

Chapter 13

Community Services

Context

13.1 The Council is committed to promoting the provision of a full range of community facilities and services to meet the needs arising from future development in the District. It seeks to ensure that this provision keeps pace with new development and that infrastructure and services are in place at the same time as the development that requires them. This is particularly important in view of the scale of new housing growth that Wealden is required to accommodate over the Plan period. The public concerns over this issue are recognised and will be addressed as fully as possible.

13.2 The need to provide the necessary infrastructure and services for new development is set out in Policies S2 and S3 of the Structure Plan. These policies state that infrastructure agencies and service providers should plan their longer-term investment programmes in accordance with the development strategy of the Structure Plan, and enable local planning authorities to refuse permission for development proposals where the necessary infrastructure is not available or the development would overload existing provision.

13.3 With the exception of recycling facilities, the Council is not directly responsible for the provision of public infrastructure and services. The policies of this Chapter therefore largely relate to the delivery of services by the County Council or the statutory utility providers, who now tend to be privately rather than publicly owned. All the infrastructure agencies and service providers were consulted during the preparation of this Plan, and the Council will continue to liaise closely with them to ensure that service provision and development is properly co-ordinated.

13.4 Specific policies relating to open space, playing fields and other recreation facilities are dealt with in the Leisure and Recreation Chapter. Roads, footpaths, cycleways and public transport provision are addressed in the Transport Chapter. Affordable housing requirements are the subject of policy guidance set out in the Housing Chapter. Village shops and public houses, which are also recognised as providing a valuable community service, are dealt with in the Shopping Chapter.

13.5 The Council has also published draft supplementary planning guidance setting out in more detail its requirements for the provision of affordable housing and in respect of the provision of leisure and recreation facilities. It is intended that this SPG will ultimately be incorporated into the emerging Local Development Framework. The standard of infrastructure provision that may be expected for County Council services in association with new development is also subject of supplementary planning guidance (*A New Approach to Developer Contributions*) which has been prepared by the County Council, in consultation with the District Councils.

13.6 The importance attached to the provision of community services by the public has been shown in their response to consultations on the Community Strategy. Whilst some community and leisure facilities were felt to have improved, a number of areas remain of key importance including the provision of local healthcare services, good schools and crime prevention.

Strategy

13.7 The Plan's objectives for the provision of infrastructure, services and community facilities required by new development are:

- (1) *to ensure that all new development makes adequate provision for the physical and community infrastructure required as a direct result of that development;*
- (2) *to ensure that new development does not adversely affect the level and quality of service provision enjoyed by existing residents;*
- (3) *to protect people from risks to their health and safety;*
- (4) *to assist the relevant service providers to assess and develop their own co-ordinated programmes to meet the requirements arising from future developments;*
- (5) *to avoid any delays or other inadequacies in the availability of community services;*

(6) *to safeguard the land drainage system and minimise the risk of flooding;*

(7) *to promote recycling and encourage the provision of recycling facilities.*

General Infrastructure Provision

13.8 Infrastructure may be defined as the capital works and facilities needed to support new development. The Local Plan aims to ensure that development makes the maximum use of existing infrastructure, taking advantage of spare capacity wherever possible. However, where existing infrastructure is inadequate or not available, development will not be permitted unless the infrastructure required to service it can be made available at the appropriate time.

13.9 For the purposes of the policies in the Local Plan, in addition to the requirements for affordable housing (see Policy HG4 in the Housing Chapter), infrastructure includes:-

- Water supply
- Sewage disposal
- Flood prevention
- Surface water drainage
- Highways and transport facilities
- Public open space, including play space
- Education facilities
- Libraries
- Police, fire and rescue services
- Health and social care facilities
- Community buildings and facilities
- Leisure facilities
- Civic amenity sites
- Recycling facilities
- Town Centre improvements

13.10 The Council seeks to ensure that any additional requirements for infrastructure directly resulting from new development are provided for or financed by the developer. Infrastructure will normally be provided on or off site as integral part of the development. Alternatively, it may be secured by means of financial contributions paid by the developer to the appropriate service provider, who will then be responsible for provision.

