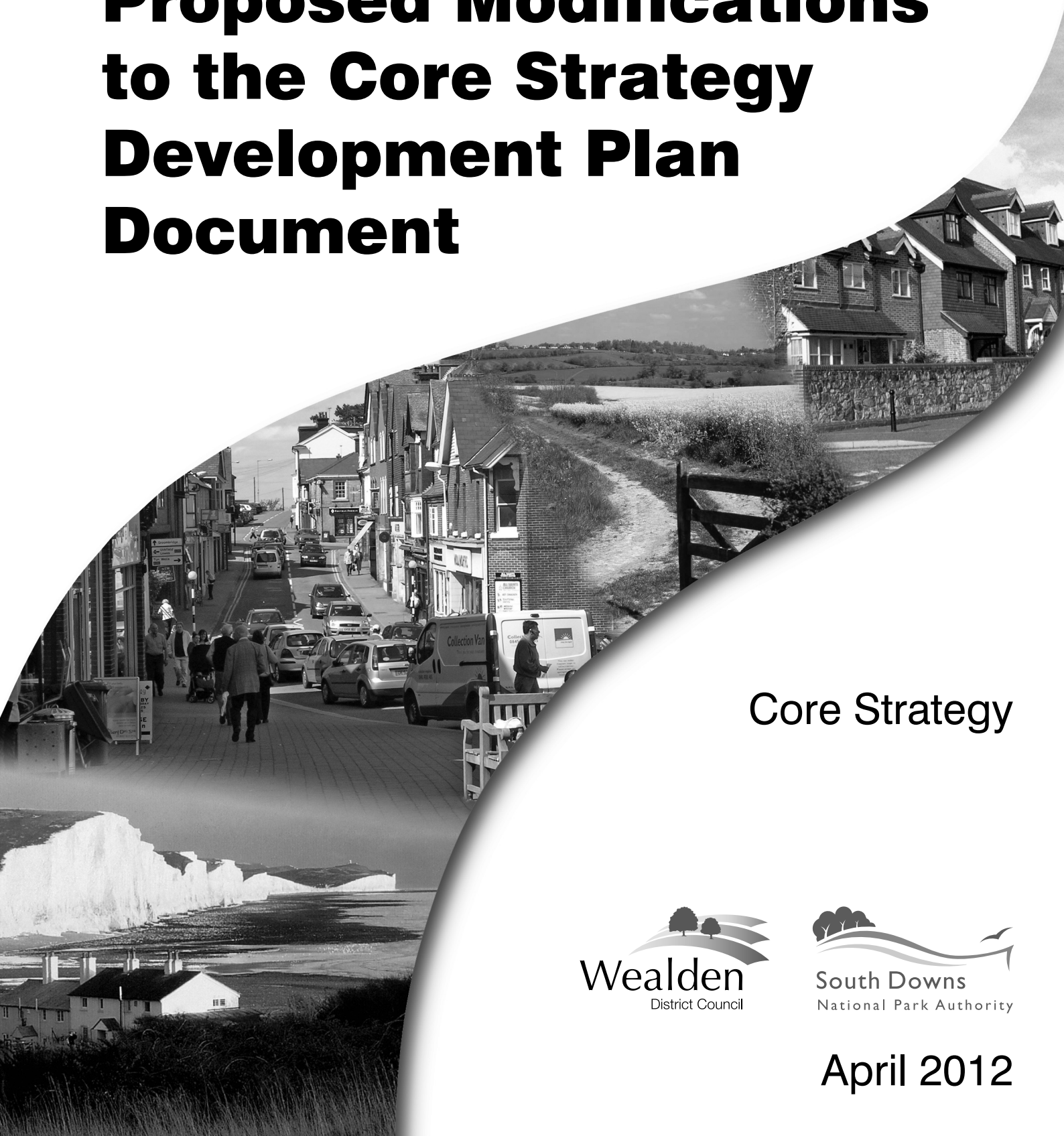
Wealden District (Incorporating Part of the South Downs National Park)

Local Development Framework

Proposed Modifications to the Core Strategy Development Plan Document



Core Strategy

Wealden District Council

South Downs National Park Authority

April 2012

How to Contact Us

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You may also visit the Hailsham Customer Help Point, Prospects House, 7-9 George Street, Hailsham, BN27 1AD between the hours of 8.30am to 5.00pm Monday, Tuesday, Thursday, Friday and 9.00am to 5.00pm Wednesday, to view Local Development Framework documents.

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



Contents

	Page Number
1.0 Introduction	2
• What are modifications and how is the schedule set out	2
• Representations on the proposed modifications	4
2.0 Wealden District Council and the South Downs National Park Authority Proposed Modifications	5
3.0 The Planning Inspector's Proposed Main Modifications	19

1.0 Introduction

1.1 Wealden District Council and the South Downs National Park Authority submitted the Core Strategy Development Plan Document (DPD) to the Secretary of State on the 5th August 2011 for independent examination together with all of those representations received prior to submission.

