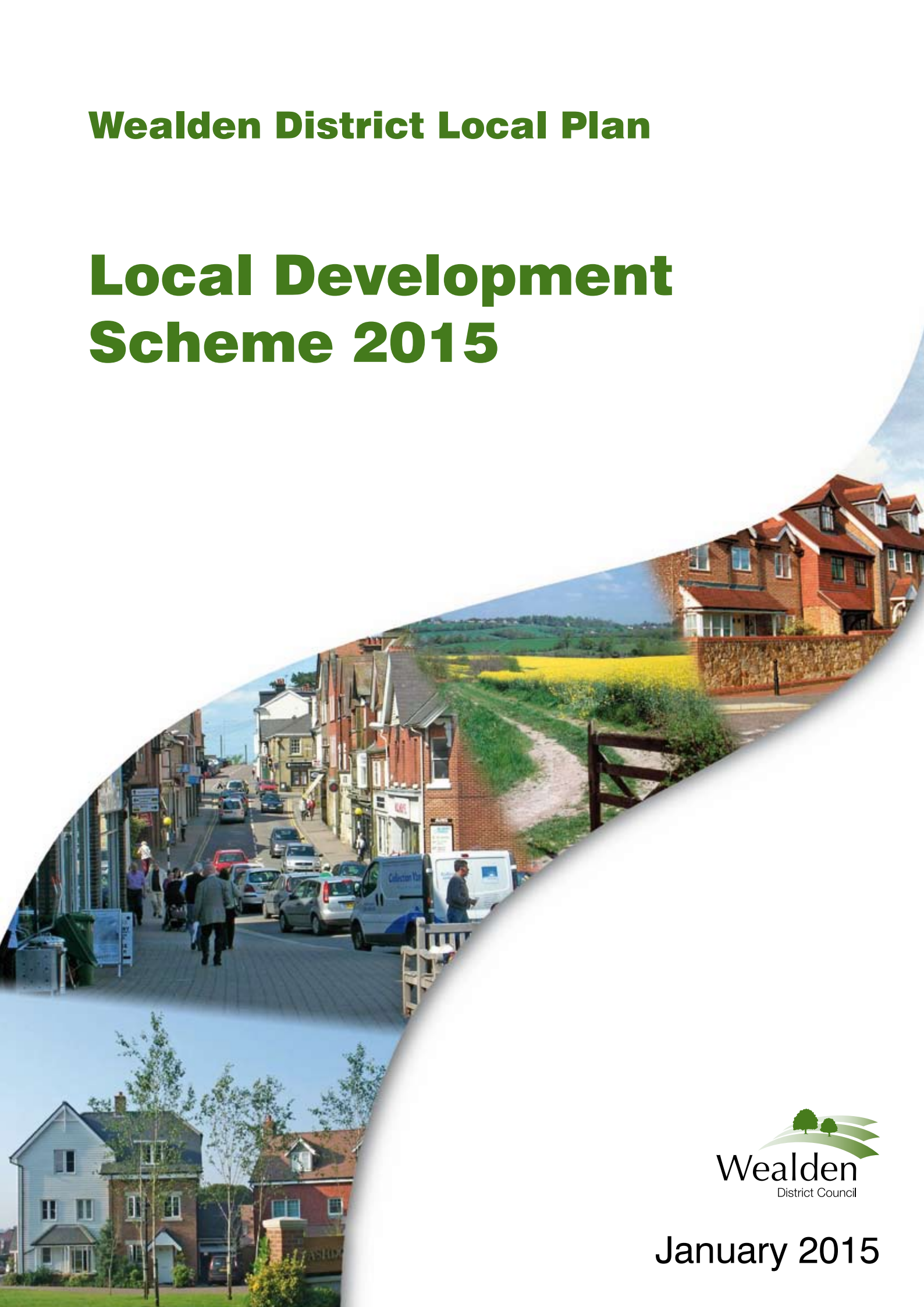
Wealden District Local Plan

Local Development Scheme 2015



Wealden
District Council

January 2015

How to Contact Us

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

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

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

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

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Contents

1. Introduction

The Local Development Framework

1.1 Wealden District Council (WDC) is responsible for preparing development plans in the part of Wealden District that is not within the South Downs National Park. Neighbourhood Development Plans, developed by Town and Parish Councils, are not included as part of the LDS.

1.2 There are a number of documents which are relevant to planning policy in Wealden District including:

- Local Development Scheme (LDS)
- Local Plans
- Supplementary Planning Documents (SPD)
- Statement of Community Involvement (SCI)
- Annual Monitoring Report (AMR)

1.3 Each document has a prescribed method of production and the development of documents is subject to national regulations and Government guidance.