13.11 The Council may require infrastructure and services to be in place before the development commences or, alternatively, the phasing of the development with the provision of infrastructure and services. This requirement will

be met either by the imposition of appropriate planning conditions or by means of obligations contained in legal agreements entered into by the applicant.

Policy CS1

Development will only be permitted when it can be demonstrated that the necessary infrastructure to meet the needs arising directly from the development concerned is either available or will be provided at the appropriate time.

Where appropriate, planning conditions may be imposed or a legal agreement sought in order to:-

(1) require the development to be phased with the provision of programmed infrastructure; and/or

(2) secure the direct provision, or an appropriate contribution towards, the necessary infrastructure.

Where a large site is comprised of separate ownerships, or is sub-divided between different developers, the requirements for infrastructure provision will be assessed on the basis of the whole site. Where appropriate, legal agreements will be sought to ensure the proper distribution and phasing of infrastructure in relation to the whole site.

13.12 The community infrastructure and facilities necessary for a particular development will largely depend upon the scale and nature of that development. Wherever possible, the Local Plan sets out the likely infrastructure requirements associated with specific development proposals. It also contains separate policies for the provision of different types of essential infrastructure, as follows:

- (a) flood prevention measures (Policy CS3 – 4)
- (b) surface water drainage (Policy CS5)
- (c) affordable housing (Policy HG4)
- (d) access/transport measures (Policy TR2)
- (e) public open space (Policy LR2)
- (f) recycling facilities (Policies CS6 – CS7)

Education

13.13 The County Council, as the local education authority, is responsible for the assessment and delivery of education services in Wealden. It has advised that the increase in population arising from proposed housing developments in the District will require the provision of additional or improved secondary school facilities at Hailsham Community College, Uckfield Community College and Willingdon Community School. The increased population will also lead to a growth in demand for primary school places, which cannot be fully met through the existing school provision.

13.14 The County Council is not in a position to find all the necessary education infrastructure required as a direct consequence of the new housing development proposed in the District. Hence, where there is a deficiency of educational facilities or establishments, or where existing facilities or establishments are at capacity, developer contributions will be sought to provide for the need for additional school places generated by new residential development. This approach will apply to developments of a scale where the impact on school provision is clearly measurable.

13.15 Sites are allocated for new primary schools at Hellingly Hospital or Ingrams Way, Hailsham, Frant and Polegate, and for an extension of the existing primary school in East Hoathly, as detailed in the Town and Village Chapters. The expansion of Harlands Primary School, Uckfield, and either Buxted Primary School or Bonners Primary School in Maresfield will also be required. These schools are capable of expanding within their existing sites and consequently specific allocations need not be made in the Plan.

13.16 In addition, the Education Authority advise that there may be a need for a new Church aided primary school and a new secondary school to serve the wider Eastbourne area including Polegate, Willingdon and Stone Cross, the latter for the period beyond 2010-11. The need for these schools and suitable sites will be assessed as part of work on the Local Development Framework.

13.17 Schools and other educational establishments can make a valuable contribution to the availability of community and recreational facilities in the District. The Council supports the principle of the dual use of educational facilities

and will seek to ensure that, wherever possible, educational providers take account of the potential for community use in the design of new facilities. This approach will be taken in the case of both the proposed new primary schools and proposals for the adaptation and extension of existing facilities.

Libraries

13.18 The County Council is the statutory provider of library services within Wealden. It has advised that the increase in population arising from the proposed new housing development in Hailsham and Crowborough will place additional demands on the existing inadequate library facilities in both towns. It has prioritised the provision of new library premises in Hailsham, but is not yet in a position to identify a site which could be allocated for such use. In areas where library facilities are deficient, or where existing facilities are at capacity, new residential development will be expected to make provision for the demand for additional library facilities that it will generate, commensurate with the scale of the development.

Health Services

13.19 Three NHS Primary Care Trusts (PCTs) are responsible for planning and securing the provision of health services in the District: the Sussex Downs and Weald PCT, the Eastbourne Downs PCT, and the Bexhill and Rother PCT. Local hospital services are provided by separate NHS Trusts. In October 2002, a new Strategic Health Authority was established (Surrey and Sussex Strategic Health Authority) to lead the strategic development of health services across the wider area.