1.2 The Core Strategy sets out the key elements of the planning framework for Wealden District, including the area within Wealden that lies within the South Downs National Park. The document comprises a long-term spatial vision and strategic objectives, a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving its delivery. The Core Strategy identifies the amount of growth and the broad locations for delivering housing and other major development needs such as employment, retail and infrastructure.

1.3 The Core Strategy is currently subject to examination into the soundness of the document and has recently been subject of a Hearing, conducted by the independent Inspector appointed to conduct the examination, Mr Michael Moore BA(Hons) MRTPI CMILT MCIHT. As part of the Examination into the soundness of the Plan, an Exploratory Meeting was held on 12th October 2011. Subsequently, the public Hearing sessions relating to the submitted Core Strategy ran from 17th January to 2nd February 2012. As a result of evidence provided during the Exploratory Meeting and Hearing, Wealden District Council and the South Downs National Park Authority proposed a number of modifications to the Core Strategy. Following the Hearing the Inspector Mr Michael Moore has proposed further main modifications to the submitted document that may affect the soundness of the submitted plan.

1.4 The Planning Inspector has now considered all of the representations received in writing together with those provided as part of the Exploratory Meeting and Hearing and now has progressed the Examination to dealing with those matters which have arisen as part of the proposed modifications.

What are the proposed modifications and how is the schedule is set out

1.5 There are two categories of modifications major and minor. Minor modifications do not have an impact upon the soundness of the plan. These modifications are not required by the Planning Inspector and are at the discretion of the Council and the National Park Authority. "Main" modifications are those required in order to make the plan sound, and without these modifications the plan may be found unsound at the end of the examination. During the hearing the Council and the National Park jointly proposed a number of modifications some of which are minor and some of which affect

the soundness of the Plan. These proposed modifications are provided in the second section of this document and each are prefixed with the relevant reference WS.

1.7 The proposed modifications suggested by the Council and the National Park Authority include:

- Changing the title of the Local Development Scheme to reflect current and future circumstances.
- All entries regarding phasing are confirmed to be indicative only, and the delivery of housing land will be dependent on infrastructure provision.
- Policy WCS4 concerning Strategic Development Areas amended to include information in area strategies, WCS2 and WCS3 concerning the distribution of housing growth.
- Clarification on the role of partnership working to support infrastructure provision and the identification of the role of future Development Plan Documents in the identification and protection of infrastructure.
- Providing flexibility in meeting stated affordable housing targets in recognition of viability constraints.
- Amending Gypsy and Traveller and Travelling Showpeople provision criteria to comply with national guidance regarding landscape and biodiversity protection and to clarify the position regarding impact upon residential amenity.
- Clarification in policy terms of the role of the 400 metre exclusion zone for net increases of one or more dwellings and further mitigation requirements within 7 kilometres of the Ashdown Forest Special Protection Area, in relation to subsequent Development Plan Documents.
- Changing open space requirements to reflect government policy to ensure that provision is not required in circumstances where there is not a need.
- Clarify the position regarding renewable energy targets in relation to national legislation.
- Additional text to provide for policies within subsequent Development Plan Documents to support appropriate brownfield development.

1.6 By way of his letter to the Authorities dated 5th March 2012 the Planning Inspector, Mr Michael Moore, has proposed further modifications after consideration of the representations received. The full text of the letter accompanying his proposed modifications can be viewed on the Wealden District Council website www.wealden.gov.uk and explains the reasons for the modifications as proposed by the Planning Inspector. The proposed main modifications relate to the following matters:

- Clarify that the CS does not provide a demographic-based case for departing from housing provision in the South East Plan.

- Bring forward the end date of the plan to 2027 (with adjustments to the housing trajectory).
- Introduce a clear commitment to an early review of the Core Strategy when there is more clarity over a preferred solution to the Hailsham Waste Water Treatment Works issue, which will include a re-appraisal of housing requirements.
- Add reference to a strategy for the identification of Suitable Alternative Natural Green Spaces etc.
- Add reference to further research into nitrogen deposition in Ashdown Forest in review of the Core Strategy.
- Deletion of SD11 in Heathfield but the Council to undertake a review of the development needs of the town and the opportunities within it in the context of national policy in PPS7 as part of a subsequent Development Plan Document. Any housing sites identified as a result of this would be in addition to the total provision made in the Core Strategy.
- Deletion of the contingency site at Crowborough.

1.7 The modifications proposed by the Planning Inspector are provided at Section 3 of this report and are prefixed with the reference MM.

