Plan.aspx

8.0 Community Infrastructure Levy (CIL) Income and Expenditure

- 8.1 Since April 2010⁴⁶, local planning authorities have been permitted to introduce the Community Infrastructure Levy (CIL). The purpose of CIL is to raise funds from developers to help pay for infrastructure that is required to support new development across the district. This can include a wide variety of infrastructure projects that includes:
- Transport;
 - Education and Schools;
 - Community Facilities;
 - Parks and Green Infrastructure;
 - Health Care Facilities;
 - Policing Infrastructure; and
 - Other Infrastructure
- 8.2 CIL has largely replaced the previous Section 106 contributions regime for many forms of infrastructure, although Section 106 agreements can still be used for site-specific mitigation measures and will also be used to secure the provision of affordable housing.
- 8.3 The Wealden CIL Charging Schedule sets out the approach to CIL across the Wealden District (excluding the South Downs National Park). The Draft Charging Schedule was examined on 23 June 2015 by the Planning Inspectorate. The Council received the final report from the Inspector on 21 August 2015. This report concluded that the Wealden CIL Charging Schedule provides an appropriate basis for the collection of the levy within the district. The Council had sufficient evidence to support the schedule and can show that the levy was set at a level that will not put the overall development of the area at risk. The Inspector recommended that the schedule should be approved in its published form, without changes.⁴⁷
- 8.4 The charging rates for Wealden District Council (excluding the area covered by the South Downs National Park Authority) are outlined in the table below:

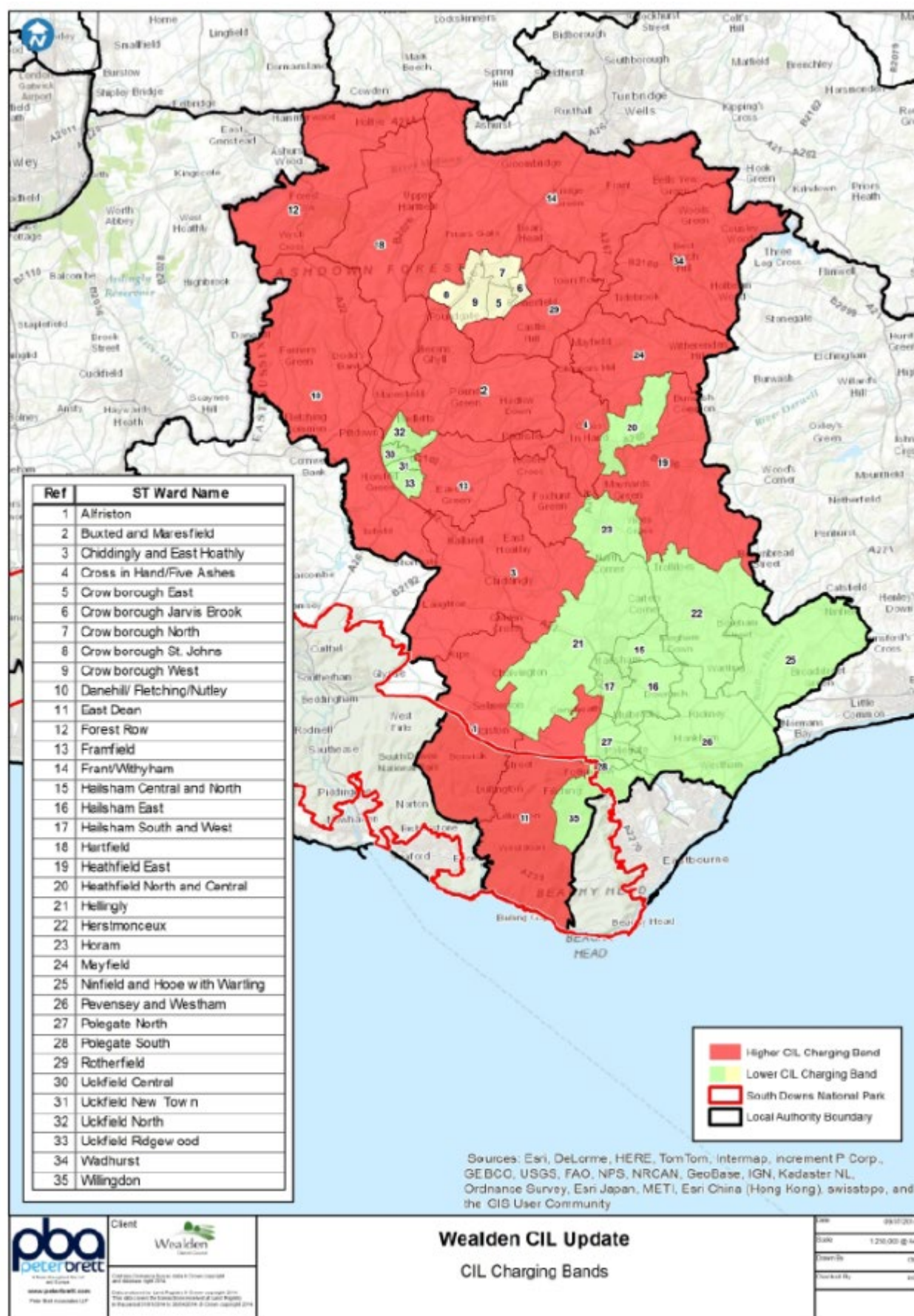
⁴⁶ See the Community Infrastructure Levy Regulations (2010) as amended.

⁴⁷ To see the adopted CIL Charging Schedule and the Planning Inspector's report relating to the Draft Wealden CIL Charging Schedule, please see the link below:
[http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CommunityInfrastructureLevy/Community_Infrastructure_Levy_\(CIL\).aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CommunityInfrastructureLevy/Community_Infrastructure_Levy_(CIL).aspx)

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

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

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



- 8.6 The CIL Charging Schedule was adopted by Full Council on 25 November 2015 with an implementation date of 1 April 2016. Therefore Wealden District Council was able to collect monies through the CIL Charging Schedule from the 2016/17 monitoring period onwards.
- 8.7 The Town and Country Planning (Local Planning) Regulations 2012⁴⁸ confirms, in relation to AMRs, that where a local planning authority has prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the AMR must contain the information specified in regulation 62(4) of those regulations⁴⁹. In summary, this section of the report confirms the total CIL receipts for the reporting year, the total CIL expenditure for the reporting year, the summary details of CIL expenditure during the reporting year and the total amount of CIL receipts retained at the end of the reporting year.
- 8.8 In terms of who decides what the levy will be spent on, it is for the Charging Authority (in this case Wealden District Council) to decide how and when the levy will be spent. Wealden District Council did publish a list of infrastructure items it intends to pursue at the time it adopted CIL. The authority is required to produce a CIL spending list (known as the regulation 123 list) that is examined as part of the CIL Charging Schedule. It is possible to change the infrastructure items on the list, however, the list must be re-examined by an independent examiner. A charging authority may also spend CIL monies on infrastructure to be delivered outside its area if it would benefit new development that occurs within its own area.
- 8.9 The regulation 123 list that was adopted and published in November 2015 is still applicable and is tabulated below:

⁴⁸ See the Town and Country Planning (Local Planning) (England) Regulations 2012:
<http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>

⁴⁹ See the Community Infrastructure Levy Regulations 2010:
<http://www.legislation.gov.uk/uksi/2010/948/regulation/62/made>

Table CIL2: Adopted Regulation 123 list for Wealden District Council

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

- 8.10 It should be noted that a percentage of the CIL receipts raised in a Town/Parish Council area would be paid directly to the Town/Parish Council where the development(s) are taking place. The CIL regulations state that 25% of the total receipt for a particular Town/Parish Council area can be given to that Town/Parish Council if a NDP is in place and 15% where there is no NDP. This proportion can be spent on any infrastructure to help mitigate the impact the development has on a Town/Parish Council area and the decision is with Town/Parish Council's as to where this money is spent.
- 8.11 As a word of caution, it should be noted that CIL payments would only become chargeable within 30 days of the commencement of the development. Consequently, there is some lead in time for the CIL payments to come forward once it has been implemented, as the granting of planning permission for chargeable development within the 2017/18 monitoring period may not lead to CIL receipts within that same monitoring period. The following results are a requirement of the CIL regulations and will be examined for each reporting year.

The total CIL receipts for the reporting year (2017/18)

- 8.12 The total amount of CIL monies received by the local planning authority between 1 April 2017 and the 31 March 2018 was **£4,798,864.04**. As this is for the second monitoring year, this baseline data will likely be improved upon for several years until it is fully operational. As previously discussed, only developments that have been both granted planning permission and commenced after the 1 April 2016 could become CIL liable. Given that planning permissions would normally last for three years once approved, it is anticipated that the CIL receipts will continue to rise over the next monitoring period. The CIL income received by the local planning authority between 1 April 2016 and the 31 March 2017 was only £190,060.

The total CIL expenditure for the reporting year (2017/18)

- 8.13 Wealden District Council did not spend any CIL receipts accrued between 1 April 2017 and the 31 March 2018 on infrastructure. However, as governed by the CIL regulations, Wealden District Council did make a number of payments to both Parish and Town Councils in the district (as outlined at paragraph 8.14).