The Local Development Scheme (LDS)

1.4 WDC is required to adopt a Local Development Scheme, which sets out the Development Plan Documents that will be produced over the next four years. It describes:

- Each Local Plan that will be produced
- Its subject matter and geographical coverage
- The timetable for its production

1.5 The LDS enables the local community to find out what current planning policy documents relate to the area and sets out the programme for the preparation of the local plans, which will replace current (or saved) policies. It also includes information concerning the development of the Community Infrastructure Levy (CIL) Charging Schedule for the area of Wealden District outside of the South Downs National Park. It includes timetables to advise when the various stages in the preparation of local plans and the CIL Charging Schedule will be carried out and the opportunities there will be for public participation and for making representations.

1.6 The last Wealden District LDS came into effect in November 2014. This revision takes into account the production of the new Affordable Housing Delivery Local Plan and the new Wealden Local Plan.

Local Plans

1.7 Local Plans, including the Core Strategy, are planning policy documents which provide the detail of the quantity, type and location of growth and development and how it will be implemented. Local Plans are subject to rigorous examination and are required

to be subject to public consultation and representations and, once adopted, become the Development Plan for the area.

Community Infrastructure Levy (CIL) Charging Schedule

1.8 The legislation relating to Community Infrastructure Levy allows charging authorities, in this case Wealden District Council, to raise money from development for off-site infrastructure, using a tariff based system. In order to collect monies a charging schedule must be adopted, which identifies the rate to be levied per square metre of floor space for different types of development in different locations. Before it is adopted the CIL Charging Schedule must be examined and is subject to public consultation and representations before its own independent examination.

1.9 The Regulations[(1)] state that if a Charging Schedule is not adopted by April 2015 charging authorities will be unable to charge and collect additional monies for off-site infrastructure from development, if five separate planning obligations (Section 106 Legal Agreements) are in place for the provision of that infrastructure. Wealden District has a number of strategic off-site infrastructure requirements which will require more than five separate planning obligations to contribute to infrastructure requirements, and therefore it is necessary for a Charging Schedule to be in place by April 2015.

Supplementary Planning Documents (SPD)

1.10 SPDs provide more detailed guidance to explain policies and proposals set out in Local Plans. They are not subject to independent scrutiny at examination, but still require consultation. They must relate to a policy in the Development Plan.

Statement of Community Involvement (SCI)

1.11 The SCI is a document which sets out the type of consultation will take place in the preparation of Local Plans and SPDs and how feedback on the process will be given.

Annual Monitoring Report (AMR)

1.12 The Council is required to prepare an Annual Monitoring Report. The key roles of the AMR are to review progress against the LDS, to assess the extent of policy implementation (and if necessary identify steps that should be taken to respond to this), to identify any significant policy effects, and to set out where policies may need to change. The AMR also includes a housing trajectory, which shows forecast future housing supply against strategic housing requirements.

1 The Community Infrastructure Levy Regulations 2010 as amended

2. Local Planning Authorities and Neighbourhood Plans

2.1 As of 1st April 2011 the South Downs National Park Authority is the Local Planning Authority for the part of Wealden District which is designated as the South Downs National Park.

2.2 Wealden District Council has produced a Statement of Community Involvement (February 2007), Local Development Scheme and Annual Monitoring Reports. In February 2013 Wealden District Council (WDC) and the South Downs National Park Authority (NPA) adopted the Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan.

2.3 In due course the NPA will produce its own, Park-wide Core Strategy, and accompanying Development Plan Documents, which will supersede the Core Strategy and any local saved policies as they apply to the area of the National Park within Wealden District. The NPA has produced its own LDS for the Park-wide Core Strategy.

2.4 WDC Local Plans, including the Strategic Sites Local Plan, Affordable Housing Delivery Local Plan and the new Wealden Local Plan will only include the area of Wealden District outside of the South Downs National Park.

Neighbourhood Development Plans

2.5 The 2011 Localism Act allows communities to create Neighbourhood Development Plans. These plans will direct growth in neighbourhood areas. Neighbourhood plans are not compulsory and are not currently part of the LDS process, but if adopted will guide decision making. The Local Planning Authority is required to provide technical advice and support and is required to consider the plan against legislation and regulations. This includes European Directives such as Strategic Environmental Assessment the Habitats Directive. It will be the role of the Council to formally designate a Neighbourhood Area, including any necessary mediation over the boundaries of the area, and arrange and pay for independent examination. If the plan passes the examination the Council will also be obliged to pay for a referendum in order to determine whether the plan may be adopted. Information concerning Neighbourhood Development Plans, within Wealden District outside the South Downs National Park, can be found on the Council's website www.wealden.gov.uk.

2.6 These plans have significant resource implications for the Local Planning Authority and therefore potentially have an impact upon the resources required to deliver Local Plans and a CIL Charging Schedule outlined in the LDS. In addition to this there will be resource implications for other services within the Council arising from the Localism Bill (e.g the arrangements for holding referendum) but will not directly affect the LDS.