1.8 The Proposed Modifications have been subject to Sustainability Appraisal and Habitat Regulations Assessment. These assessments are contained within the document that accompanies this consultation document, Sustainability Appraisal/ Habitats Regulations Assessment of the Proposed Modifications to the Core Strategy Development Plan Document.

Representations on the proposed modifications

1.9 Representations are now invited upon the soundness of the Proposed Modifications to the Core Strategy Development Plan Document. **To assist the Inspector any further comments should be confined to the proposed modifications only and should not relate to matters already covered as part of the examination of the Core Strategy.** It is open to any individual to request that they wish to have their views heard in front of the Inspector. In this case and only if the Inspector considers that new matters are raised then he may decide to re-open the Hearing.

1.10 Representations are invited for a period of six weeks beginning on Wednesday 11th April 2012. To assist the Inspector in his consideration of any submitted comments representations should be made on the prescribed representations form and returned to **Head of Planning and Environmental Policy, Wealden District Council, Freepost SEA 10959, Crowborough, East Sussex, TN6 1BR or by e-mail to ldf@wealden.gov.uk** by no later than **5pm on Wednesday 23rd May 2012**. Only those comments that are properly made in writing/email and that are received at the address (or email address) provided within the time period specified can be considered. Whilst

comments should be confined solely to the proposed modifications it is important that they are read in conjunction with the Submitted Core Strategy document itself.

1.11 Prior to making any comments it is strongly advised that you read the Guidance Notes on making representations. Hard copies of the Guidance Notes can be obtained from the Council's Crowborough Offices and are available free to download from the Wealden District Council Website www.wealden.gov.uk.

2.0 Wealden District Council and the South Downs National Park Authority Proposed Modifications

2.1 The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and <u>underlining</u> for additions of text, or by specifying the change in words in *italics*. The page numbers and paragraph numbering below refer to the submission DPD, and do not take account of the deletion or addition of text. Each separate modification is referred to as WS1, WS2 etc and it is this number that you should refer to in making any comment as this will greatly assist the Inspector in his consideration of all comments received.

Ref	Page	Policy/ Paragraph	Suggested Modification
WS1	1	1.3	Further details of saved Wealden Local Plan policies and the timetable for the production of the Local Development Framework are set out in the <u>"</u>Local Development Scheme ~~2009-2013"~~
WS2	22	SPO3	To help address the need for homes, to ensure the economic prosperity of the District and to support its residents and the changing requirements of residents in terms of size, type, tenure and location of homes, whilst protecting our valued environment we will provide for at least 9600 homes within Wealden from 2006 to 2030. The ~~phased~~ delivery of on average 400 dwellings per annum across the 24 year period of the strategy provides a realistic timeframe for the market to deliver the housing~~, and is a rate that allows our communities to adjust to the growth and create mixed and balanced communities. This timescale~~ <u>and</u> also better provides for the timely delivery of necessary infrastructure....
WS3	27	5.8	The brownfield component of the spatial strategy

Ref	Page	Policy/ Paragraph	Suggested Modification
			is therefore likely to be well below the national annual target of 60% identified in Planning Policy Statement 3. ~~However, t~~This is an average target and in a rural area such as Wealden, where there is a limited supply of brownfield opportunities, it is inevitable that there will have to be a substantial use of greenfield land to meet existing and future housing needs. However, in order to maximise the use of previously developed land we will provide policies to support appropriate brownfield development as part of the Site Allocation DPDs.
WS4	29	WCS4	The following strategic development areas are the locations that are considered critical to the delivery of the overall strategy and provide for the new housing, employment and community facilities as follows: SD1: Land at West Uckfield - provision of around 1,000 dwellings, 12,650 square metres net employment floorspace and education provision SD2: Land at East Hailsham - provision of around 600 dwellings SD3: Land at North Hailsham - provision of around 700 dwellings, 8650 square metres net employment floorspace, 300 square metres retail floor space and education provision SD4: Land at South Polegate - provision of around 700 dwellings, 8,600 square metres net employment floorspace, leisure, recreation and community facilities SD5: Land at Dittons Road, Polegate - provision of around 8,290 square metres net employment floorspace SD6: Land at East and South East of Stone Cross - provision of around 220 dwellings with flexibility between SD6 and SD7 SD7: Land at North Stone Cross - provision of around 430 dwellings with flexibility between SD6 and SD7 SD8: Land at Pine Grove, Crowborough and SD9:Land at Jarvis Brook, Crowborough - provision of around 140 dwellings