13.20 Hospital care for residents in the north of the District is met by facilities in Tunbridge Wells, and also by the Crowborough War Memorial Hospital and Uckfield Community Hospital. The Maidstone and Tunbridge Wells NHS Trust has outline planning permission for a new District General Hospital at Pembury to serve Tunbridge Wells and the surrounding area, including north Wealden.

13.21 Residents in the southern parts of Wealden are served by hospitals in Eastbourne.

The East Sussex Hospitals NHS Trust advises that hospital services will require significant investment to meet the needs arising from the growth in population over the Plan period.

13.22 The Primary Care Trusts anticipate that there will be a need for new and expanded doctors' surgeries within the District over the Plan period, in order to both meet increased patient demand from the new housing development and to achieve a qualitative improvement to existing services. Doctors' surgeries are an essential community service and it is important that new surgeries are located within existing settlements, in close proximity to the population they are intended to serve.

13.23 The Sussex Downs and Weald NHS PCT has identified as a priority the need to relocate the existing surgery in East Hoathly to new, purpose-built premises and the Local Plan makes provision for a site in association with the housing allocation at South Street (Policy V4). The Trust also advises that the Mead GP Practice in Uckfield is seeking new premises when its lease expires in 2004. Otherwise, it is anticipated that health care facilities in the north of the District are capable of accommodating the necessary expansion of GP practices to meet increased demand to 2011.

13.24 In the south of the District, the Eastbourne Downs NHS Primary Care Trust has advised that the scale of new development proposed at Hailsham and at Polegate would necessitate additional health facilities to be provided. The Plan therefore makes provision for new purpose-built health centres to be provided on land to the east of Battle Road, Hailsham (Policy HA12) and within the housing allocation west of the A22 at Polegate (Policy PW1). These surgeries will provide accommodation for doctors, district nurses and health visitors.

13.25 Medical practitioners, including doctors, dentists and therapists, are frequently located within converted residential dwellings. The Council considers it important that local communities are adequately provided with such services and proposals for a change of use from residential to medical use may be acceptable where there is no conflict with the relevant policies of the Local Plan. Subject to the policies in the Shopping Chapter, medical uses may also be appropriately located within town centres.

Burial Grounds

13.26 In the south of the District, there is a concern at Polegate and Willingdon about the availability of burial space in local cemeteries. Eastbourne Borough Council is seeking land for burials for the period post 2015, possibly including sites outside its own Borough. A combined study with Eastbourne Borough Council may therefore be appropriate during the Plan period to identify potentially suitable locations.

Town Centre Improvements

13.27 The Council will continue to work with the respective Town Councils and Town Partnerships to further revitalise the town centres by improving their attractiveness through traffic management and environmental improvements. Developer contributions may be sought towards the cost of such measures.

Social Services

13.28 The County Council works with other agencies to provide personal and community services to help individuals or groups in need. This includes the provision of day centres for the elderly, family resource centres, respite care units, etc. Whilst it is preferable for such facilities to be located within or easily accessible to the communities they serve, the County Council is currently unable to identify specific local deficiencies or the level of need likely to arise from the proposed housing allocations in the District. Future proposals will therefore be considered on a site by site basis.

Emergency Services

13.29 Sussex Police, East Sussex Fire Brigade and Sussex Ambulance Service have not advised the Council of any intentions to relocate their services within the District. Adequate access for fire fighting vehicles and equipment must be available in all developments and, in the case of large developments, may require additional works on or off site. Developer contributions may

be sought towards the cost of the provision of adequate fire hydrants or other measures that may be necessary to ensure adequate supplies of water for fire fighting purposes.

Utilities

13.30 Developers and property owners should contact the respective utility service providers at an early stage regarding water and power supplies, surface water drainage, sewerage and telephones. This will help to ascertain particular site requirements and costs where appropriate. Generally, there are no significant constraints on the provision of gas, electricity or telephones. Issues relating to water supply, foul drainage, and surface water drainage are addressed below.