3. Current Policy

Current Development Plans

3.1 There are a number of Local Plans that, together with adopted Neighbourhood Development Plans, constitute the Development Plan for the area.

Core Strategy

3.2 The **Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan** was adopted in February 2013. The Local Plan identifies future growth within Wealden District and supersedes affordable housing policies in the adopted **Wealden Local Plan 1998**. The 1998 **Proposals Map** is partially superseded by Policy WCS6 of the Core Strategy Local Plan.

Adopted Local Plan

3.3 The adopted **Wealden District Local Plan 1998** contains a number of saved policies relevant to development within Wealden District. As Local Plans progress, policies in this Plan will be superseded. The **Proposals Map** is a component part of the 1998 Wealden Local Plan and will be saved until incrementally replaced as each new DPD is adopted. Until this happens, the Proposals Map will need to be read in tandem with the list of policies which have been "saved" (shown in **Appendix 1**).

Non Statutory Wealden Local Plan 2005

3.4 The Council approved the **Non-Statutory Local Plan** in December 2005 as an interim guide for development control and pending work on the Local Development Framework (now Local Plan).

3.5 Following adoption of the Council's Core Strategy in 2013 this plan now carries very limited weight in planning terms other than where the policies contained within it are consistent with the Core Strategy Local Plan and the National Planning Policy Framework.

Supplementary Planning Documents

3.6 The Council's existing **Supplementary Planning Guidance (SPG) and Supplementary Planning Document (SPD)**will be retained as non-statutory guidance to complement the relevant Adopted Wealden Local Plan policies which are being saved until replaced by other Local Plan Documents. The following SPG documents will therefore remain a material consideration in the determination of planning applications in Wealden (the principal 'saved' policies that these relate to are shown in brackets).

- Wealden Design Guide Supplementary Planning Document (SPD) 2008 (EN1 and EN27)
- High Weald AONB Management Plan (Policies EN6 and EN7)
- Ashdown Business Park (Policy BS10)
- Hellingly Hospital (Policy HH1)

3.7 In due course, as saved policies are replaced by those in adopted Local Plans, these supplementary planning guidance documents will themselves be reviewed and a decision will be taken to amend, modify or cancel them.

Minerals and Waste Local Plans

3.8 **Minerals and Waste Local Plans** are jointly prepared by East Sussex County Council, Brighton & Hove City Council and the South Downs National Park Authority. The Minerals and Waste Local Plan was adopted in 2013. Subsequent Local Plans will be the responsibility of the the Minerals and Waste Planning Authorities.

4. Local Plans and associated documents

Timetable

4.1 **Table 1** sets out a summary schedule of Local Plans to be prepared by Wealden District Council with associated timescales and includes the development of the Community Infrastructure Levy (CIL) Charging Schedule.

4.2 Local Plans will be supported by a wide range of documents and background papers relating to the technical evidence we have been collecting, consultation feedback and responses, Sustainability Appraisal/ Strategic Environmental Assessments, and the outcomes of discussions and dialogue with stakeholders, infrastructure providers and other agencies and interest groups. Wherever possible these will be made available on the Council's website.

Statement of Community Involvement (SCI)

4.3 The SCI was adopted by the Council in 2007. It sets out the levels of consultation and participation that stakeholders and local communities within Wealden can expect from the Council at the various stages of LDF production and with major planning applications. The SCI outlines the stages of participation that the Council is required to undertake and the methods of participation and feedback have an impact on resources and the time scales included in the LDS. It enables the public to understand how they can get involved in planning policy making, and how consultation is undertaken in connection with planning applications.

4.4 The SCI now requires updating, and the timetable is included in this review of the Local Development Scheme. All documents under preparation will conform with the provisions of the SCI.

Strategic Sites Local Plan

4.5 The Strategic Sites Local Plan was submitted to the Secretary of State for examination in March 2014. This document follows on from the Core Strategy in terms of strategic allocations within the District. The Core Strategy identifies how much growth will take place in the District and identifies the broad locations for housing and employment growth around our towns. These broad locations are known as Strategic Development Areas and Policy WCS4 of the Core Strategy identifies these areas. They show the general areas where development will take place, but they do not show the exact location of this proposed development. The exact location of development is established within the Strategic Sites Local Plan through the identification of strategic sites. Each strategic site will be presented on the proposals map and supported by specific policies applicable to that site.

4.6 The timetable for the examination of the Strategic Sites Local Plan, will be for the Planning Inspector to determine. A provisional time table is included in this document. As and when changes are made to the timetable, the timetable will be modified and shown on the Council's website under the Local Development Scheme.