Ref	Page	Policy/ Paragraph	Suggested Modification
			SD10: Land at South East Crowborough - provision of around 160 dwellings SD11: Land at North West Heathfield - provision of around 160 dwellings SD12: Land adjacent to Tunbridge Wells, in the Parish of Frant - provision of around 120 dwellings The Strategic Development Areas are provided in the Key Diagram and allocation of sites and specific policies, including phasing where necessary, will be provided in the Strategic Sites Development Plan Document.
WS5	30	5.16	*Last sentence* ~~The following phasing will apply.~~ Figure 5 provides an indication of delivery of Strategic Development Areas, which provides a basis of the housing trajectory. The delivery of housing will be subject to the delivery of infrastructure in accordance with WCS7, as part of the Site Allocation DPDs, and the provisions of WCS5 in terms of managing the delivery of housing along with the timely provision of infrastructure.
WS6	31	Figure 5	*Figure 5 to be amended* Please see Figure 5 attached to this schedule.
WS7	31	Figure 5	*Title* Figure 5 ~~Phasing of Development~~ Indicative Delivery of Housing Development
WS8	31	Figure 5	*Add to bottom of table* Development will be subject to the provisions of WCS5 and WCS7 in terms of infrastructure provision. The following matters are of relevance to the delivery of housing: Development in the catchment areas of Hailsham North and Hailsham South Waste Water Treatment Works will be subject to the consented capacity constraints of the respective treatment works until such time as an appropriate alternative discharge location and all attendant infrastructure is delivered. Development in the Hailsham, Hellingly, Stone Cross, Polegate and Willingdon area will be

Ref	Page	Policy/ Paragraph	Suggested Modification
			subject to the delivery of transport mitigation measures required to resolve capacity and safety constraints at the appropriate time. Development within 7 kilometres of the Ashdown Forest will be required to provide for mitigation measures, including the provision of Suitable Alternative Natural Green Space prior to the occupation of development. Development at the Tunbridge Wells urban extension (within Frant Parish) will be subject to there being enough capacity within the relevant Waste Water Treatment Works in combination with development arising from the Tunbridge Wells Local Development Framework.
WS9	32	5.16	*Paragraph to be added after paragraph 5.16 and subsequent paragraph numbers changed as appropriate.* 5.17 The indicative delivery of housing shown in Figure 5 is based upon the following: • Development at land west of Uckfield (SD1) will require significant preparation work for infrastructure delivery and in order to allow the market to deliver on the large single site housing will be built out over the long term. • Development at ~~will commence early in the Plan period at strategic allocations at~~ Stone Cross~~, but will be phased to provide a steady supply of housing, to ensure integration in this relatively small community and allow for~~ will be subject to the provision of necessary transport infrastructure enhancements in south Wealden. • Development of SD2 to the east of Hailsham ~~will be phased to commence from 2017. This~~ will ~~enable~~ require prior studies to be carried out concerning potential odour control issues at the wastewater treatment works at east Hailsham in order to protect the amenities of the occupants of new dwellings. Any necessary mitigation measures will need to be in place prior to occupation. Development at east Hailsham (SD2) and north Hailsham

Ref	Page	Policy/ Paragraph	Suggested Modification
			(SD3) will be subject to the resolution of ~~and also ensure that highway infrastructure issues can be resolved. Development of land at north Hailsham (SD3) will be phased to commence from 2021 to enable~~ highway infrastructure capacity and safety issues~~.~~ ~~to be resolved.~~ • Development at south Polegate and east Willingdon (SD4) will be ~~phased to commence from 2019 to enable integration of development in relation to~~ contingent upon transport infrastructure requirements and interventions in south Wealden. • ~~Development at Heathfield (SD11) will be phased for early in the plan period, and this will enable much needed social housing to be provided.~~ • Development on land within Frant Parish adjacent to the boundary with Tunbridge Wells (SD12) will ~~be phased to commence from 2026. This will enable~~ require resolution of infrastructure capacity issues, in particular waste water treatment capacity at Tunbridge Wells, prior to development taking place. • Development of south east Crowborough (SD10) will ~~be phased to commence from 2024. This will enable~~ require highway issues to be addressed at Western Road. In the event of these issues not being resolved then a contingency site to the north of the town west of the A26 will be brought forward. • New housing growth is being proposed at 13 villages throughout the District and amounts to 455 dwellings. For the purposes of the housing trajectory it is assumed that these developments will take place at an even rate throughout the Plan period. In reality development is unlikely to be at an even rate and some developments may come forward earlier in the plan period. • ~~In order to deliver affordable housing, a key infrastructure requirement within Wealden, the Council will consider bringing forward sites identified in the Core Strategy that meet~~