Details of CIL expenditure for the reporting year (2017/18)

- 8.14 Wealden District Council has made a number of payments to individual Parish and Town Councils between 1 April 2017 and 31 March 2018. The total

amount of CIL receipts transferred to Parish and Town Councils is £601,511.24 (with interest accrued). This is tabulated below:

Table CIL3: CIL Payments to Parishes for the 2017/18 Reporting Period

Parish	CIL Payments (2016/17)	CIL Payments (2017/18)	Total CIL Payments to Date
Alciston	£0	£0	£0
Alfriston	£0	£0	£0
Arlington	£0	£0	£0
Berwick	£0	£0	£0
Buxted	£0	£0	£0
Chalvington with Ripe	£0	£0	£0
Chiddingly	£0	£0	£0
Crowborough	£20,773.49	£79,616.99	£100,390.48
Cuckmere Valley	£0	£0	£0
Danehill	£0	£0	£0
East Dean & Friston	£0	£0	£0
East Hoathly with Halland	£0	£0	£0
Fletching	£0	£0	£0
Forest Row	£210.16	£3,011.21	£3,221.37
Framfield	£0	£0	£0
Frant	£0	£67,900	£67,900
Hadlow Down	£0	£0	£0
Hailsham	£2,341.43	£322,925.90	£328,267.33
Hartfield	£0	£0	£0
Heathfield with Waldron	£3,786.80	£37,147.53	£40,934.33
Hellingly	£1,329.35	£4,896.47	£6,225.82
Herstmonceux	£0	£3,471.75	£3,471.75
Hooe	£0	£0	£0
Horam	£0	£2,690.22	£2,690.22
Isfield	£0	£0	£0
Laughton	£0	£8,216.87	£8,216.87
Little Horsted	£0	£0	£0
Long Man	£0	£0	£0
Maresfield	£0	£12,942.98	£12,942.98
Mayfield & Five Ashes	£0	£0	£0
Ninfield	£0	£308.61	£308.61
Pevensey	£0	£0	£0
Polegate	£0	£5,203.99	£5,203.99
Rotherfield	£79.52	£20,533.34	£20,612.86
Selmeston	£0	£0	£0
Uckfield	£0	£18,837.47	£18,837.47
Wadhurst	£0	£0	£0
Warbleton	£0	£8,772.39	£8,772.39

Wartling	£0	£0	£0
Westham	£0	£3,278.13	£3,278.13
Willingdon & Jevington	£0	£1,757.39	£1,757.39
Withyham	£0	£0	£0
Total⁵⁰	£28,520.75	£601,511.24	£630,031.99

The total amount of CIL receipts retained for the reporting year (2017/18)

- 8.15 As prescribed by the CIL regulations, the total amount of CIL retained for the 2017/18 monitoring period was £4,197,829.34. The calculation for this is below:

Table CIL4: CIL Income Retained during the 2017/18 Monitoring Period

CIL income retained for 2017/18 reporting year only as of 31 March 2018	
Total CIL Received	£4,798,864.04
Interest Accrued	£476.54
Total Income	£4,799,340.58
Payments to Parishes	£601,034.70
Interest Paid	£476.54
CIL Infrastructure Expenditure	£0
Total Expenditure	£601,511.24
CIL Income Retained	£4,197,829.34

- 8.16 The total amount of CIL retained for the time period that CIL has been in operation is from 1 April 2016 onwards is £4,359,380.34. The calculation for this is below.

Table CIL5: The Total CIL Income Retained from the 1 April 2016

CIL income retained for 2017/18 reporting year only as of 31 March 2018	
Total CIL Received	£4,998,924.04
Interest Accrued	£488.29
Total Income	£4,999,412.33
Payments to Parishes	£629,543.70
Interest Paid	£488.29
CIL Infrastructure Expenditure	£0
Total Expenditure	£630,031.99
CIL Income Retained	£4,359,380.34

⁵⁰ These totals are the latest information available and do include interest accrued.

9.0 **Local Plan Policy Indicators**

Introduction

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

Table PI1: Indicator Column Headings

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
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- 9.2 The 'Indicator Name', 'Indicator Description' and 'Target' are reproduced from the Core Strategy Implementation and Monitoring Framework (Background Paper BP13)⁵¹. The 'Achievement' column shows the achievement in the reporting year in relation to the target for that indicator. For clarity, the 'progress towards target' column includes a series of symbols as shown below.

Table PI2: Symbols Indicating Progress towards Target

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

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

⁵¹ The full version of the background paper (BP13) can be found at the following webpage under A28. http://wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/Core_Strategy_Submission_Documents_and_Evidence_Base.aspx

elements of the Core Strategy where it has been identified a continued failure to meet targets set or which are necessary to meet changes in national planning policy. As discussed in section 2 of the AMR, the new Wealden Local Plan is anticipated to be submitted to the Planning Inspectorate in January 2019, so a review of the Core Strategy Local Plan is well underway.

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

Spatial Planning Objective 1: Protecting the Natural Environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
1a	NI197 (Conservation Management)	Proportion of sites where conservation management is being achieved	Increase above current level	No data available	
1b	Quality of Sites of Special Scientific Interest (SSSI)	Proportion of SSSIs favourable or unfavourable recovering	95%	96.6% (no change on last year)	
1c	Change in areas and populations of biodiversity	Changes in (a) priority habitats and species (by type) and (b) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance	No loss	(a) Slight decreases in areas of coastal vegetated shingle and wood-pasture & parkland. (b) Slight decrease in area of Special Protection Area	

Commentary

- 9.5 There has been no change with regards to the quality of the SSSIs since last monitoring period and indicator 1b remains above target. Indicator 1c has not

met the target as there have been slight decreases in areas of coastal vegetated shingle and wood-pasture & parkland, as well as a small decrease of a Special Protection Area (SPA).

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

	SSSI areas (ha)	Units in favourable or unfavourable recovering condition	% in favourable or unfavourable recovering condition	Units destroyed	SSSI units minus destroyed units
2010/11	8234	225	97.8%	0	8234
2011/12	8233	223	97.0%	0	8233
2012/13	8234	224	97.4%	0	8234
2013/14	8234	222	96.6%	0	8234
2014/15	8234	222	96.5%	0	8234
2015/16	8234	222	96.5%	0	8234
2016/17	8226	223	96.6%	0	8226
2017/18	8237	222	96.6%	0	8237

Commentary

- 9.6 Firstly, it should be noted that the quantum of SSSI areas within the Wealden District has increased by approximately 11 hectares since the 2016/17 reporting period. There has been no increase in terms of SSSI units in either a favourable or unfavourable recovering condition between the 2016/17 monitoring year and the 2017/18 monitoring year. The indicator (1b) target is for at least 95% of the SSSI units to be in a favourable or unfavourable recovering condition. For the 2017/18 monitoring year, this stands at 96.6% and therefore the target has been met and remains the same as the last reporting year. The number of units destroyed remains at zero, reflecting no change to all of the previous monitoring years in this respect.

Table PI4: Areas of Biodiversity Importance

Designation		Area of Designation 2013/14 (ha)	Area of Designation 2014/15 (ha)	Area of Designation 2015/16 (ha)	Area of Designation 2016/17 (ha)	Area of Designation 2017/18 (ha)
International	Ramsar	3099	3099	3099	3099	3099
	Special Area of Conservation (SAC)	5827	5827	5827	5827	5827
	Special Protection Area (SPA)	3207	3207	3207	3207	3205
National	Area of Outstanding Natural Beauty (AONB)	44625	44625	44625	44625	44625
	National Nature Reserve (NNR)	239	239.4	239.4	239.4	239.4
	National Park	6088	6088	6088	6088	6088
	Site of Specific Scientific Interest (SSSI)	8234	8234	8234	8226	8237
Local	Country Park	309.7	309.7	309.7	309.7	309.7
	Local Nature Reserve (LNR)	256.8	256.8	256.8	256.8	256.8
	Local Geological Site ⁵² (LGS)	126.3	126.3	126.3	126.3	126.3
	Local Wildlife Site ⁵³ (LWS)	3305	3305	3313	3375	3375
	Notable Road Verge	-	-	-	-	7.81
	Environmental Stewardship Agreements	33965	33437	33437	21028	17433
	National Trust	614	615	615	741	741
	RSPB Reserve	181	181	181	181	181

⁵² The designation used to be known as a Regionally Important Geological Site in previous AMRs.

⁵³ The designation used to be known as Site of Nature Conservation Importance (SNCI) in previous AMRs.

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	Sussex Wildlife Trust Reserve	362.2	362.2	281	281	281
	Woodland Trust	159.7	159.7	159.7	159.7	159.7

Commentary

- 9.7 The above figures are largely comparable with last year's data, although there are a few notable exceptions to the last reporting year; these have been highlighted in bold in the above table. As discussed previously, Sites of Special Scientific Interest (SSSI) have increased in size by 11 hectares since the last monitoring period; whereas the Ashdown Forest Special Protection Area (SPA) has decreased slightly by 2 hectares. The most substantial change since the previous monitoring year is the decrease in land managed by Environmental Stewardship Agreements by 3,595 hectares. This change is likely due to the way in which the data is recorded, specifically in relation to land ownership and categorisation, and does not represent real changes in the areas of biodiversity importance.

Spatial Planning Objective 2: Protecting the Historic Environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
2a	Listed buildings	Number of listed buildings at risk	Number of listed buildings at risk	3	
2b	Tourism impact	Annual impact figures from Tourism South East: number of visitors and total spend by visitors to Wealden	Increase above current level	6 million trips undertaken and £287.8 million spent by visitors	

Commentary

Listed Buildings

- 9.8 English Heritage maintains an 'At Risk' register of all listed buildings at risk within a local authority area. Currently in the Wealden District, excluding the South Downs National Park, there are three buildings/historic designations at risk:

- Parish Church of All Saints, Heathfield and Waldron (Grade I Listed Building)
- High Rocks Camp, Frant (Scheduled Monument)
- Kidbrooke Park, Forest Row (Registered Park and Garden, two Grade II Listed Buildings)

- 9.9 There is no change in the number of buildings/designations ‘at risk’ when compared with the last reporting year, which remains at 3 listed buildings/historic designations. Furthermore, those listed are the same buildings/designations as was last reported in the previous monitoring period.

Tourism Impacts

Table P15: Number of Visitors and Total Spend in 2017

	Total Trips Undertaken (mil)	Total (£) Spent by Tourists during visits (mil)
2015	5.8	253.8
2016	6.1	305.3
2017	6.0	287.8

- 9.10 It is estimated that around 0.5 million overnight tourism trips and 5.5 million day trips were made to the Wealden District in 2017. In total, approximately £287.8 million was spent on trips to the Wealden District in 2017 by overnight and day visitors. Both visitor numbers and spending by tourists has decreased during the period, albeit that the 2017 period still has significantly stronger results than the 2015 period. It should be noted that tourist impacts for 2016 had not been reported in the previous AMR owing to delays on the tourism report, and as such, this is the first direct comparison of tourism impacts in recent years.
- 9.11 As discussed, it was estimated that around 0.5 million overnight tourism trips were made to Wealden in 2017 (up by 2% compared to 2016) and that around 5.5 million tourism day trips were made to Wealden in 2017, a fall of 2% compared to 2016. In total around £287.8 million was spent on trips to Wealden in 2017 by overnight and day visitors, down by 6% compared to 2016. 19% of this expenditure was made by domestic staying visitor; 14% by overseas staying visitors and 67% by day visitors.
- 9.12 This income to the local economy is estimated to have supported 5,959 full-time equivalent jobs. Many of these jobs are part-time or seasonal in nature and translate into an estimated 8,369 actual jobs, a decrease of 4% compared to 2016.