Community Infrastructure Levy (CIL) Charging Schedule

4.7 The CIL Charging Schedule for Wealden District is closely related to work being undertaken on the Strategic Sites Local Plan and Affordable Housing Delivery Local Plan. All three documents have a shared evidence base with particular regard to infrastructure requirements and site viability. The submission of the CIL Charging Schedule has been delayed in order to ensure that the necessary Development Plan Documents are in place to provide a policy background.

Affordable Housing Delivery Local Plan

4.8 The Affordable Housing Delivery Local Plan is the review of the affordable housing policy within the adopted Core Strategy Policy WCS8. The Local Plan is limited to the scope of Policy WCS8 and relates to the proportion of affordable housing to be delivered by new development and the threshold by which the need for affordable housing is triggered. The tenure of affordable housing is also part of the consideration. This Plan is required in order for CIL examination to progress, as the viability of sites and the CIL Levy is based upon the affordable housing policy as well as other policies within the Local Plan.

Wealden Local Plan

4.9 Policy WSC1 of the Core Strategy Local Plan identifies that the Strategy will be reviewed in 2015 or when a preferred solution to the capacity issues within Hailsham North and Hailsham South Waste Water Treatment Works has been identified, whichever is the earlier.

4.10 From discussions with Southern Water, the timetable for the publication of the feasibility study to identify an alternative discharge location and associated infrastructure is March 2015. It is not until March 2015 when a preferred solution will be identified, and the timescales for delivery can then be investigated[(1)]. On this basis the first stage of consultation on any issues and options review of the Core Strategy cannot take place until after March 2015, in order to identify reasonable alternatives to the overall growth in the District.

4.11 The Core Strategy review has been combined with the Delivery and Site Allocations Local Plan to create a Local Plan covering all policy requirements, called the Wealden Local Plan. This Plan will include the spatial strategy for Wealden District, excluding the part of the District within the South Downs National Park, all strategic allocations including housing, employment, retail and other relevant allocations and local allocations which are not covered within Neighbourhood Development Plans. The Plan will also include all implementation policies to meet the new planning objectives and the spatial strategy.

1 Timescales for delivery will be dependant on Southern Water bidding for funding, and obtaining consents that may be required for the preferred solution.

Document Programme

Table 1 Local Plan and Associated Documents Programme

	Strategic Sites Local Plan	CIL Charging Schedule	Affordable Housing Delivery Local Plan	Wealden Local Plan	Statement of Community Involvement
Brief Description	Allocates land and details delivery of the Strategic Development Areas identified in the Core Strategy. Policies for principles of development and infrastructure requirements	Identifies the charging scheme for development	Review of the adopted Core Strategy Policy for affordable housing WCS8	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	Identifies the consultation procedures for Local Plans, Supplementary Planning Documents and Planning Applications
Area	Wealden District excluding the part of the District within the South Downs National Park	Wealden District excluding the part of the District within the South Downs National Park	Wealden District excluding the part of the District within the South Downs National Park	Wealden District excluding the part of the District within the South Downs National Park	Wealden District excluding the part of the District within the South Downs National Park
Chain of Conformity	In conformity with the Core Strategy and Government Guidance. Accompanied by changes to the Proposals Map.	Founded on the evidence base for Core Strategy and Strategic Sites Local	In general conformity with National Planning Policy Framework. Possibly accompanied	In general conformity with the National Planning Policy Framework.	The Town and Country Planning (Local Planning) (England)

	Strategic Sites Local Plan	CIL Charging Schedule	Affordable Housing Delivery Local Plan	Wealden Local Plan	Statement of Community Involvement
		Plan. Accompanied by changes to the Proposals Map.	by changes to the Proposals Map.		Regulations 2012
Public Consultation[2]	Issues and Options with Sustainability Appraisal integrated in Background Documents: January to February 2012	13th August 2012 to 21st September 2012	Issues and Options with Sustainability Appraisal: 22nd September to 3rd November 2014	Issues and Options with Sustainability Appraisal: November - October/ November 2015	N/A
Publication of Proposed Submission Version[3]	17th June 2013 - 29th July 2013 with associated Sustainability Appraisal Report Pre-Submission Modifications to the Strategic Sites Local Plan with associated Sustainability Appraisal Report 9th December 2013 - 3rd February 2014	Draft Charging Schedule 17th June 2013 to 29th July 2013 Amended Draft Charging Schedule 9th December 2013 - 3rd February 2014 Revised Draft Charging Schedule 15th September - 27th October 2014	Proposed Submission published for representations between 1st December 2014 to 12th January 2015 with associated Sustainability Appraisal Report Revised Proposed Submission published for representations between 2nd February and 16th March 2015	November - December 2016	Consultation on draft document between 2nd February and 16th March 2015