Ref	Page	Policy/ Paragraph	Suggested Modification
			~~the affordable housing criteria in advance of sites phased earlier in the plan period, where developers indicate they are not able to achieve stated requirements.~~
WS10	33	WCS5	The release of land for housing will be managed so that it will deliver the level and broad distribution of development set out in Policy WCS2 ~~and the rate set out in the housing trajectory.~~ The release of land will be dependant on the timely provision of infrastructure necessary to deliver housing, including affordable housing. The adequacy of housing land supply will be assessed regularly through reviews of the Strategic Housing Land Availability Assessment, the Infrastructure Delivery Plan and through regular housing land availability monitoring. ~~Depending on the results of monitoring, it may be necessary to adjust the pace of housing delivery by encouraging, or holding back, new development.~~ Monitoring will allow effective cohesion between housing delivery and the provision of infrastructure.
WS11	36	6.11	*First sentence* The strategy provides the context for the development of future policies in the Site Allocation DPDs and seeks....
WS12	37	6.11	*Sub section 3, 2nd bullet point, add second sentence* Policy WCS4 provides the detail concerning the delivery of development in the urban extension SD1.
WS13	38	Figure 6	Urban extension west of Uckfield (SD1) (residential, employment and potential education provision) ~~commencement around 2016~~
WS14	40	6.19	*First sentence* The strategy provides the context for the development of future policies in the Site Allocation DPDs and seeks....
WS15	40	6.19	*Sub section 3, 1st paragraph, add to end of 1st sentence* around 1300 dwellings, in accordance with

Ref	Page	Policy/ Paragraph	Suggested Modification
			WCS4.
WS16	42	Figure 7	Urban extension north Hailsham (SD3) (residential/ employment & primary school provision) ~~commencement around 2024~~
WS17	42	Figure 7	Urban extension east of Hailsham (SD2) (residential provision) ~~commencement around 2017~~
WS18	44	6.31	*First sentence* The strategy provides the context for the development of future policies in the Site Allocation DPDs and seeks....
WS19	45	6.31	*Sub section 3, 1st paragraph, add to end of 1st sentence* Polegate and Willingdon area, in accordance with WCS4.
WS20	46	Figure 8	~~SD6 & SD7 phased from around 2015 to 2027~~
WS21	47	6.38	*First sentence* The strategy provides the context for the development of future policies in the Site Allocation DPDs and seeks....
WS22	48	6.38	*Sub section 4, 1st paragraph, add to end of 1st sentence* 300 homes, in SD8, SD9 and SD10 in accordance with WCS4.
WS23	49	Figure 9	Crowborough Town Centre with Pine Grove redevelopment (SD8) ~~commencement around 2015~~
WS24	49	Figure 9	Infill at Jarvis Brook (SD9) (residential provision) ~~commencement around 2015~~
WS25	49	Figure 9	Urban extension south east (SD10) (residential provision) ~~commencement around 2024~~
WS26	50	6.42	*First sentence* The strategy provides the context for the development of future policies in the Site Allocation DPDs and seeks....
WS27	50	6.42	*Sub section 3, 1st paragraph, add to end of 1st sentence*

Ref	Page	Policy/ Paragraph	Suggested Modification
			Heathfield (SD11), in accordance with WCS4.
WS28	57	7.4	Where infrastructure deficiencies exist the Council will seek a consistent and coordinated approach to meeting these needs through partnership working. Throughout this process it will be important to be able to demonstrate that development makes the most effective use of existing infrastructure, and that there are reliable mechanisms in place to ensure that any new infrastructure is provided, maintained and will continue to serve its purpose in the future. We will work in partnership with all infrastructure providers in order to support their work in determining the most appropriate approach to deal with infrastructure deficiencies and the necessary delivery mechanisms. This includes the infrastructure issues of water supply, sewerage infrastructure, transport, education provision, health care and other community facilities. Developers who are required to provide or contribute to infrastructure will need to engage with the Council and with the range of delivery agencies, to ensure compliance with the approach in this strategy.
WS29	57	7.6	We will seek through policies contained within the Delivery and Site Allocations DPD to identify and protect appropriate infrastructure and essential community services/facilities located within the District which are required to ensure the delivery of the spatial strategy in Wealden and help meet the requirements of the region where appropriate e.g in the provision of water supply. We will also provide support through policies contained within the Delivery and Site Allocations DPD for appropriate new infrastructure required to meet the needs of the District and that of the region.
WS30	59	7.13	The Council has identified that the provision of affordable housing is a high priority policy objective. However, we recognise that site and market conditions can vary both between sites and in certain circumstances, particularly where abnormal costs or other circumstances apply, it is possible that there may be viability issues on