Spatial Planning Objective 3: Housing Provision

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
3a	Housing completions per annum - NI 154/ AMR H2b	Housing completions per annum	In line with housing trajectory	462 net dwellings	↓
3b	Affordable housing	Affordable housing completions as a percentage of all completions within the policy threshold	35% (plan target)	N/A	⊘
3c	Affordable housing completions	Affordable housing completions per annum	Interim target of 100 per annum until the new Wealden Local Plan is in place	144 ⁵⁴	😊
3d	Strategic completions	Housing completions per annum by Strategic Development Area	In line with figure 5 of the Core Strategy	See below	★
3e	Homelessness	Total homeless households in priority need	Reduce from current level	120	↑
3f	Gypsy and Traveller	Net additional Gypsy and Traveller pitches granted permission	21 by 2037	0	↔

Commentary

9.13 The total number of homeless households in priority need has fallen during the monitoring year from 129 in 2016/17 period to 120 in 2017/18 period. This is significantly lower than that recorded in 2014/15 monitoring year (147

⁵⁴ The affordable housing figures provided for Indicator 3c are collated separately and are provided by the Council's Housing Development Team.

households) and in general, the number of homeless households has declined within the district. The total number of affordable housing completions in the District has risen above the interim target for this monitoring year, and is substantially higher than the previous AMR. The target for net additional Gypsy and Traveller pitches has changed due to the publication of a revised Gypsy and Traveller Accommodation Needs Assessment (GTAA) in November 2016. This new study was based on a revised definition of Gypsy and Travellers for planning purposes that was published in the Planning Policy for Traveller Sites (PPTS) document and identifies a requirement for 21 permanent pitches up to 2037. There has been no additional permanent Gypsy and Traveller pitches granted planning permission within the monitoring year.

Housing Completions

- 9.14 Within the 2017/18 monitoring year, there has been 462 net additional homes completed within the Wealden district, compared with 564 net additional homes in the 2016/17 monitoring period. As discussed in section 4 of the AMR, the Objectively Assessed Housing Need (OAN) figure is 950 dwellings per annum⁵⁵ and is now used for the calculation of the five year housing land supply position. Therefore, the level of net housing completions in the district fell below this target. It should be noted that housing completions are anticipated to increase significantly in forthcoming years based on projected build out rates from the Core Strategy allocations and extant planning permissions.
- 9.15 The housing trajectory shows projected completions for the period to 2028. To monitor the delivery of this indicator the following trigger points and subsequent actions are proposed:
1. (a) if the total level of completions is 15% below the target as shown on the housing trajectory at the end of each five year period (2011/15, 2016/20, 2021/25) then the following actions will be undertaken;
 - an examination of the reasons for the lower levels of completions;
 - liaison with developers to help progress sites and identify any problems with delivery; and
 - development of possible initiatives to overcome impediments to encourage development on problematic sites.

⁵⁵ Please see Wealden Objectively Assessed Need (OAN) Update Draft Paper: 2013 to 2028 (March 2017) at the following link:
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Core_Strategy/CoreStrategyLibrary/Planning_Evidence_Base_Housing.aspx

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

9.16 This was assessed at the end of the last five year period (i.e. 2015) and was found to be within the acceptable limits for this indicator. However, as discussed in section 2 of the AMR, Wealden District Council has substantially progressed its new Wealden Local Plan, as this is set to introduce a new housing target for the district (950 dwellings per annum) and new monitoring indicators to consider housing completions within the District.

9.17 The indicator for strategic development areas is outlined below:

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

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

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

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

9.18 It is noted that a number of Core Strategy allocations benefit from extant planning permissions, such as the Uckfield urban extension (SD1) (see planning reference WD/2015/0209/MEA and WD/2017/1368/MRM) and both the East Hailsham urban extension (SD2) and North Hailsham urban extension (SD3) which benefit from existing planning permissions (see planning reference WD/2017/0352/MRM) and has commenced. Where appropriate, such existing planning permissions and Core Strategy allocations have been included within the new Wealden Local Plan.

Affordable Housing Completions

- 9.19 The number of affordable housing completions has risen above the interim target for the 2017/18 monitoring period at 144 affordable housing completions. If the affordable housing completions were compared to the overall net dwellings completions for the monitoring period, then this would equate to around 31% of all net dwelling completions being affordable. This figure is substantially higher than the 81 affordable housing completions recorded for the 2016/17 period.

Strategic Completions

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

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

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

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

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

- 9.21 As discussed above, a number of Core Strategy allocations benefit from extant planning permissions and all Core Strategy allocations have been reviewed/reconsidered as part of the new Wealden Local Plan and incorporated where appropriate.

Gypsy and Traveller Pitches

- 9.22 There has been no additional permanent Gypsy and Traveller pitches granted planning permission in the 2017/18 monitoring period.

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

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
4a	Strategic allocations	New employment allocations by Strategic Development Area	In line with WCS 3	N/A	
4b	Retail provision	New retail allocations by Strategic Development Area	In line with WCS 3	N/A	
4c	Vacant units	Vacant units in town centres	Reduce	N/A	

Commentary

9.23 Indicators 4a and 4b identified within this spatial planning objective relate specifically to the delivery of the Core Strategy. More than half of the development proposed in the Core Strategy now either has planning permission or resolution to grant planning permission. As discussed, all the remaining Core Strategy allocations have been reviewed as part of the new Wealden Local Plan.

9.24 Policy WCS3 of the Core Strategy provides the level and distribution of employment (Use Class B1, B2 and B8) and retail (Use Class A1, convenience and comparison) land allocation for each of the towns and settlements in the Wealden District. To monitor delivery of indicators 4a and 4b the following trigger points will apply:

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

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

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

Spatial Planning Objective 5: Education and Skills

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
5a	School places	Number of new school places provided through developer contributions	In line with IDP	N/A	
5b	Qualifications	People of working age with no qualifications	Reduce	4,500 (2017)	

Table PI6: Residents in the Wealden District of Working Age with No Qualifications

Year	Number	Percentage
2010	10,300	11.9%
2011	7,700	8.8%
2012	4,900	5.6%
2013	6,600	7.6%
2014	3,500	4%
2015	8,600	9.6%
2016	4,700	5.2%
2017	4,500	5.1%

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

Commentary

9.27 The number of working age residents within Wealden District with no qualifications has fallen by approximately 200 people since the last monitoring period. Since 2010, the number of people of working age with no qualifications has been steadily falling, apart from an aberration in 2015, which saw the number of residents of working age with no qualifications more

than double. This has been explained through a change in the definition of the working age population at this time, where all persons (male or female) between the ages of 16 and 64 were included in statistics. Prior to 2015, only women between the ages of 16 and 59 were included in the statistics (as well as men between 16 and 64). As there has been a reduction of working age residents within the Wealden District with no qualifications, it can be concluded that the target for this indicator has been achieved.

- 9.28 The proportion of the working age population in employment within Wealden District has increased from 78% for the same period last year to 80% for this monitoring period

Spatial Planning Objective 6: Improving Economic Prosperity

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
6a	AMR BD1	Quantity of new employment floor space	38,190sq m by 2030	9,658 sq m (Gross) and 2,158 sq m (Net)	↑
6b	AMR BD4	Quantity of new retail floor space	16,937 sq m by 2030	4,910 sq m (Gross) and 3,255 sq m (Net)	↑
6c	Employment rate	Proportion of working age population who are in employment	No target	80% ⁵⁶	N/A

Table PI7: Total amount of additional employment floor space – by Use Class Type (m²)

	B1a (Offices)	B1b (Research and Development)	B1c (Light Industry)	B2 (General Industrial)	B8 (Storage and Distribution)	B Use Class Mixed	Total
Gross	1,216	0	1,582	3,275	1,365	2,220	9,658
Net	-1,791	0	586	1,587	177	1,599	2,158

Commentary

- 9.29 For the 2017/18 reporting period, the net additional employment floor space for B Use Classes is 2,158 square metres and given, the quantum of employment floor space already provided since the Core Strategy was adopted; it is likely that the target for 2030 will be reached swiftly (there was 11.587 sq. m of net employment floorspace completed in the previous

⁵⁶ The employment rate is the percentage of the labour force that is employed.

reporting period). It is noted that there has been a net loss of office floor space (Use Class B1a) in the monitoring period, which was anticipated given the local market for office space in the District and the permitted development changes that allow for the change of use of offices to residential dwellings. This will be monitored through the new Wealden Local Plan.

Table PI8: Total amount of additional ‘town centre’ uses floor space – by Use Class Type (m²)

	A1 (Retail)	A2 (Financial and Professional Services)	B1a (Offices)	D2 (Assembly and Leisure)	Total
Gross	4,910	114	1,216	2,271	8,511
Net	3,255	-156	-1,791	1,107	2,415

- 9.30 For the 2017/18 monitoring period, net additional retail floorspace has increased by 3,255 sq. m during the monitoring period and this is largely due to a new supermarket at Dittons Road, Polegate and the Hillers Garden Centre at Hailsham Road, Stone Cross. In general, town centre uses have only seen a relatively small net increase in floorspace over the monitoring period, with uses relating to retail experiencing the greatest net increase in floorspace.

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

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
7a	Housing distribution	Housing completions by town/ settlement	In line with figure 5 of the Core Strategy	N/A Refer to SPO3 above	☆
7b	Employment distribution	New employment allocations by town/ settlement	In line with WCS 3	N/A Refer to SPO6 above	☆
7c	Retail distribution	New retail allocations by town/ settlement	In line with WCS 3	N/A Refer to SPO6	☆
7d	Commuting	Commuting flows into & out of the District	Reduce out commuting	30,381 (2011 Census)	↔

7e	Mode travel	Travel to work by mode	Reduce travel to work by private vehicle over the plan period	71.3% - Private Vehicle 9.2% - Public Transport 9.1% - Foot/cycle (2011 Census Revised)	↓
7f	AQMA	Air Quality Management Areas	No reduction in air quality	No areas identified in the District	😊

Commentary

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

Table PI9: Modes of Travel (Census 2011 Revised)

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

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

9.33 The latest Air Quality Annual Status Report⁵⁷ was published in October 2017 and states that no Air Quality Management Areas (AQMAs) have yet been designated in the district. As discussed earlier in the AMR, the Council has published its evidence base in relation to air quality monitoring and the potential for ecological impacts resulting from future growth at the Ashdown Forest SAC, the Pevensey Levels SAC and Ramsar site and the Lewes Downs SAC. The impacts of this evidence base have been incorporated in the latest Habitats Regulations Assessment (HRA) that was published alongside the Proposed Submission Wealden Local Plan (August, 2018).