Water Supply

13.31 South East Water is responsible for the supply of water in Wealden. They have confirmed that significant steps have been taken to improve their management of infrastructure and resources to supply the area over the Plan period and having regard to meeting the future demand arising from development identified in this Plan. These include an ongoing mains rehabilitation and renewal programme to improve infrastructure capacity and water quality, and engineering schemes to increase resources available in the area such as the Bewl-Darwell transfer scheme which will increase water resources available in and around the Eastbourne, Hailsham and Polegate areas and will allow existing water resources to be channelled into other areas where future demand is predicted to rise. Developers are nevertheless advised to contact the relevant water company at an early stage in order to ensure that an adequate water supply can be provided to individual sites. Developers will be required to contribute to the off-site costs of supplying new development.

Policy CS2

New development will only be permitted where adequate water resources are available and where it would not present an unacceptable risk to such resources.

Foul Drainage

13.32 Southern Water Services is the statutory sewerage undertaker for the District. In addition, the Environment Agency has powers with regard to wastewater treatment. It is the Council's policy that foul sewerage from all new development should be connected to the public sewerage system. In accordance with DETR Circular 03/99, other options (e.g. private sewage treatments, septic tanks, cesspits or other more sustainable forms of sewage treatment) will only be considered if it can be clearly demonstrated by the developer that disposal to the public foul sewer is not feasible, taking into account cost and/or practicability.

13.33 In general, where new wastewater treatment infrastructure is required by new developments that accord with the Local Plan, this will be planned for and provided by Southern Water Services. Where it is not physically possible to provide additional capacity as soon as developers might wish, the Council may restrict the occupancy of new development. In the case of large new developments, it is essential that a technical consultation is carried out with Southern Water Services to enable a full assessment to be made for the provision of additional process plant and works capacity if required.

13.34 Where public sewers or sewer capacity is not available to serve new development sites, developers will be expected to requisition or otherwise fund new sewers either to connect to the sewerage system or connect to a point in the system where capacity exists. The sewer requisition procedures are set out in the Water Industry Act 1991. This requirement will depend upon individual circumstances and developers are advised to consult Southern Water Services at an early stage.

13.35 Foul sewerage arrangements should be agreed in principle prior to the grant of planning consent and put in place prior to occupation of the development. New sewers should be constructed to the adoption standards of Southern Water Services. Proposals for the long-term maintenance of unadopted foul drainage systems should be included in any scheme submitted.

Flood Risk

13.36 Unless new development is carefully sited and designed, it could itself be at risk from flooding, or could increase the risk of flooding elsewhere. Such flooding can cause substantial damage to property and threaten human life. Flood risk can be increased as a result of development (including land raising) within a floodplain; development which jeopardises the integrity of or the ability to maintain and improve a flood defence or drainage system; and increased rates of surface water run-off.

13.37 In recent years a number of areas within the District have been subject to severe flooding. These include the river valleys of the Uck, Cuckmere and Medway, and low-lying areas such as the Willingdon Levels. There are also extensive low-lying areas of land adjacent to the coast, particularly the Pevensey Levels, which are at risk from tidal flooding in the event of a breach or overtopping of the sea defences. The Environment Agency has awarded a 25 year contract to import large amounts of shingle to bolster the defences in order to reduce the level of risk.

13.38 Since the severe flooding experienced in October 2000, the Council has been working closely with the Environment Agency, Southern Water, the County Council, Lewes District Council and the relevant town and parish councils to identify schemes that can reduce the risk of flooding in the River Ouse catchment and in particular Uckfield.

13.39 Towards the end of 2002 the Environment Agency's (EA) Sussex Ouse Flood Management Strategy was submitted to the Department of the Environment Food and Rural Affairs (DEFRA) for its technical approval and to seek grant aid. The recommended strategy included the following elements that are relevant to Wealden District:

- Improvement of the hydraulic performance of the High Street bridge in Uckfield to the maximum extent that is economically justifiable, with the aim of halving the incidence of flooding of the High Street;
- Implement cost effective schemes that improve flood management locally, provided that they do not interfere with the proper function of the floodplain;

- Encouragement of the planning authority to identify and support opportunities in the short and medium term for reinstatement of a functioning floodplain through Uckfield to achieve the standards of flood protection recommended by PPG25;
- Continued management of the river, structures and flood plain to ensure that they progressively provide a sustainable drainage system without adverse impacts on riverside property and interests and having due regard for environmental enhancement; and
- Maintain an effective flood warning system for all flood prone parts of Uckfield.