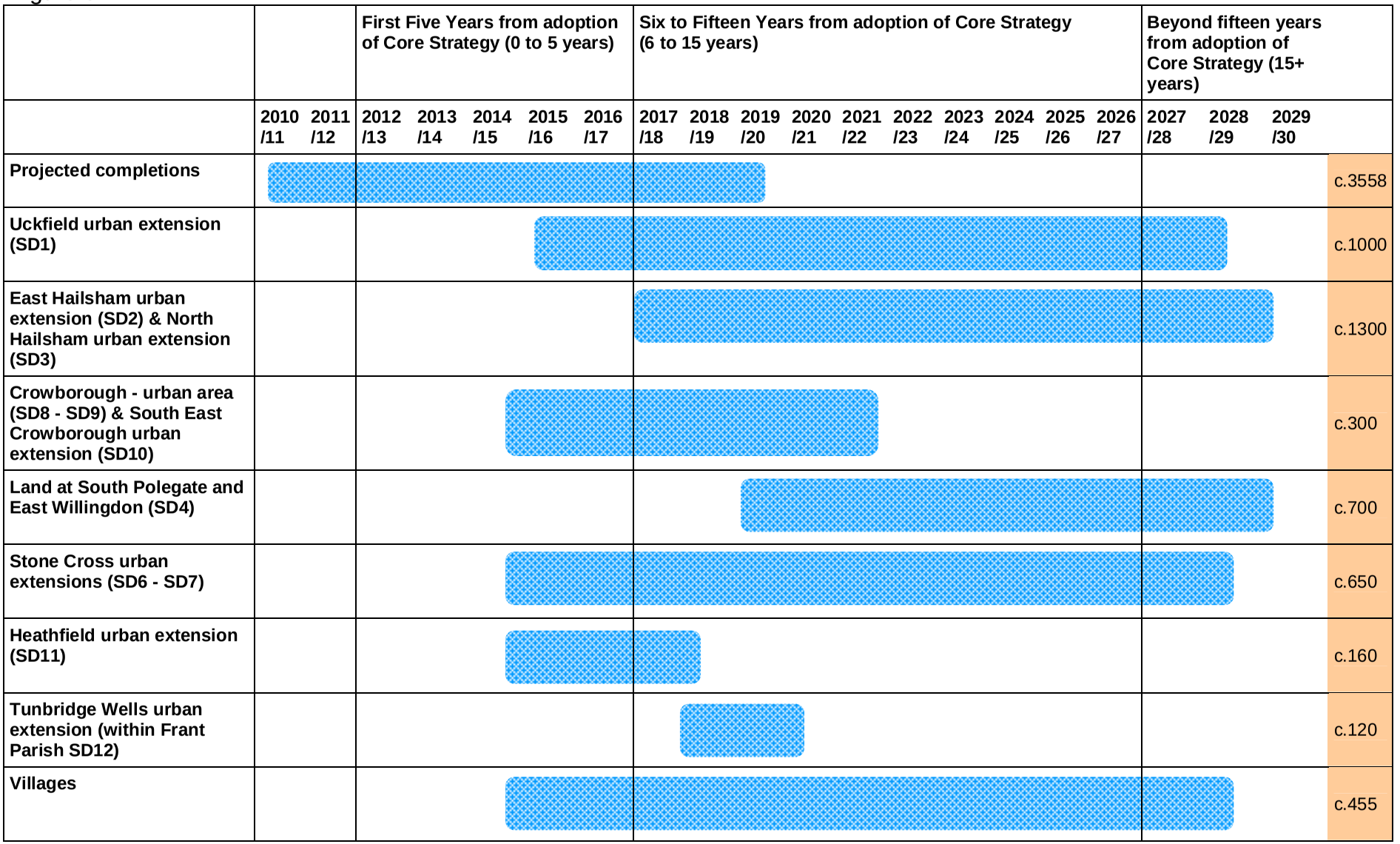
Ref	Page	Policy/ Paragraph	Suggested Modification
			specific sites. ~~Where we have a proven five year housing land supply of deliverable sites, and applications come forward for sites that are allocated in the overall land supply, but which are not yet in the up-to-date five year supply, we would consider whether granting permission would undermine achievement of policy objectives. This includes the provision of affordable housing at the requirements stated in policy WCS 8 or any site specific policy contained within the following Site Allocation DPDs. In doing so the Council will consider bringing forward sites identified in the Core Strategy that meet the affordable housing criteria in advance of sites phased earlier in the plan period and therefore defer in our phasing programme sites where developers indicate they are not able to achieve stated requirements. When considering windfalls more local policy objectives for example regeneration would have to be considered and balanced at this stage of decision making.~~
WS31	60	7.14	*Delete paragraph number and add to paragraph 7.13. Renumber subsequent paragraphs as appropriate* ~~However, in circumstances where deliverable sites are required to maintain our five year housing land supply and~~ Where it can be proven that affordable housing cannot be achieved, due to economic viability, we are ~~would~~ required to be flexib~~il~~e~~ity~~ in terms of meeting stated targets. In such exceptional circumstances, it will be the responsibility of the developer to provide substantial and verifiable evidence to demonstrate that the requirements of Policy WCS8 cannot be met. This will need to be tested by means of a rigorous site specific economic viability assessment based on an "open book" approach and used to determine a revised appropriate level of provision.
WS32	60	WCS8	*Add below third paragraph of policy to create new 4th paragraph* Where it can be proven that affordable housing