⁵⁷ Wealden District Council, Air Quality Annual Status Report (ASR), October 2017 - http://www.wealden.gov.uk/Wealden/Residents/Environment_and_Pollution/Pollution/Protectingandimprovingtheenvironment/Airquality/PHCS_Monitoring_Air_Quality.aspx

Spatial Planning Objective 8: Enhancing the Village Network

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
8a	Distribution	Housing completions per annum by settlement	In line with Fig 5 of the Core Strategy and WCS 6	N/A Refer to SPO3 above	☆
8b	Exception sites	Completions of affordable homes on exception sites	No target	0 units	↔

Commentary

- 9.34 There were no housing completions on ‘exceptions sites’ during the 2017/18 monitoring period.

Spatial Planning Objective 9: Climate Change

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
9a	CO ₂ per capita	Carbon dioxide emissions per capita	None	Total Per Capita Emissions is equal to 5.1 (2016)	↑

Table P20: CO₂ emissions per capita (kt) in the Wealden District

	Wealden District					
	Industry and Commercial Total	Domestic Total	Transport Total	Net LULUCF emissions	Grand Total	Per Capita Emissions
2012	199.4	374.5	353.6	- 147.3	780.2	5.2
2013	189.4	364.8	350.3	- 146.5	758.0	5.0
2014	176.2	311.6	358.4	- 148.0	698.1	4.5
2015	164.7	303.9	365.2	- 152.2	681.5	4.3
2016	149.1	284.3	374.9	- 152.0	656.3	4.2

- 9.35 The above table details the amount of CO₂ emissions produced within Wealden District by type and includes industrial and commercial uses, domestic uses and transport. The grand total represents the sum of those CO₂ emissions and then a reduction to those emissions through the Land Use, Land-Use Change and Forestry (LULUCF) sector that offsets carbon

emissions through various ways, such as managing forests or curbing deforestation, for example.

- 9.36 The above table illustrates the individual contributors to CO₂ emissions and it is reasonably clear that whilst both the industrial and commercial sector, and the domestic sector has seen decreases to net CO₂ emissions over the years, the CO₂ emissions for the transport sector have been steadily increasing since 2013. However, in general, there has been continuing reductions in both CO₂ emissions and per capital emissions in the district on a year on year basis. It should be noted that the latest dataset was published in June 2018 by the Department for Business, Energy and Industrial Strategy, but is also revised year on year basis, which may result in alterations to the data (the data is only an estimate at the local authority level) and is limited to 2016 at the current time.

Spatial Planning Objective 10: Flood Risk

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
10a	Risk of flooding	Number of planning permissions granted on strategic development areas within flood zones 2 and 3	None	None	

Commentary

- 9.37 Whilst some flood zone land has been included within land which has been granted planning permission, none of this land has been included within the land identified for residential development. The Environment Agency has confirmed that they have initially objected to only three planning applications in the 2017/18 period within the Wealden District relating to residential schemes (WD/2017/0207/MAO, WD/2017/0217/F and WD/2017/2671/F) and that these initial objections have either later been withdrawn, or the planning application has not been determined at the time of writing.

Spatial Planning Objective 11: Green infrastructure

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
11a	Green infrastructure	New green infrastructure provided as part of the Local Plan	No target	N/A	☆
11b	ANGSt	Accessible natural green space 2ha <300m from home (relating to new development) or assessment of overall provision of natural green space against Natural England's standards	To increase	N/A	☆

Commentary

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

Spatial Planning Objective 12: Crime and Safety

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
12b	Road casualties	Recorded road casualties	Reduce	All casualties – 612 (in 2017 calendar year)	↑

Table PI10: Recorded Road Casualties within the Wealden District

Calendar Year	All casualties	Killed or Seriously Injured	Slight Injuries
2008	709	144	565
2009	678	139	539
2010	595	121	474
2011	556	105	451
2012	557	109	448
2013	634	124	510
2014	614	125	489
2015	627	120	507
2016	634	143	491
2017	612	146	466

Commentary

- 9.39 The above table illustrates the total casualties and those killed or seriously injured on roads within Wealden District between 2008 and 2017. Compared to the previous monitoring year, the number of recorded road casualties within Wealden District has fallen by approximately 4% for this monitoring year. However, the number of people seriously injured or killed on roads within the Wealden District has increased marginally over the period and is the highest number in the ten year period.

Spatial Planning Objective 13: Living Environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
13a	Living Environment	Assessment of contribution of new development to meeting this objective.	To be developed in detail	N/A	☆

Commentary

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

Spatial Planning Objective 14: Previously Developed Land

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
14a	Employment floorspace on previously developed land	Total amount of new employment floorspace on previously developed land	N/A	8,924 sq. m (gross) employment floorspace on PDL land and 2,045 sq. m (net) employment floorspace on PDL land.	N/A
14b	Residential development on previously developed land	New and converted dwellings on previously developed land	N/A	224 (gross) dwellings completed on PDL land which equates to 40%	N/A
14c	Housing	Density of	In line with	N/A	

	density	development to comply with policy requirements	policy requirements		
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Table PI11: Total Amount of New Employment Floorspace on PDL (2017/18)

	Total
Gross	8,924 sq m
% gross on PDL	92.4%

Table PI12: New and Converted Dwellings on PDL between 2012 and 2018

Year	Gross Dwellings on PDL	% Gross on PDL
2012/13	247	36%
2013/14	251	45%
2014/15	179	31%
2015/16	267	51%
2016/17	315	56%
2017/18	224	40%

Commentary

- 9.41 The gross employment floorspace developed during the 2017/18 monitoring period on Previously Developed Land (PDL) was 8,924 square metres and accounted for 92.4% of the total gross employment floorspace completed for the last monitoring period.
- 9.42 In terms of gross housing completions within the district during the reporting period, 40% of new dwellings were completed last year on PDL, which is a moderate drop compared with the 2016/17 period. It is anticipated that this lower level of house building on PDL is likely to continue, as the majority of allocations within the Core Strategy and new Wealden Local Plan are situated on greenfield land as opposed to windfall development⁵⁸, that largely consists of PDL sites. In the case of the Wealden District, there is a very limited supply of PDL that would be available for potential development as the district does not have a legacy of derelict former industrial land which would be suitable for residential uses. Whilst the Council does not have a target at present with regards to the development of previously developed land, the new Wealden Local Plan does contain a planning policy, named Brownfield Land (see Policy WLP 10 – Brownfield Land of the Proposed Submission Wealden Local Plan)

⁵⁸ 'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available'. Annex 2: Glossary – National Planning Policy Framework (NPPF), March 2012.

that supports the development of suitable brownfield land and provides both an indicator and target for such development which will be monitored.

Spatial Planning Objective 15: Infrastructure Provision

Indicator number	Indicator name	Indicator description	Target	Achievement 2017/18	Progress towards target
15a	IDP action plan	IDP Action Plan to be developed in specific detail	In line with IDP Action Plan	Delivered in 2017/18	
15b	Access to GP	Annual amount of new residential development on strategic sites within 30 mins public transport time of a GP	100% new development on strategic development areas within 30mins public transport time of a GP	N/A	
15c	Travel time to nearest services	Travel time to services and facilities by public transport, walking and cycling.	Increase above current level (see below)	N/A	

Commentary

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

Infrastructure Delivery Plan (IDP) Action Plan

- 9.44 The Infrastructure Delivery Plan (IDP) for the new Wealden Local Plan was published alongside the Proposed Submission Wealden Local Plan (August, 2018). This document will continue to be iterated upon during the Local Plan process.

Access to GP

- 9.45 The indicator for this dataset refers to new residential development on strategic sites as outlined in the Core Strategy (2013). As the delivery of the Core Strategy is not yet nearing completion, there is no data available in relation to this objective.

- 9.46 However, in May 2018, the Department for Transport (DfT) published data for 2016 in relation to access to GPs in the Wealden District area. Although the data is largely for reference purposes, it does suggest that there was a marginal improvement in terms of cycling to GP surgeries that had risen from 97.8% of all Wealden residents, to 98.4% being able to cycle to their GP surgery within 30 minutes.

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

	Public transport/ walk		Cycle		Car	
	East Sussex	Wealden	East Sussex	Wealden	East Sussex	Wealden
2014	97.1	92.1	99.6	98.4	100	100
2015	97.0	92.5	99.1	97.8	100	99.4
2016	97.0	92.5	99.6	98.4	100	100

Access to Services

- 9.47 At present, there is no data for the 2017/18 monitoring period relating to travel time for essential services and facilities. However, in May 2018, the DfT published data for 2016 relating to travel time to individual services in the Wealden District, such as secondary schools, town centres and food stores.

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

Wealden District (2014)			
Time	Public Transport/Walk	Cycle	Car
15 mins	23	50.8	83.1
30 mins	78.4	85.8	100
45 mins	95.3	99.6	100
60 mins	98.8	100	100
Wealden District (2015)			
15 mins	23.6	49.5	84.4
30 mins	77.4	84.9	100
45 mins	90.6	99.5	100
60 mins	95.2	100	100
Wealden District (2016)			
15 mins	19.9	48.9	82.6
30 mins	75.9	84.9	100
45 mins	90.7	99.5	100

60 mins	95.4	100	100
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Table PI15: Access to town centres by time and mode of transport (percentage of residents in the Wealden)

Wealden District (2014)			
Time	Public Transport/Walk	Cycle	Car
15 mins	32.6	45.2	74.1
30 mins	82.6	80	100
45 mins	96.2	97.5	100
60 mins	98.7	100	100
Wealden District (2015)			
15 mins	29.7	44.9	72.4
30 mins	81.8	79.5	99.4
45 mins	94.9	96.9	99.4
60 mins	96.3	99.4	99.4
Wealden District (2016)			
15 mins	28.9	45.2	72.2
30 mins	79.2	79.8	100
45 mins	94.3	97.5	100
60 mins	96.1	100	100

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

Wealden District (2014)			
Time	Public Transport/Walk	Cycle	Car
15 mins	67.2	76.6	98.1
30 mins	91.2	97.1	100
45 mins	98.1	100	100
60 mins	99.7	100	100
Wealden District (2015)			
15 mins	69.3	76.4	98.6
30 mins	91.8	97.5	99.4
45 mins	96.9	99.4	99.4
60 mins	98.3	99.4	99.4
Wealden District (2016)			
15 mins	69.9	77.4	99.6
30 mins	92.2	98.8	100
45 mins	96.8	100	100
60 mins	98.1	100	100

- 9.48 The data above illustrates that between 2015 and 2016 the percentage of Wealden residents within 30 minutes of a secondary school, using public transport/walking, has decreased by 1.5%. The percentage of Wealden residents within 30 minutes of town centres using public transport/walking has also decreased by 2.6% over the same period. However, access to food stores has marginally improved by 0.4% for Wealden residents within 30 minutes of the store over the same period.