2 Public consultation under **Regulation 18** of The Town and Country Planning (Local Development) (England) Regulations 2012 and **Regulation 15** The Community Infrastructure Levy Regulations 2010 as amended

3 Publication of proposed submission version under **Regulation 19** of The Town and Country Planning (Local Development) (England) Regulations 2012 and **Regulation 16** The Community Infrastructure Levy Regulations 2010 as amended

	Strategic Sites Local Plan	CIL Charging Schedule	Affordable Housing Delivery Local Plan	Wealden Local Plan	Statement of Community Involvement
Date for Submission	March 2014	March 2015	March 2015	November 2017	N/A
Date for hearing	1st hearing - June 2014 2nd hearing - 20th January 2015	June 2015	June 2015	2018	N/A
Proposed Modifications	Based on submissions modifications will be required. Depending on the final modifications, anticipated dates of publication April/ May 2015	Yet to be determined whether proposed modifications are necessary	Yet to be determined whether proposed modifications are necessary	Yet to be determined whether proposed modifications are necessary	N/A
Date for Adoption	November 2015 [4]	November 2015 [4]	November 2015 [4]	2018	May 2015

4 Date for adoption depends on when the Inspectors Final Report is received and the date of the Full Council meeting following receipt of 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 the website and Local Development Scheme will be updated accordingly.

APPENDIX 1 - Saved local Plan Policies (beyond September 2007)

CS = Core Strategy DPD

SS = Strategic Sites DPD

DSA = Delivery and Site Allocations DPD

Wealden Local Plan Policy 1988	Description
GD1	Development within development boundaries
GD2	Development outside development boundaries
EN1	Sustainable development
EN2	Development pattern
EN5	Water resources
EN6	Landscape conservation – High Weald AONB
EN7	Landscape conservation – Ashdown Forest
EN8	Landscape conservation – Low Weald
EN9	Landscape conservation – Sussex Downs AONB
EN11	Landscape conservation of Coastal Levels
EN12	Protection of Trees and Woodland
EN13	Ancient semi-natural woodland
EN14	Landscaping within developments
EN15	Designated nature conservation sites
EN18	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
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 Sussex Downs AONB and Ashdown Forest
DC11	Golf driving ranges
DC12	Stables and loose boxes
DC13	Larger equestrian developments
DC14	Motor and gun sports
DC17	Housing development in countryside
DC18	Replacement dwellings
DC19	Extensions to dwellings
DC20	Subdivision of larger dwellings
DC22	Residential mobile homes
HG5	Dwelling mix in new estate developments
HG6	Crime prevention in new housing schemes
HG7	Energy conservation new housing
HG8	Retention of existing housing stock
HG9	Subdivision of large dwellings within development boundaries
HG10	Extensions to dwellings within development boundaries
HG11	Special needs housing in development boundaries
HG12	Special needs housing outside development boundaries
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: Ashdown Business Park
BS11	Business activity (B1) uses within Business Areas
BS12	General Industry (B2) within Business Areas
BS13	Warehousing (B8) within Business Areas
BS14	Alternative uses for Business Sites outside Business Areas
BS15	Home working
SH2	Main shopping areas
SH3	Service uses in 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
TR1	Environmental impact of new road proposals
TR2	Design of new roads
TR3	Traffic impacts of new development
TR10	Heavy goods vehicles in rural areas
TR13	Footpaths and bridleways
TR16	Car parking standards
TR17	Safeguarding Uckfield-Lewes railway line route
TR18	Safeguarding Polegate-Pevensey railway line route
TR19	Safeguarding Eridge-Tunbridge Wells railway line route
TM1	Tourist attractions and facilities
TM2	Tourist attractions and facilities Sussex Downs and 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	Interpretation facilities
LR1	Provision of outdoor playing space
LR2	Protection of existing outdoor playing space
LR3	Children's play space in new developments (30+dwellings)
LR4	Artificial turf pitches
LR5	Informal amenity space in new developments
LR7	Indoor sports facilities
LR8	Community halls
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
CR1	Housing development in Crowborough
CR2	Crowborough Warren housing policy area
CR4	Western Road Goods Yard
CR5	Secondary shopping area: North of The Cross
CR6	Beacon Road and Park Road Business areas: business use

CR7	Beacon Road and park Road Business areas: proposals for shops and services
CR8	Mead House site
CR9	Jarvis Brook neighbourhood centre
CR10	Whitehill Road
CR11	Public open space allocation: Goldsmiths Recreational Ground
CR12	Crowborough Ghyll and Palesgate landscape policy area
HA1	Housing development in Hailsham
HA5	Land off Station Road, Hailsham
HA6	New shopping facilities outside main shopping area
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
HE1	Housing development in Heathfield
HE2	Business allocation: Land at Ghyll Road
HE3	Burwash Road commercial area
PW1	Housing development in Polegate
PW5	Willingdon Levels recreation policy area
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: Land south of Victoria Pleasure Ground and north of the Mount
UC8	Riverside Walk
VB5.2	Pound Green Housing Policy area, Buxted