Ref	Page	Policy/ Paragraph	Suggested Modification
			cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets. In such exceptional circumstances, it will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met and the closest alternative target that can be achieved taking into account viability and need.
WS33	62	WCS11	*Amend text at bullet point 4* Not compromise the essential features of nationally designated areas of landscape, historical or nature conservation protections, including the South Downs National Park and High Weald Area of Outstanding Natural Beauty. Ashdown Forest Special Area of Conservation and Special Protection area, and the Pevensey Levels Ramsar site should be avoided as potential locations;
WS34	62	WCS11	*Amend text at bullet point 3* Be able to achieve a reasonable level of visual and acoustic privacy for both people living on the site and for those living nearby-. The site will provide an acceptable level of amenity for the proposed residents and will not have an unacceptable level of impact on ~~and not lead to a reduction in~~ the residential amenity of the neighbouring dwellings;
WS35	64	WCS12	*Add as paragraph 3* In order to avoid the adverse effect on the integrity of the Ashdown Forest Special Protection Area and Special Area of Conservation it is the Council's intention to reduce the recreational impact of visitors resulting from new housing development within 7 kilometres of Ashdown Forest by creating an exclusion zone of 400 metres for net increases in dwellings in the Delivery and Site Allocations Development Plan Document and requiring provision of Suitable Alternative Natural Green Space and contributions to on-site visitor management measures as part of policies required as a result of development at SDA 1, SDA8, SDA9 and SDA10 in the Strategic Sites

Ref	Page	Policy/ Paragraph	Suggested Modification
			Development Plan Document. Mitigation measures within 7 kilometres of Ashdown Forest for windfall development, including provision of Suitable Alternative Natural Green Space and on-site visitor management measures will be contained within the Delivery and Sites Allocation Development Plan Document and will be associated with the implementation of the integrated green network strategy.
WS36	65	WCS13	*Paragraph 3* All new residential development will be required to contribute to the green infrastructure network and where appropriate to make provision for new or enhancement of existing open space.
WS37	68	7.29	*Fourth sentence* Therefore it will not be necessary to duplicate a similar provision~~, albeit more rapidly implemented,~~ in the Core Strategy.
WS38	68	7.30	*Add to end of paragraph* We will work with both Southern Water and South East Water to assist in meeting the objectives of the respective water resources management plans, including supporting the delivery of appropriate water supply and sewerage infrastructure.
WS39		Key Diagram	*Tunbridge Wells (edge of Frant) Insert Map* Urban extension to Tunbridge Wells (Parish of Frant) (residential provision) ~~commencement around 2026~~
WS40		Key Diagram	*Crowborough Insert Map* Crowborough Town Centre with Pine Grove redevelopment (SD8) ~~commencement around 2015~~ Infill at Jarvis Brook (SD9) (residential provision) ~~commencement around 2015~~ Urban extension south east (SD10) (residential provision) ~~commencement around 2024~~
WS41		Key Diagram	*Uckfield Insert Map* Urban extension west of Uckfield (SD1) (residential, employment and potential education

Ref	Page	Policy/ Paragraph	Suggested Modification
			provision) ~~commencement around 2016~~
WS42		Key Diagram	*Heathfield Insert Map* Urban extension to north west of Heathfield (SD11) (residential provision) ~~commencement around 2022~~
WS43		Key Diagram	*Hailsham Insert Map* Urban extension north Hailsham (SD3) (residential/ employment & primary school provision) ~~commencement around 2024~~ Urban extension east of Hailsham (SD2) (residential provision) ~~commencement around 2017~~
WS44		Key Diagram	*Polegate, Willingdon and Stone Cross Insert Map* ~~SD6 & SD7 phased from around 2015 to 2027~~

Figure 5


First Five Years from adoption of Core Strategy (0 to 5 years)
Six to Fifteen Years from adoption of Core Strategy (6 to 15 years)
Beyond fifteen years from adoption of Core Strategy (15+ years)
2010 /11
2011 /12
2012 /13
2013 /14
2014 /15
2015 /16
2016 /17
2017 /18
2018 /19
2019 /20
2020 /21
2021 /22
2022 /23
2023 /24
2024 /25
2025 /26
2026 /27
2027 /28
2028 /29
2029 /30
Projected completions
c.3558
Uckfield urban extension (SD1)
c.1000
East Hailsham urban extension (SD2) & North Hailsham urban extension (SD3)
c.1300
Crowborough - urban area (SD8 - SD9) & South East Crowborough urban extension (SD10)
c.300
Land at South Polegate and East Willingdon (SD4)
c.700
Stone Cross urban extensions (SD6 - SD7)
c.650
Heathfield urban extension (SD11)
c.160
Tunbridge Wells urban extension (within Frant Parish SD12)
c.120
Villages
c.455

3.0 The Planning Inspector's Main Modifications

3.1 The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and <u>underlining</u> for additions of text, or by specifying the modification in words in *italics*. The page numbers and paragraph numbering below refer to the submission DPD, and do not take account of the deletion or addition of text.