13.40 DEFRA requested that the EA carry out further work and approved funding for the EA to produce a physical model of Uckfield Town Centre, representing the channel of the River Uck.

13.41 The EA has used the model to investigate a number of potential measures that could improve the hydraulic capacity of the system, whilst not increasing flood risk elsewhere. These included the impact of new floodwalls within the town centre; relocating the sewer pipe and other services that cross the channel; increasing the flow capacity through the Mill and the High Street Bridge and enlarging the existing channel and improved vegetation clearance.

13.42 The results of the modelling are now being used by the EA to develop potential schemes. These will be the subject of a Project Appraisal Report in accordance with DEFRA guidelines which will assess the economic, technical and environmental viability of the schemes.

13.43 A revised strategy, renamed as the Sussex Ouse Flood Management Strategy is presently being considered by DEFRA and its publication is anticipated towards the end of 2004 once DEFRA's response to the strategy is known.

13.44 The Council has set aside funding to contribute towards suitable flood defence works that are identified by the Environment Agency.

13.45 Over the next 50 years it is predicted that peak fluvial flows could increase by up to 20%. In addition sea levels are predicted to rise in the region of 6mm/year due to climate change and the secular effect (lower land levels due to the

south-east of England sinking). These predicted effects of climate change are likely to increase the risk of flooding.

13.46 Because the potential damage from flooding is both uncertain and unpredictable, the Government in PPG25, Development and Flood Risk, advises that the planning system should manage development and flood risk based on the precautionary principle. In July 2004, a DEFRA consultation exercise (*Making Space for Water – Developing a new Government Strategy for flood and coastal erosion risk management in England*) reiterated this approach pending the proposed revision of PPG25 in 2005. In the context of flood risk, PPG25 advises that the onus is placed on the applicant to demonstrate to the satisfaction of the District Council that development is good enough to approve rather than not causing demonstrable harm.

13.47 Policies CS3 - CS5 seek to ensure that development does not take place in locations or in such a manner that could cause new flooding problems or contribute to existing problems. The Council will resist development within areas at high risk from flooding unless appropriate alleviation or mitigation measures can be incorporated to ensure that the development itself is not at risk from flooding and that it will not increase the risk of flooding elsewhere.

13.48 Appropriate mitigation/ alleviation measures might include confirmed good levels of protection, including protected access, prudent design of development (e.g. site layout and raised floor levels), satisfactory means of surface water disposal and effective public warning systems. It should be noted that whilst such works can reduce the risk of flooding, they cannot eliminate it entirely. The principle of such works will only be accepted where they are funded and built by the developer and their long-term maintenance can be assured.

13.49 In accordance with PPG25, an area is considered to be at high risk from flooding if it lies within the Environment Agency's Flood Zone 3, which comprises the 1 in 100 year fluvial floodplain (i.e. an annual probability greater than 1%) and/or the 1 in 200 year tidal floodplain (i.e. an annual probability greater than 0.5%).

13.50 The approximate extent of Flood Zone 3 is shown in Figure 13.1. The figure also shows the approximate extent of Flood Zone 2, which comprises land where the annual probability of flooding is greater than 0.1% and there is a medium to low risk from flooding. Flood Zone 1

is not however shown in Figure 13.1. It comprises land beyond Flood Zone 2, where there is little or no risk from flooding (where the annual probability is less than 0.1% and there should be no constraints in terms of river, tidal and coastal flooding. The information in Figure 13.1 has been provided by the Environment Agency, and represents the best available current information. The Flood Zone boundaries are therefore only indicative. There will be additional areas at risk from flooding that are not shown, such as floodplains associated with minor watercourses and areas subject to localised flooding. As such, the Flood Zones shown in Figure 13.1 are not used as the sole basis for deciding where policy CS3 applies.

13.51 The acceptability of individual proposals within areas at risk from flooding will be determined on their individual merits, adopting the risk-based approach set out in Table 1 of PPG25 (see Appendix 10) and taking into account the advice of the Environment Agency. In assessing acceptability of development, the following factors will be taken into consideration:

- the area liable to flood;
- the probability of flooding occurring (including the impact of climate change);
- the extent/standard of existing flood defences and their effectiveness over time;
- the likely depth, routes and flow rates of flood water;
- the possible impact on other areas, properties or wildlife habitats; and
- the nature and currently expected lifetime of the development proposed and the extent to which mitigation/alleviation measures can be incorporated to deal with flood risk.