Annexes to the Authority Monitoring Report (AMR)

Annex 1: Core Strategy indicators and definitions

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

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

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

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

Spatial Planning Objective 3: Housing provision (SPO3)

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

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

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

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

Spatial Planning Objective 5: Education and skills (SPO5)

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

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

Spatial Planning Objective 6: Improving economic prosperity (SPO6)

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

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

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

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

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

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

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

Spatial Planning Objective 9: Climate change (SPO9)

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

Spatial Planning Objective 10: Flood risk (SPO10)

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

Spatial Planning Objective 11: Green infrastructure (SPO11)

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

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

Spatial Planning Objective 12: Crime and safety (SPO12)

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

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

Spatial Planning Objective 13: Living environment (SPO13)

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

Spatial Planning Objective 14: Previously developed land (SPO14)

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

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

Spatial Planning Objective 15: Infrastructure (SPO15)

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

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

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

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

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

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

Annex 2

Housing windfall completions in Wealden for the period 2006/07-2017/18

Year	Total completions	Total Windfalls
2006/07	230	230
2007/08	415	415
2008/09	349	265
2009/10	337	157
2010/11	709	358
2011/12	619	224
2012/13	674	244
2013/14	560	200
2014/15	576	205
2015/16	520	235
2016/17	564	308
2017/18	462	198
Total	6,015	3,039

**Average Housing (net) completions for Core Strategy (2013/14 to 2017/18)
period = 536**

Average windfalls per annum = 253

Annex 3

Small Commitments (sites with planning permission of 4 net dwellings or less) as of the 1 April 2018

Site Name	Street	Town	Parish	Total Net Dwellings Committed
Atcost building		Arlington	Arlington	1
Cotswold Place	Camberlot Road	Nr. Hailsham	Arlington	1
Land off Coldharbour Road	Coldharbour Road	Upper Dicker	Arlington	2
Old Barn Farm	Michelham Priory Road	Upper Dicker	Arlington	1
April Cottage	High Street	Buxted	Buxted	1
George Rose	High Street	Buxted	Buxted	2
Grove Farm	Howbourne Farm	Buxted	Buxted	2
New College Farm	Hurstwood Road	High Hurstwood	Buxted	1
Old Maypole Farm	Hurstwood Road	High Hurstwood	Buxted	1
Unit 7, Temple Grove	Uckfield Road	Heron's Ghyll	Buxted	1
Ayrshire Farm	Darp Lane	Ripe	Chalvington with Ripe	4
Chalvington Barns	Chalvington Road	Hailsham	Chalvington with Ripe	1
Curls Courtyard	Ripe Lane	Ripe	Chalvington with Ripe	1
Redundant Agricultural Building	Ripe Lane	Ripe	Chalvington with Ripe	1
The Barn, Church Farm		Chalvington	Chalvington with Ripe	1
The Lamb Inn	Church Lane	Ripe	Chalvington with Ripe	3
Barn at Randalls Farm		Chiddingly	Chiddingly	1
Blackbarn Farm	A22	Lower Dicker	Chiddingly	1
Building at Stonehill Farm	Stonehill	Horam	Chiddingly	1
Former Farm Buildings, Strood Farm		Heathfield	Chiddingly	2
Friths Farm	Highlands Lane	Chiddingly	Chiddingly	1
Hawthbush Farm, Site B	Gun Hill	Chiddingly	Chiddingly	1

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Land at Golden Cross	A22		Chiddingly	4
Marigolds Farm	Nash Street	Golden Cross	Chiddingly	1
Nash Street farm	Nash Street	Chiddingly	Chiddingly	1
Oakfield Farm	A22	Nr Hailsham	Chiddingly	1
Oakfield	A22		Chiddingly	-1
Randalls Farm		Chiddingly	Chiddingly	1
Triangle of land between A22 and Whitesmith Lane	Whitesmith Lane	Whitesmith	Chiddingly	1
West View	Deanland Road	Hailsham	Chiddingly	1
Willetts Farm Barn, Willetts Farm		Chiddingly	Chiddingly	3
Willetts Farm Workshops, Willetts Farm		Muddles Green	Chiddingly	4
Willetts Farm		Chiddingly	Chiddingly	2
1	Beacon Road	Crowborough	Crowborough	4
1 Belmont Buildings	High Street	Crowborough	Crowborough	1
Land adjacent to 17 & 17A	Harecombe Rise	Crowborough	Crowborough	2
First Floor Suite, 18 Wealden Industrial Estate	Farningham Road	Crowborough	Crowborough	2
26	Trenches Road	Crowborough	Crowborough	1
28	Aldervale Cottages	Crowborough	Crowborough	1
3 Sussex View	Southview Road	Crowborough	Crowborough	1
34A	Medway	Crowborough	Crowborough	1
37	North Beeches Road	Crowborough	Crowborough	1
3a	Beacon Road	Crowborough	Crowborough	1
Land adjacent to 7 -8	Tanners Way	Crowborough	Crowborough	2
Anderida	Green Lane	Crowborough	Crowborough	1
Land rear of Beacongate & Burleigh	Beacon Road	Crowborough	Crowborough	1
Beaconstone	Beacon Road	Crowborough	Crowborough	1
Brookfield Works	Crowborough Hill	Crowborough	Crowborough	3
Buen	Crowborough Hill	Crowborough	Crowborough	2

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Calverly House, 6	The Broadway	Crowborough	Crowborough	4
Fairstowe Cottage	Fielden Road	Crowborough	Crowborough	1
Fairstowe	Warren Raod	Crowborough	Crowborough	3
Glen Cottage	Fielden Lane	Crowborough	Crowborough	1
Ground floor flat 1	Beacon Road	Crowborough	Crowborough	1
HSBC	Beacon Road	Crowborough	Crowborough	1
Land at Spring Cottage	Harlequin Lane	Crowborough	Crowborough	1
Land adjacent to The Bridge	Glenmore Road East	Crowborough	Crowborough	1
Land adjacent to Walshes Road	Walshes Road	Crowborough	Crowborough	2
Land adjoining Lovells Cottage	Walshes Road	Crowborough	Crowborough	1
Land adjacent Oak Lodge	Fielden Road	Crowborough	Crowborough	1
Land adjacent to Ruislip	Whitehill Road	Crowborough	Crowborough	1
Land at Fir Tree House	Eridge Road	Crowborough	Crowborough	3
Land at Hodges	Eridge Road	Crowborough	Crowborough	4
Paddock Lodge, Land at Homestalls	Fielden Road	Crowborough	Crowborough	1
Land at Rockington Nursery	Blackness Road	Crowborough	Crowborough	1
Land to side of 2 Melrose Cottages	Southview Road	Crowborough	Crowborough	1
Land rear of Alpina 27	Beacon Close	Crowborough	Crowborough	1
Land to rear of Tufts and Hurst	London Road	Crowborough	Crowborough	1
Land rear of West Riseley	Melfort Road	Crowborough	Crowborough	1
Land south of	High Broom Lane	Crowborough	Crowborough	1
Mackton	Blackness Road	Crowborough	Crowborough	1
Medmaw House, Site A	Farningham Road	Crowborough	Crowborough	1
Medmaw House, Site B	Farningham Road	Crowborough	Crowborough	2
Office 2, Clock House Court	Beacon Road	Crowborough	Crowborough	1
Old Fire Station	High Street	Crowborough	Crowborough	2
Post Office House	Crowborough Hill	Crowborough	Crowborough	3
Land rear of 2 & 2A Melrose Cottages	Southview Road	Crowborough	Crowborough	1
Robin Hill	Fielden Road	Crowborough	Crowborough	1
Scharlings	Fielden Road	Crowborough	Crowborough	1

Sussex House	Farningham Road	Crowborough	Crowborough	2
This and That	Croft Road	Crowborough	Crowborough	2
Whitefields	Tanners Way	Crowborough	Crowborough	1
Danehill Chapel	School Lane	Danehill	Danehill	1
The Old Forge	Freshfield Lane	Danehill	Danehill	1
3T's Barn, Little Goldsmiths Farm	Hollow Lane	Blackboys	East Hoathly	1
Crockstead Green Farm	Eastbourne Road	Halland	East Hoathly	3
The Foresters Arms	6 South Street	East Hoathly	East Hoathly	1
Graywood Farm	Graywood Lane	East Hoathly	East Hoathly	1
Old Chapel	15 High Street	East Hoathly	East Hoathly	1
Staverton Nursery, Site B	Eastbourne Road	Halland	East Hoathly	3
Black Ven Farm	Down Street	Nutley	Fletching	1
Land at Copwood Pool	Rocks Road	Uckfield	Fletching	1
Moons Farm	Sharpbridge Lane	Piltdown	Fletching	1
Piltdown Poultry Farm	Fairhazel Lane	Piltdown	Fletching	2
Slaynes Green Farm	North Hall Lane	Fletching	Fletching	2
Valley Farm	A272	Piltdown	Fletching	1
6	Hartfield Road	Forest Row	Forest Row	-1
88	Hartfield Road	Forest Row	Forest Row	3
First Call House	Lewes Road	Forest Row	Forest Row	1
20A, First Floor	Hartfield Road	Forest Row	Forest Row	1
Land at Gotwick Wood Farm	Holtye Road	East Grinstead	Forest Row	1
Great Water Farm	Homestall Road	Ashurst Wood	Forest Row	1
Land at Kenley		Ashurst Wood	Forest Row	1
Land west of Hurstbrook House		Ashurst Wood	Forest Row	1
The Chapel, Forest Row Cemetery	Priory Road	Forest Row	Forest Row	1
The Old Workshop	Lewes Road	Forest Row	Forest Row	1
Wretham Lodge	Priory Road	Forest Row	Forest Row	1
Allium Farm	Lewes Road	Framfield	Framfield	1
Barn west of Beggars Farm	Barn Lane	Framfield	Framfield	1