VB7	Old Willingdon housing policy area, Friston
VB8	Business allocation; East Hoathly
VB12.1	Park Road housing policy area, Forest Row
VB14	Florance Lane Groombridge housing policy area
VB22.1	Lower Dicker traffic on A22
VB22.2	Business allocation; Hackhurst Lane Business Area, Lower Dicker
VB23	Public open space allocation: Lower Horsebridge
VB24	Maresfield Park housing policy area
VB26	The Warren, Station Road, Knowle Park Road housing policy areas, Mayfield
VB31	Coast Road housing policy area
VB37	Mayfield Lane housing policy area
HH1	Hellingly Hospital

APPENDIX 2 - Resources and Programme Management

The resource implications of this LDS relates to that of Wealden District Council, as the majority of the resources will be focused upon the preparation of documents for the part of Wealden District outside of the South Downs National Park.

In revising the composition and the timetable of this LDS Wealden District Council has sought to ensure, within the constraints of its overall budget, that the overall portfolio of planning documents best serves its community by putting in place the most significant Local Plans and policies at the earliest opportunity.

Primary responsibility for the preparation of the planning policy documents referred to in this LDS rests with the Planning Policy Team at Wealden District. In addition to those functions directly related to Local Plan document production, the Planning Policy Team at Wealden District Council must realistically allow for other tasks to be carried out as part of its normal duties. These include:

• giving advice and reviewing Neighbourhood Development Plans;

• developing the Community Infrastructure Levy Charging Schedule;

• infrastructure delivery through the development of a road map;

• consultations regarding neighbouring Local Plans and Neighbourhood Development Plans and other consultations potentially affecting the District;

• ensuring environmental mitigation including facilitating the delivery of Suitable Alternative Natural Green Space (SANGS) and Strategic Access Management and Monitoring Strategy (SAMMS);

• procuring and managing the contract of air quality and ecological monitoring with regards to Nitrogen Deposition on Ashdown Forest;

• Involvement in the Local Enterprise Partnership Strategic Economic Plan as well as work resulting from the Open for Growth Peer Challenge including the East Sussex Growth Strategy; and

• leading on Strategic Infrastructure with regards to the Duty to Cooperate Programme agreed by the East Sussex Strategic Planning Members Group.

Taking into account tasks not associated with Plan making, the resources available in the team to develop Local Plans are set out below.

The Wealden District Council recognises that the preparation of Local Plans is a critical corporate activity that requires the support of other Services. The resource commitment necessary from other Wealden Services is dependant on the document concerned and the stage of preparation and includes Development Management, the Policy and Review Team, Housing, Community and Regeneration, Community and Regeneration, Information Technology, Property and Valuation and Legal Services.

Given the resources available and the nature of the necessary processes including examination and in some cases legal challenge, the Council recognises that, in the time available, the LDS programme remains a challenging one. The Planning Inspectorate (PINS) is advised of the timetable for Local Plan production and Service Level Agreements with the Inspectorate will secure the timings proposed for all relevant public examinations.

Wealden District Council will endeavour to adhere to the programme, however additional resources will need to be considered in order to deliver the new spatial strategy within the new Wealden Local Plan. The LDS will be kept under review and rolled forward if necessary to take account of progress on the plan programme and in the light of any significant changes. Some of these may be outside the control of Wealden District Council. Wealden District Council will also take account of any significant matters highlighted through its Annual Monitoring Report.

Estimate of resources of the Planning Policy Service for Local Plan Preparation (not including CIL)

Post	**Estimate of time available for Local Plan Preparation**
Planning Policy Manager f/t	55%
Senior Planning Officer f/t	10%
Senior Planning Officer 0.6 fte	70%
Senior Planning Officer 0.6 fte	20%
Planning Officer f/t	20%
Planning Officer f/t	80%
Planning Officer f/t	80%
Planning Officer f/t	80%
Planning Technician f/t	50%
Assistant Planner f/t	60%

In addition to staff costs, the Local Plan process requires additional expenditure on specialist technical support, consultation procedures (including significant printing costs) and on the examination process itself. Key examination costs will be for the Programme Officer(s) required for each examination, for room hire and for the Inspector(s).