13.52 In accordance with the precautionary principle advocated in PPG25, where insufficient information is available regarding potential flood risk, the applicant will be required to carry out a detailed flood risk assessment to evaluate the extent of risk. Such an assessment will need to take into account the potential impact of climate change.

Policy CS3

Development within areas at risk from flooding will not be permitted unless adequate mitigation and/or alleviation measures are incorporated and constructed prior to development commencing, subject to there being:

- (a) No increased flood risk elsewhere;
- (b) No risk to life in the event of a breach or overtopping of a flood defence;
- (c) No requirement for new artificial flood defences in undeveloped high risk areas solely to protect the new development, unless that location is essential for the particular development or there are no suitable alternative locations in low risk areas; and
- (d) No detriment to the conservation and recreation value of the natural environment, including river corridors and wetlands.

Proposals for the long-term management of any flood alleviation/mitigation works must be included in any scheme submitted.

In considering planning applications in areas at risk from flooding particular regard will be given to the appropriate planning response referred to in Table 1 of Planning Policy Guidance Note 25.

impede access to and along these for future maintenance and improvement work.

Integrity of Flood Defences

13.53 It is essential that new development, over its lifetime, does not jeopardise the stability and continuity of flood defences, or hinder the ability to carry out maintenance and improvement works. As such, adequate undeveloped margins (including fences and gardens) must be retained between a development and a flood defence. In this context, the layout of development should be designed so that watercourses are readily accessible, preferably at the front of new development, rather than concealed at the rear. This enables future maintenance works to be more easily undertaken and minimises the risk of blockages to water flows. It should be noted that the consent of Environment Agency is required for development involving the culverting of a watercourse and that consent is likely to be withheld unless it is essential to gain access to a site.

Policy CS4

Development will not be permitted where it would be detrimental to the integrity of flood defences or watercourse channels, or would

Surface Water Drainage

13.54 Development, particularly on greenfield sites, often results in increased impermeable areas, increasing rates of surface water run off that is invariably discharged either to a watercourse (via a system of drains and sewers) or to soakaways. Increased rates of discharge to watercourses cause erosion of the banks and bed, and exacerbate the risk of downstream flooding. Where soakaways are poorly distributed or where soil permeability is inadequate, it can lead to concentrations of groundwater, waterlogging and overflowing.

13.55 It is essential that such risks are taken into account at an early stage in the planning process. In accordance with PPG25, new development should not increase run-off from the undeveloped situation and proposals for redevelopment should reduce the rate of run-off. Developers will be required to provide appropriate attenuation measures and/or provide improvements to watercourses where this can be achieved without detriment to the natural water habitat. Attenuation may be achieved by the provision of surface water storage areas, flow-limiting devices in conjunction with surface or sub-surface storage or, where ground conditions permit, the use of infiltration areas or soakaways.

13.56 It should be noted that subsoil permeability is poor in much of the District and where drainage systems reliant of infiltration are proposed, soil permeability tests will need to be undertaken prior to the issue of planning approval in order to confirm the adequacy of the proposals, particularly where there is no other means of surface water disposal readily available.

13.57 Wherever possible surface water should be managed through the utilisation of Sustainable Drainage Systems (SuDS), as alternatives to conventional drainage systems. Examples include; grass swales and filter strips, infiltration basins or trenches, soakaways, attenuation ponds, wetlands and porous surfaces. The use of rainwater recycling and greywater systems should also be considered.

13.58 Such systems, as well as controlling water at source and reducing the risk of flooding, can also reduce the pollution loads to watercourses, encourage groundwater recharge and, where they involve the use of open wet ponds to attenuate flow, can enhance conservation and recreation value. Applicants will

be required to make provision for the long-term future maintenance requirements of such facilities, putting them forward for adoption by an appropriate body, wherever possible.