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Blackboys Nursery	Framfield Road	Blackboys	Framfield	3
Branden Farm	Lewes Road	Framfield	Framfield	1
Land adjacent Danes House	Star Lane	Blackboys	Framfield	1
Gate House	Gatehouse Lane	Framfield	Framfield	1
Gatehouse Barn	Gatehouse Lane	Framfield	Framfield	1
Hobbs Barton Farm	Streele Lane	Framfield	Framfield	1
Lornasfield	Framfield Road	Framfield	Framfield	1
Palehouse Farm Barn	Palehouse Common	Framfield	Framfield	1
Redundant farm buildings, High Cross Farm	Eastbourne Road	Uckfield	Framfield	2
ROC Bunker	B2102	Framfield	Framfield	1
September Farm	Lewes Road	Blackboys	Framfield	1
The Old Dairy, Pinewood Farm	Frant Road	Frant	Frant	1
Pinewood Farm	Frant Road	Frant	Frant	1
Brook Farm	Bayham Road	Frant	Frant	1
Court Lodge Farm	Bayham Road	Bells Yew Green	Frant	1
Court Lodge	Bayham Road	Frant	Frant	1
Land at Manor Farm	Bells Yew Green Road	Frant	Frant	1
Land at Melfort Farm	Wadhurst Road	Frant	Frant	3
Reflex House	Bells Yew Green Road	Frant	Frant	3
The Old Post House	Bells Yew Green Road	Bells Yew Green	Frant	1
Croust Farm Barns	Hadlow Down Road	Five Ashes	Hadlow Down	1
Five Chimneys Farm	Curtains Hill	Hadlow Down	Hadlow Down	2
Gate House Farm	Stocklands Lane	Hadlow Down	Hadlow Down	2
Little Tinkers, Scocus Farm		Five Ashes	Hadlow Down	1
Lynx House Barn	School Lane	Hadlow Down	Hadlow Down	1
109	Battle Road	Hailsham	Hailsham	3
16	Bowley Road	Hailsham	Hailsham	1
167	South Road	Hailsham	Hailsham	1
2 / 4	Summerfields Avenue	Hailsham	Hailsham	2
213	London Road	Hailsham	Hailsham	1

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Land at the rear of 22 - 36	Mill Road	Hailsham	Hailsham	2
22-24	High Street	Hailsham	Hailsham	1
28	Ersham Road	Hailsham	Hailsham	1
38	Farne Close	Hailsham	Hailsham	1
38	Medway	Hailsham	Hailsham	1
39	Summerfields Avenue	Hailsham	Hailsham	2
82	London Road	Hailsham	Hailsham	2
Amberstone Grange		Hailsham	Hailsham	1
Amberstone Place	A271	Hailsham	Hailsham	1
Bank Flats A+B, 3	Market Street	Hailsham	Hailsham	1
Downcroft Nursery	Squab Lane	Magham Down	Hailsham	1
First Floor, 28-28a	High Street	Hailsham	Hailsham	1
First Floor	High Street	Hailsham	Hailsham	3
Hamelsham Manor (1), 80	London Road	Hailsham	Hailsham	3
Hawthorn	Squab Lane	Magham Down	Hailsham	1
Land adjacent 3 Sussex Cottages	New Road	Magham Down	Hailsham	1
Land adjacent 62	Upper Horsebridge Road	Hailsham	Hailsham	4
Land adjacent to Chestnut Cottage	A271	Magham Down	Hailsham	2
Land adjacent Peppers	Amberstone	Hailsham	Hailsham	1
Land at Mulbrooks	Summer Hill	Hailsham	Hailsham	1
Land rear of 31	Marshfoot Lane	Hailsham	Hailsham	1
Little Horselunges (1)	Upper Horsebridge Road	Hailsham	Hailsham	4
Little Horselunges (2)	Upper Horsebridge Road	Hailsham	Hailsham	2
Little Marshfoot Farm	Mill Road	Hailsham	Hailsham	1
Land rear of 3	Station Road	Hailsham	Hailsham	1
The Paddocks	South Road	Hailsham	Hailsham	3
Wentworth House	George Street	Hailsham	Hailsham	2
Winton	A271	Hailsham	Hailsham	1
Woodside Farm	Hempstead Lane	Hailsham	Hailsham	1
Casablanca Nursery	Shepherds Hill	Hartfield	Hartfield	3

Little Saxbys Farm	Hartfield road	Cowden	Hartfield	1
Granary & Barn	Lower Holywych House	Hartfield	Hartfield	1
Neaves Park Barn	Cotchford Hill	Hartfield	Hartfield	1
North Clays Farm	Butcherfield Lane	Hartfield	Hartfield	1
The Hay Wagon	High Street	Hartfield	Hartfield	1
Tye Farm	Edenbridge Road	Hartfield	Hartfield	1
28	Gibraltar Rise	Heathfield	Heathfield and Waldron	1
65	High Street	Heathfield	Heathfield and Waldron	2
Ashdown House	High Street	Cross in Hand	Heathfield and Waldron	2
Redundant Barn, Satinstown Farm	Burwash Road	Broad Oak	Heathfield and Waldron	1
Buildings at Moat Farm	Moat Lane	Waldron	Heathfield and Waldron	2
The Old Fish Shop	High Street	Heathfield	Heathfield and Waldron	2
Former Cornford's Filling Station	Battle Road	Punnetts Town	Heathfield and Waldron	1
New Garage Block at, Hemsley House and Encore House	Streathfield Road	Heathfield	Heathfield and Waldron	1
Holly Barn Craft Workshop	Coldharbour Lane	Punnetts Town	Heathfield and Waldron	1
Knaves Acre	Burnt Oak Lane	Waldron	Heathfield and Waldron	1
Land at Old Barklye	Swife Lane	Broad Oak	Heathfield and Waldron	2
Little London Stud		Little London	Heathfield and Waldron	1
Lowlands	High Street	Heathfield	Heathfield and Waldron	1
Malls Wood	Nursery Lane	Cros-in-Hand	Heathfield and Waldron	1
Old Glebe	The Street	Heathfield	Heathfield and Waldron	1
Olives Farm	Back Lane	Cross-in-Hand	Heathfield and Waldron	2
Pottens Mill Barn	Pottens Mill Lane	Broad Oak	Heathfield and Waldron	1
Priors Farm	Street End Lane	Broad Oak	Heathfield and Waldron	2
Eastlays/Robin of Heathfield	Hailsham Road	Heathfield	Heathfield and Waldron	1
Scotsford Farm	Street End Lane	Broad Oak	Heathfield and Waldron	2
Spring Meadow	Spinney Lane	Waldron	Heathfield and Waldron	-1
Springfield Nursery	Back Lane	Cross in Hand	Heathfield and Waldron	1
St. Catherine's Church	Mutton Hall Hill	Heathfield	Heathfield and Waldron	4
Star Lodge		Waldron	Heathfield and Waldron	1

The Old Dairy	Burwash Road	Broad Oak	Heathfield and Waldron	1
The Old Printworks	Streatfield Road	Heathfield	Heathfield and Waldron	1
Workshop, Sheepwash Farm	Sheepwash Lane	Blackboys	Heathfield and Waldron	1
1 Mount Pleasant Cottages	North Street	Hellingly	Hellingly	1
Agricultural buildings, North Street Farm	North Street	Hellingly	Hellingly	2
Ground floor Block E, Former Hellingly Hospital	The Drive	Hellingly	Hellingly	2
Bowhill (A)	The Drive	Hellingly	Hellingly	1
Bowhill (B)	The Drive	Hellingly	Hellingly	1
Caldicotts Farm	Caldicotts Lane	Lower Dicker	Hellingly	3
Former NHS offices, Bowhill	The Drive	Hellingly	Hellingly	2
Kings Head	A271	Hellingly	Hellingly	1
Leyhurst Farm	North Street	Hellingly	Hellingly	1
Oak Tree Farm	Camberlot Road	Upper Dicker	Hellingly	1
Post Office	North Street	Lower Horsebridge	Hellingly	1
Site at Laurelhurst Farm	A22	Lower Dicker	Hellingly	1
The Toll House	A271 London Road	Hellingly	Hellingly	1
The Warren	Grove Hill	Hellingly	Hellingly	-1
2 The Willows	Gardner Street	Herstmonceux	Herstmonceux	1
3	Gardner Street	Herstmonceux	Herstmonceux	1
Bank House	Gardner Street	Herstmonceux	Herstmonceux	1
Brent Farm	Under Road	Magham Down	Herstmonceux	4
Coopers Croft Nursery, Site A	New Road	Herstmonceux	Herstmonceux	1
Erreys	Stunts Green	Herstmonceux	Herstmonceux	1
The Firs	Cinderford Lane	Hellingly	Herstmonceux	1
Land Adj. Elm Tree House	Gardiner Street	Herstmonceux	Herstmonceux	4
Land adjacent 1 Ferndale	Hailsham Road	Herstmonceux	Herstmonceux	2
Land adjoining 2 The Firs	West End	Herstmonceux	Herstmonceux	1
Land adjacent 4 West Terrace	West Terrace	Herstmonceux	Herstmonceux	1
Land adjacent Higham Cottage	Gardner Street	Herstmonceux	Herstmonceux	2
Land adjoining The Old Farm House		Herstmonceux	Herstmonceux	1