APPENDIX 3 - Risk Assessment

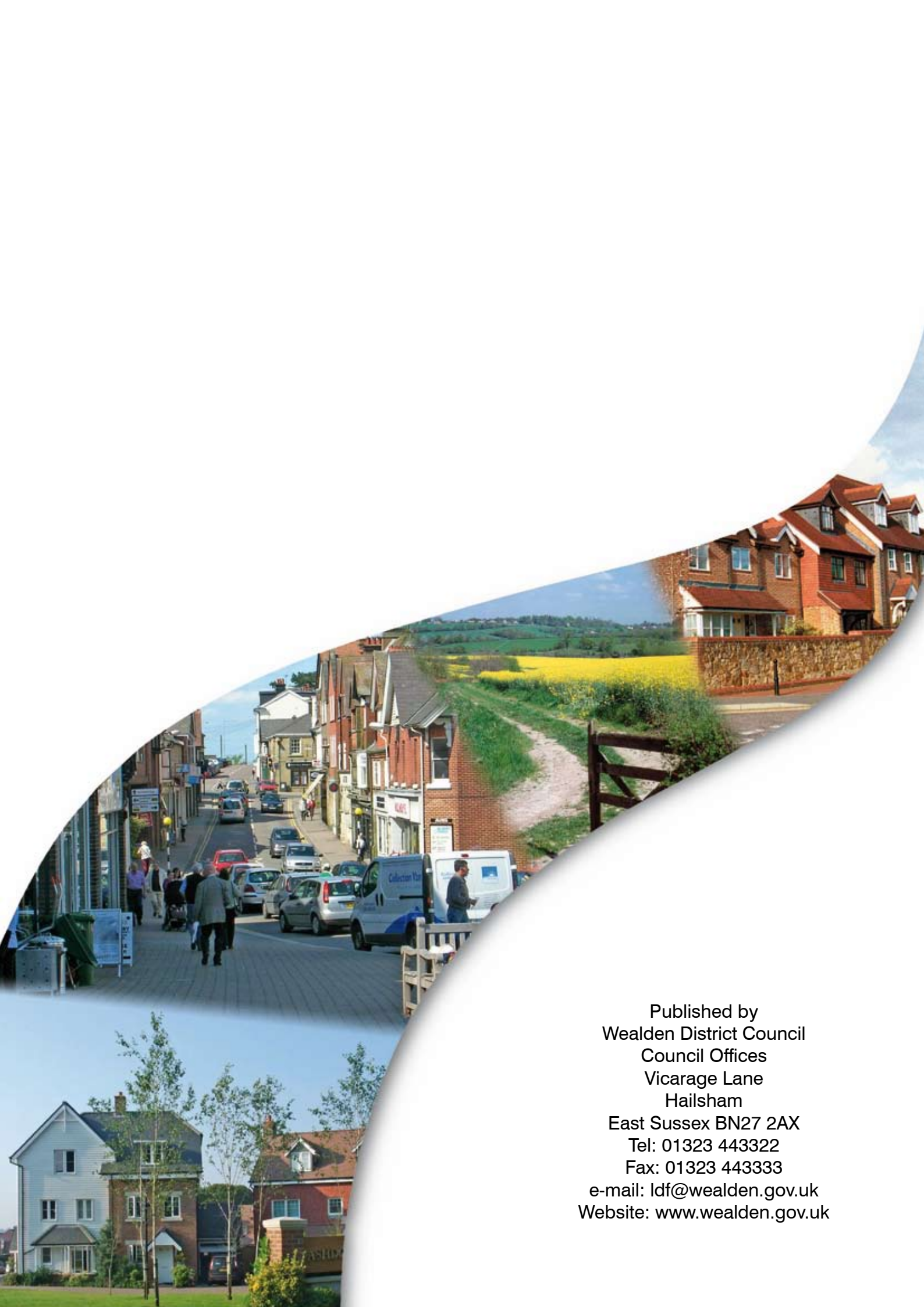
The following main risk areas and mitigation measures have been identified in relation to the LDS programme.

Area and effect of risk	Action to manage risk
Council Financial Resources: Availability of financial resources to support the staff and other costs associated with the Local Plan programme, including the need for external specialist support to undertake background studies and evidence gathering. Risk level: Medium/High Risk effect: programme slippage or the possibility that the Local Plans will be found unsound	Provision has been made to cover the cost of the Strategic Sites Local Plan, Delivery and Site Allocations Local Plan, Nitrogen Monitoring for the Ashdown Forest and some preliminary work for the Core Strategy Review. Future Council budget reviews will need to continue to address the financial resources necessary to complete the LDF programme to the timetable currently envisaged.
Staff turnover: This remains a concern because of the general shortage of policy planners who are particularly knowledgeable about the area, and in particular the Habitats Regulations. The risk is the ability to retain and attract staff with an appropriate range of skills/experience. This may lead to reduced capacity within the Planning Policy Team to undertake the programme. Risk level: Medium/High Risk effect: programme slippage	It is increasingly difficult for Wealden District Council to maintain an attractive and competitive staff recruitment and retention package for planning policy officers. Experience and knowledge of the particular topic areas are held by a small number of experienced and qualified staff. This knowledge needs to be retained within the Council in order to progress the Review of the Core Strategy. It is necessary to recruit staff with knowledge and skills base able to understand the complexities behind the policies of the area so that they may develop understanding as they progress.
Staff resource diversion: Planning policy officers undertake a wide range of other tasks. Should there be a significant diversion of time onto other priorities such as Neighbourhood Development Plans, and wider political issues the resource available to meet the programme will be affected. Risk level: Medium/ High	The LDF is managed on project management principles. The Council may need to make difficult decisions not to prioritise other areas of work so that the production of the LDF remains a key priority of the Council.