13.59 Further guidance can be obtained from the Environment Agency document, *Sustainable Urban Drainage Systems – an introduction*, and best practice publications from the Construction Industry Research and Information Association (CIRIA). Engineering design standards for SuDS are the subject of national multi-agency discussions and drainage proposals should be consistent with these, when available. The Council also intends to produce its own good practice document to assist developers and builders on what considerations should be taken into account in determining drainage requirements and what information will be needed to accompany planning applications.

Policy CS5

Development will only be permitted where the following criteria are met:

- (a) adequate means of surface water drainage, including all appropriate alleviation and mitigation works, have been investigated, designed, and will be constructed by the developer prior to the commencement of development;**
- (b) sustainable drainage systems are utilised, where appropriate;**
- (c) adequate proposals for the long-term management of such works are included in any scheme submitted; and**
- (d) flood risk will not be exacerbated elsewhere.**

Waste Disposal

13.60 The Environment Agency is responsible for waste regulation, and the County Council is responsible for waste planning and the disposal of municipal waste. The County Council's strategy for the management and disposal of waste generated in the Plan area is contained in the Structure Plan and the second deposit draft of the Waste Local Plan. The latter sets out in more detail how waste should be dealt with in the County, identifying sites for waste developments

and providing a policy framework for the consideration of planning applications. The Waste Local Plan, when adopted, will form part of the Development Plan for the District.

13.61 The County Council's waste policies are based upon a hierarchical approach in which the order of preference will normally be the reduction or minimisation of waste, re-use of products and materials, recovery of resources through recycling, composting and energy recovery, with disposal to landfill as a last resort. The emphasis on the re-use and recovery of waste requires the further provision of material recovery/waste transfer facilities, and within Wealden, the emerging Waste Local Plan identifies the Bellbrook Industrial Estate, Uckfield to serve the north of the District and Tutts Barn Farm, Eastbourne to serve the Eastbourne and Polegate area. In addition, a new household waste site to serve Crowborough opened in 2004 and a new site is being sought to serve Uckfield.

13.62 The District Council shares the County Council's commitment to the reduction, recycling and reprocessing of waste, not only to assist the conservation and sustainable use of natural resources, but also to reduce the demand for landfill and energy from waste incineration sites. Some new incineration facilities, in the form of energy from waste plants will however be required, although the Waste Local Plan has not identified any such sites within Wealden. In accordance with the emerging Waste Local Plan, all development proposals employing or attracting a large number of people will be expected to make provision for the following as an integral part of the development:

- facilities for the public to recycle/compost waste; and/or
- facilities within individual or groups of properties or premises for the source separation and storage of waste for collection or on site re-use or composting.

13.63 The types of development which can benefit from the provision of such facilities include supermarkets, major business developments, community facilities (including schools) and public car parks. Applicants should therefore ensure that sufficient space is provided for the separation and storage of recyclable waste, such as paper, glass and cans, and to compost other waste. Such areas should be conveniently located, be accessible by vehicles and normally be screened. The management and maintenance of public recycling facilities will be the responsibility of the District Council.

Policy CS6

Within new commercial and community development, where appropriate, an area for recycling facilities should be provided which should be conveniently located, accessible by vehicles and should normally be screened.

13.64 Encouragement of domestic waste recycling is a vital component of reducing the waste stream to landfill. The District Council is responsible for collecting household waste within Wealden and is also responsible for the majority of domestic waste recycling. In response to the Environmental Protection Act 1990, the Council's Recycling Plan seeks to achieve levels of domestic waste recycling that will at minimum achieve Government targets.

13.65 Within new housing developments over 40 dwellings, a purpose-built enclosure should normally be provided to accommodate recycling facilities for use by the residents. Screen walls and a roof should be provided to minimise its environmental impact, both in terms of appearance and noise. The facility should be suitably located to avoid excessive disturbance to residents but should be adjacent to an access road for convenient emptying of the containers; for safety reasons, it should not be near to a children's play area. The management and maintenance of neighbourhood recycling centres will be the responsibility of the District Council.

Policy CS7

Within new housing developments over 40 dwellings, a purpose-built enclosure should be provided within which recycling facilities, appropriate for the waste generated by the increase in households, can be located if adequate facilities do not exist in the vicinity. This should be located where it can be used safely and conveniently, without causing undue harm to residential amenities.