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Land at Studdens Farm	Studdens Lane	Cowbeech	Herstmonceux	1
Masonic Hall	Hailsham Road	Herstmonceux	Herstmonceux	1
Moieties Farm	Foul Mile	Cowbeech	Herstmonceux	1
Old Court Farm	Cowbeech Hill	Cowbeech	Herstmonceux	1
The Cart Barn	Old Street	Herstmonceux	Herstmonceux	1
The Old Farm		Cowbeech	Herstmonceux	1
The Stables, Plum Hill Farm		Herstmonceux	Herstmonceux	1
The Welcome Stranger	Chapel Row	Herstmonceux	Herstmonceux	3
Upper House Farm	New Road	Herstmonceux	Herstmonceux	1
Wavern Cottage	Cricketing Lane	Herstmonceux	Herstmonceux	1
West Terrace	West End	Herstmonceux	Herstmonceux	4
Woodcote Farm	Trolliloes Lane	Cowbeech	Herstmonceux	2
Farm Shop, Tanyard Farm	Hooe Road	Ninfield	Hooe	1
(Former) Horam Inn	High Street	Horam	Horam	4
AG Advisory	High Street	Horam	Horam	1
Huggetts Farm		Horam	Horam	1
Misty Meadow	Chiddingly Road	Horam	Horam	1
Sedgefield	Marle Green	Horam	Horam	1
Hedgerows	A267 Horam Road	Horam	Horam	1
Solitude	Cowden Hall Lane	Vines Cross	Horam	1
Stillyans Farm	Maynards Green Road	Maynards Green	Horam	1
The Fabric Shop	High Street	Horam	Horam	1
The Meadow	High Street	Horam	Horam	1
The Wood Yard		Horam	Horam	2
Unit 4, Tubwell Nurseries	Tubwell Lane	Maynards Green	Horam	1
Vines Cross Farm (2)	Nettlesworth Lane	Vines Cross	Horam	1
Vreeburg (formerly Oaklea)	Horebeech Lane	Horam	Horam	2
First Floor Flat, Wealden Court	High Street	Horam	Horam	1
2 Buckham Hill House	Buckham Hill	Uckfield	Isfield	2
Brook Lodge	Rose Hill	Isfield	Isfield	3

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Buckham Hill Farm	Buckham Hill	Isfield	Isfield	3
Newhouse Farm	Buckham hill	Isfield	Isfield	1
Old Rectory Farm	Buckham Hill	Isfield	Isfield	1
Rowebuck Stud, Tile Barn Farm	off Station Road	Uckfield	Isfield	1
Rowebuck Stud	Station Road	Isfield	Isfield	1
White Bridge Cottage	Station Road	Isfield	Isfield	2
Bachelors		Laughton	Laughton	1
Barn at Springbarn Vineyard	Mill Lane	Laughton	Laughton	1
Barns adjoining Baldwins	Shortgate Lane	Laughton	Laughton	2
Cleavers Farm Barn	Mill Lane	Laughton	Laughton	2
Coopers Farm	Church Lane	Laughton	Laughton	1
Greenstead	Shortgate Lane	Laughton	Laughton	1
Land at Pound Lane	Pound Lane	Laughton	Laughton	1
Lower Farm	Terrible Down Road	Halland	Laughton	1
Lower Vert Wood Farm	Lewes Road	Laughton	Laughton	1
Marchants Hardy Plants	Mill Lane	Laughton	Laughton	1
Pilgrims Farm	Shortgate Lane	Laughton	Laughton	2
Randalls Barn	Broomham Lane	Whitesmith	Laughton	1
Redundant Agricultural Building	Darp Lane	Laughton	Laughton	1
Woodside Farm, Site A	Broomham Lane	Whitesmith	Laughton	1
Woodside Farm, Site B	Broomham Lane	Whitesmith	Laughton	2
Hayreed Barn	Hayreed Lane	Wilmington	Long Man	1
Milton Gate Stables		Wilmington	Long Man	1
1, Central Parade	Straight Half Mile	Maresfield	Maresfield	1
Forest Cottage	The Drive	Maresfield	Maresfield	1
Furnace Bank House	London Road	Maresfield	Maresfield	4
Hemstead	The Drive	Maresfield	Maresfield	-1
Hole and Alcorne Farm, Site 2	Bell Lane	Nutley	Maresfield	4
Hole and Alchorne Farm	Bell Lane	Nutley	Maresfield	2
Jades Farm	Horney Common Road	Maresfield	Maresfield	1

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Land at Forest Ridge	The Drive	Maresfield	Maresfield	1
Land adjacent The Manor House	The Drive	Maresfield	Maresfield	1
Land adjacent Batts Farm	Batts Bridge Road	Maresfield	Maresfield	1
Land adj. Doma	Burrells Lane	Maresfield	Maresfield	1
Land adjacent to 12	Parklands	Maresfield	Maresfield	1
Land rear of 1-3 Mill House	London Road	Marsfield	Maresfield	1
Land south of Forest Ridge	The Drive	Maresfield	Maresfield	4
Mill Chase	London Road	Maresfield	Maresfield	4
Oakwood Park Business Units		Maresfield	Maresfield	1
Reedings Farm	Nursery Lane	Maresfield	Maresfield	1
Southern Cottage	The Drive	Maresfield	Maresfield	1
Strawberry Hall Farm	Cobdown Lane	Five Ash Down	Maresfield	1
The Old Reservoir	Straight Half Mile	Maresfield	Maresfield	1
Woodlands Farm	Nursery Lane	Fairwarp	Maresfield	1
Acorn Farm	Coggins Mill Lane	Mayfield	Mayfield and Five Ashes	2
Bella Vista	Leeds Lane	Five Ashes	Mayfield and Five Ashes	1
Cowmans Cottage, Little Baiden Farm	Witherenden Road	Mayfield	Mayfield and Five Ashes	1
Great Baiden Farm	Picadilly Lane	Mayfield	Mayfield and Five Ashes	1
Hawthorns	West Street	Mayfield	Mayfield and Five Ashes	1
Lakedown Farm			Mayfield and Five Ashes	1
Land behind South Street	South Street	Mayfield	Mayfield and Five Ashes	1
Land off Sandy Lane	East Street	Mayfield	Mayfield and Five Ashes	1
Froghole Granary and Little Baiden Farm	Witherenden Road	Mayfield	Mayfield and Five Ashes	1
Mayfield Kitchen Studio	Wellbrook Hill	Mayfield	Mayfield and Five Ashes	4
Maygarth	Vale Road	Mayfield	Mayfield and Five Ashes	1
Chequers Farm, Badgers Mead	Heathfield Road	Five Ashes	Mayfield and Five Ashes	1
Meadow View	Tidebrook Road	Mayfield	Mayfield and Five Ashes	1
Northover	Meres Lane	Five Ashes	Mayfield and Five Ashes	1
Owlswood	Old Lane	Mayfield	Mayfield and Five Ashes	1
Land rear of Mayfield Kitchen Studio	Wellbrook Hill	Mayfield	Mayfield and Five Ashes	1

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The Barn, Rushers Cross Farm	Tidebrook Road	Rushers Cross	Mayfield and Five Ashes	1
The Old Dairy and Bull Pen	Cinderhill	Mayfield	Mayfield and Five Ashes	2
Atcost Building, Tanyard Farm	Hooe Road	Ninfield	Ninfield	1
Charlton House	The Green	Ninfield	Ninfield	1
Church Barn Farm (Barn 1)	Church Lane	Ninfield	Ninfield	1
Church Farm Barn (Barn 2)	Church Lane	Ninfield	Ninfield	1
Cold Store, Tanyard Farm	Hooe Road	Ninfield	Ninfield	1
Land S.E. of Kings Arms Public House	Bexhill Road	Ninfield	Ninfield	2
Combe Hill Farm	Combe Hill	Ninfield	Ninfield	1
Down Barn Farm	Bexhill Road	Ninfield	Ninfield	1
Land rear of West Central Cottages	Lower Street	Ninfield	Ninfield	1
Moons Hill Farm	Moons Hill	Ninfield	Ninfield	1
Moor Hall Farm	Moor Hall Drive	Ninfield	Ninfield	1
Standard Hill Yard	Standard Hill	Ninfield	Ninfield	1
Land adjacent 9	Eastbourne Road	Pevensy Bay	Pevensy	1
1	Sunstar Lane	Polegate	Polegate	1
12	High Street	Polegate	Polegate	1
20	Nursery Close	Polegate	Polegate	1
29-47	High Street	Polegate	Polegate	4
59-61	High Street	Polegate	Polegate	2
69	High Street	Polegate	Polegate	1
95 - 97	Station Road	Polegate	Polegate	1
Land rear of 9	Western Avenue	Polegate	Polegate	1
Nightingale Farm	Hailsham Road	Polegate	Polegate	1
Benchmark Barn	Groombridge Lane	Eridge	Rotherfield	1
Burrwood Farm	Bicycle Arms Road	Rotherfield	Rotherfield	1
Castle Hill Farm	Treblers Road	Crowborough	Rotherfield	1
Foot Tracks	Burnt Oak Road	Crowborough	Rotherfield	2
Hamsell Wood Farm Barn	The Forstal	Eridge Green	Rotherfield	1
former Methodist Chapel, High Cross Hall	Station Road	Rotherfield	Rotherfield	1

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Lake Cottage	Town Row Green	Rotherfield	Rotherfield	1
Land adjacent to Chestnuts	Clackhams Lane	Jarvis Brook	Rotherfield	1
Land adj. The Glade	Clackhams Lane	Crowborough	Rotherfield	1
Land at North of Laurel Tree Farm		Crowborough	Rotherfield	1
Latchets	Clackhams Lane	Jarvis Brook	Rotherfield	1
Lotmans Farm	Burnt Oak Road	Crowborough	Rotherfield	2
Out Buildings, Haywards Farm	Steep Road	Crowborough	Rotherfield	2
Penny Farthings		Rotherfield	Rotherfield	-1
Pinehurst Farm	Steep Road	Crowborough	Rotherfield	1
Redgate Mill Farm	Redgate Mill Lane	Eridge	Rotherfield	1
Redundant Farm Buildings, Castle Hill Farm	Castle Hill	Crowborough	Rotherfield	1
Renby	Forge Road	Eridge	Rotherfield	1
The Barn	North Street	Rotherfield	Rotherfield	1
The Nursery	Tunbridge Wells Road	Mark Cross	Rotherfield	2
The Old Dairy	Rotherhurst Lane	Rotherfield	Rotherfield	1
The Pines (2)	Eridge Road	Crowborough	Rotherfield	2
Langtye Farm, Site A	Langtye Lane	Ripe	Selmeston	2
Langtye Farm, Site B	Langtye Lane	Ripe	Selmeston	1
1	Boundsway	Uckfield	Uckfield	1
100	High Street	Uckfield	Uckfield	-1
146a	High Street	Uckfield	Uckfield	3
170	High Street	Uckfield	Uckfield	3
2	Mill Drove	Uckfield	Uckfield	1
200-206	High Street	Uckfield	Uckfield	2
242	High Street	Uckfield	Uckfield	1
244	High Street	Uckfield	Uckfield	1
30	Ringles Cross	Uckfield	Uckfield	1
33	Framfield Road	Uckfield	Uckfield	2
37-39	New Town	Uckfield	Uckfield	4
39A	New Town	Uckfield	Uckfield	2