Area and effect of risk	Action to manage risk
Risk effect: programme slippage	
Process delay due to national policy or legislative changes: Over the past few years significant changes have taken place in Government Policy and legislation. The risk is that the emergence of new policy guidance, or more fundamental changes to the plan making system through the introduction of new legislation or regulations, would require a review of the process and plan priorities. Risk level: high Risk effect: The LDF programme may need to be delayed whilst new evidence is gathered and analysed to fulfil a policy requirement, or the process may need to change to meet revised regulations. The effect would be programme slippage.	The Planning Policy Team will endeavour to keep up to date with likely changes to national planning policy and will assess the need to gather new evidence before critical consultation phases. Legislative or regulation changes are beyond the Council's control.
Process delay due to internal factors: The democratic process to approve the Local Plans can be lengthy, with several reporting points, and a variety of meetings to be held to consider the submission and adoption documents. Risk level: Low/Medium Risk effect: Could add further delay to the programme and mean timetable slippage or critical dates missed.	The Council introduced a new local governance system for the LDF in 2006, and papers for the Cabinet LDF Sub Committee are available to all members. Workshops and informal briefings will continue to be arranged for all Members to help ensure that they are fully aware of the complex and challenging issues the Local plans are tackling, and on the basis that they are fully prepared for the decisions to be taken at formal stages. The revised LDS takes account of the local governance arrangements (but is based generally on an assumption that documents are agreed at a single sitting of the committee).
Capacity of the Planning Inspectorate and other Agencies to support process: The issue is the capacity of stakeholders	Resourcing of outside bodies is outside the Council's control. However Wealden DC has already sought to engage with key

Area and effect of risk	Action to manage risk
to respond to consultation either in a timely manner or with sufficient information to inform Local Plan preparation. The involvement of external agencies such as infrastructure providers is a key component of testing the deliverability of the spatial development strategy. Risk level: Medium/ High Risk effect: Could add delay to the programme, or risk a unsound plan, or one which doesn't address the needs of the District	agencies in Local Plan preparation to ensure issues are resolved as far as practicable before submission stage. It must be recognised that some issues may not be fully resolved. In these cases a judgement will need to be made about the impact this may have on the soundness of the Local Plan, or on the plan programme and the need to make progress in a timely way. Concern is expressed at poor engagement by some key providers.
Ensuring "soundness" of the Local Plan (that is that they are justified, effective, and consistent with national policy) and meet the Duty to co-operate: The Local Plans we prepare must meet the soundness requirements described nationally. Risk level: Low/medium Risk effect: An unsound plan which will need to be substantially re-written and justified, and the Council may therefore need to start the process again.	The Council will endeavour to ensure soundness by preparing a robust evidence base which addresses the key issues, by building on thorough and comprehensive consultation and stakeholder engagement, and by ensuring all procedures are properly followed and the plan is based upon a comprehensive sustainability appraisal. We will develop awareness within the Planning Policy Team and learn from others eg County-wide LDF Manager groupings, and PINS advisory visits (if available). The Duty to Co-operate has significant time and resource implications but is necessary to ensure a plan led approach.
Successful Legal challenge: This would have the potential to quash a Local Plan, or part of it. Risk level: Low Risk effect: Part or whole of the Local Plan would need to be replaced and this would have an impact on timing and programme of the whole Local Plan as the Council may need to start the process again.	The risk to success is low, due to the due diligence by the Planning Policy Team in the preparation of Local Plans and the subsequent rigour of the Inspector and examination process itself. However, the ability to seek legal challenge is often too widely used. The Government may seek to address this to prevent undue certainty and delay.

Area and effect of risk	Action to manage risk
Unsuccessful Legal challenge: Developers may wish to delay the process to have a 'plan led' approach to development. Risk level: High Risk effect: This would have the potential to significantly delay the production of the document and subsequent documents due to resource diversion and the need to await the outcome of the challenge.	The Council will manage that risk by preparing “sound” Local Plans which meet the requirements of the Government’s regulations and policy guidance. The Council will also seek legal advice at early stages of challenge in order to defend its position and reduce the risk of delay.



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