40	New Barn Lane	Uckfield	Uckfield	4
57	Framfield Road	Uckfield	Uckfield	3
70	New Town	Uckfield	Uckfield	1
Land to the rear of 91	High Street	Uckfield	Uckfield	2
Charlwood Manor	Snatts Road	Uckfield	Uckfield	4
First Floor, 103	High Street	Uckfield	Uckfield	1
Kings Court	Hempstead Road	Uckfield	Uckfield	3
Land adjacent 16	West View	Uckfield	Uckfield	1
Land adjacent to 2	The Drive	Uckfield	Uckfield	1
Land at Pax	Nevill Green	Uckfield	Uckfield	3
Land west of Ridgewood Manor Lodge	Lewes Road	Uckfield	Uckfield	4
New Olives	High Street	Uckfield	Uckfield	2
Quarry House	Mill Lane	Uckfield	Uckfield	4
Quarry Site	Snatts Road	Uckfield	Uckfield	1
St Phillips R.C Primary School	High Street	Uckfield	Uckfield	2
Sussex Studios	Grange Road	Uckfield	Uckfield	3
The Cottage	Hempstead Road	Uckfield	Uckfield	4
Bertley Mill Barn	Bartley Mill Road	Bells Yew Green	Wadhurst	1
Beals Barn	Bewlbridge Lane	Cousley Wood	Wadhurst	1
Carambola	Turners Green Road	Wadhurst	Wadhurst	1
Church House	Church Street	Wadhurst	Wadhurst	1
Former Methodist Church	Lower High Street	Wadhurst	Wadhurst	3
Garage Site, R/O The Creig	High Street	Wadhurst	Wadhurst	1
Garage Site (The Works), The Greig	High Street	Wadhurst	Wadhurst	1
Land adjacent 26	Snape View	Wadhurst	Wadhurst	3
Land adjacent	Courthope Avenue	Wadhurst	Wadhurst	2
Newnhams Farm	Buckland Hill Lane	Wadhurst	Wadhurst	1
Orchard House	Turners Green	Wadhurst	Wadhurst	1
Prendoran	George Street	Wadhurst	Wadhurst	3
Stone Cross Farm	Brinkers Lane	Wadhurst	Wadhurst	1

Swatland Farm	Whitegates Lane	Wadhurst	Wadhurst	1
The Mill house	Partridges Lane	Wadhurst	Wadhurst	1
The Old Bakery	High Street	Wadhurst	Wadhurst	1
The Thatched Cottage	Best Beech Hill	Wadhurst	Wadhurst	1
Outbuilding at Wadhurst Castle	Castle Walk	Wadhurst	Wadhurst	1
Wagon House	Bewlbridge Lane	Wadhurst	Wadhurst	1
Woodlands Farm	Hoghole Lane	Wadhurst	Wadhurst	1
Yaffle House	Castle Walk	Wadhurst	Wadhurst	1
3	South Side	Rushlake Green	Warbleton	1
Barn adjacent to Wimbles	Foords Lane	Vines Cross	Warbleton	1
Causeway Yard		Bodle Street Green	Warbleton	1
Combe Ash	Churches Green Lane	Heathfield	Warbleton	1
Dairy Farm	Rookery Lane	Rushlake Green	Warbleton	1
Forest Farm Cottage		Heathfield	Warbleton	2
Forest Farm	Battle Road	Three Cups Corner	Warbleton	1
Land adjacent to Causeway Farm Barn		Bodle Street Green	Warbleton	1
Land at Rose Court	Battle Road	Punnetts Town	Warbleton	1
Little Bathurst Farm	Cowbeech Road	Rushlake Green	Warbleton	1
Oast Barn, Little Crouches Farm	Flitterbrook Lane	Nr. Heathfield	Warbleton	1
Summerhill Farm	Chapmans Town Road	Heathfield	Warbleton	3
Thorrington Farm	Chapmans Town Road	Warbleton	Warbleton	1
Brooks Farm	Boreham Lane	Wartling	Wartling	1
Dormers Farmhouse	A271	Windmill Hill	Wartling	2
Foxes Barn	Wood Lane	Wartling	Wartling	1
Meridian Farm	Boreham Hill	Boreham Street	Wartling	2
Tyler Barn	Wartling Road	Wartling	Wartling	1
52 & 54	High Street	Westham	Westham	2
Hankham Hall Farm (A)	Hankham Hall Road	Hankham	Westham	2
Land in Dittons Road	Stone Cross	Pevensey	Westham	1
Merrilees	Dittons Road	Stone Cross	Westham	1

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70	Wannock Avenue	Lower Willingdon	Willingdon and Jevington	1
80	Wannock Lane	Willingdon	Willingdon and Jevington	1
Barn, Mill & Buildings at Ducklings Farm	B2110		Withyham	2
Duckings Farm (2)	Withyham Road	Withyham	Withyham	1
Hollambys	Eridge Road	Groombridge	Withyham	1
Pitfields Barn	Sussex Lane	Blackham	Withyham	1
The Sussex Oak Inn	A264	Withyham	Withyham	2
Unit 3, Birchden Farm	Broadwater Forest Lane	Groombridge	Withyham	1
Small Commitments (4 net dwellings or less) as of the 1 April 2018				643

Annex 4

Wealden Local Plan (1998)

INDEX OF SAVED POLICIES

General Development Principles

GD1	Development within development boundaries
GD2	Development within development boundaries

Environment

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

Development in the Countryside

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

DC20	Subdivision of large dwellings
DC22	Residential mobile homes

Housing

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

Business

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

Shopping

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

Transport

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

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

Tourism

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

Leisure and Recreation

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

Community Services

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

Crowborough

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

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

Hailsham

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

Heathfield

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

Polegate and Willingdon

PW1	Housing development in Polegate
PW5	Willingdon Levels recreation policy area

Uckfield

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

Villages with Development Boundaries

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

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

Hellingly Hospital

HH1	Hellingly Hospital
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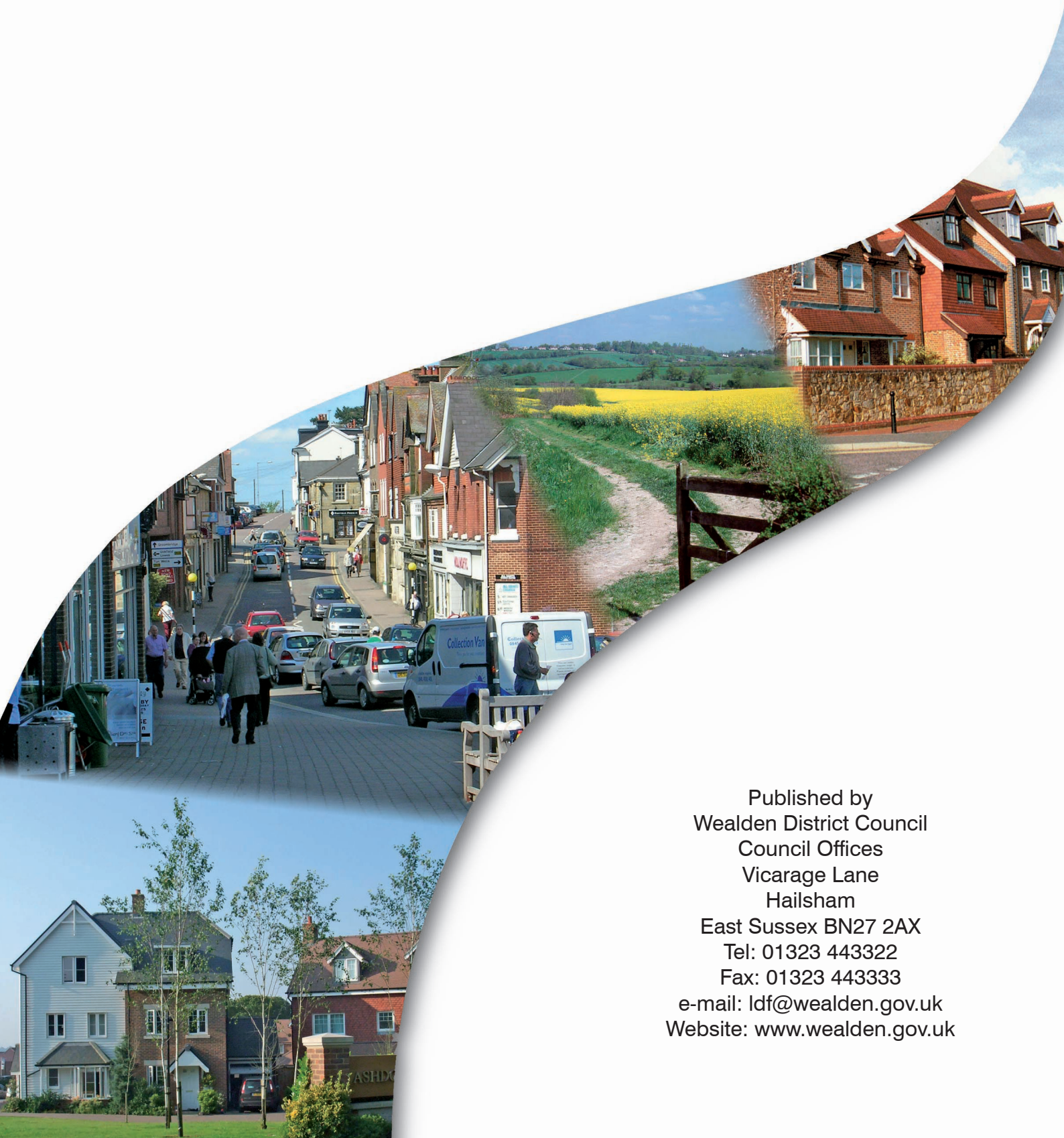
Annex 5

GLOSSARY OF TERMS

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

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

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



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