3.2 Each separate " main " modification proposed by the Inspector is referred to as MM1, MM2 etc and again it is this number that you should refer to in making any comment as this will greatly assist the Inspector in his consideration of all comments received . .

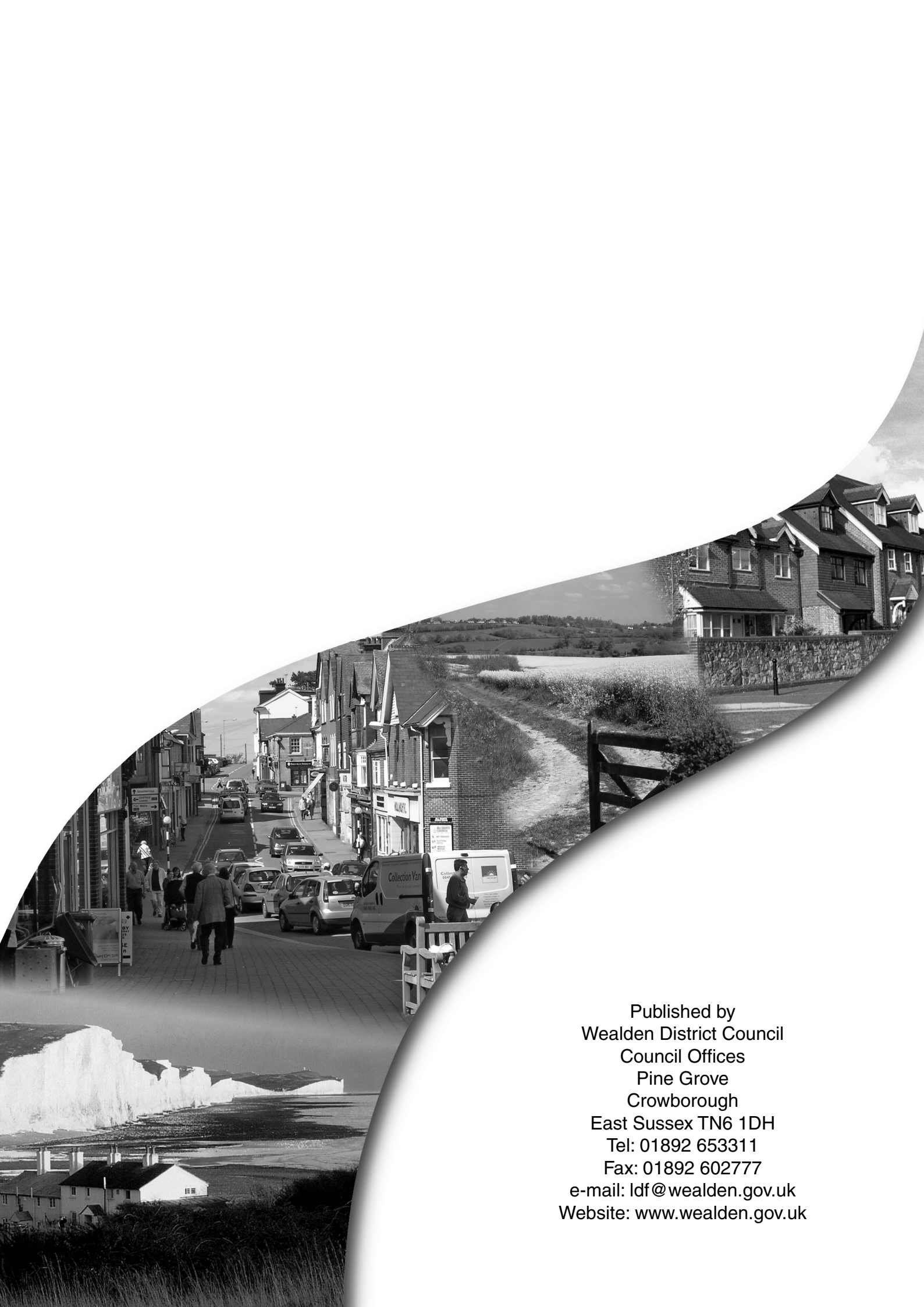
3.3 These MM referenced modifications should be read in conjunction with the modifications proposed by the Council and National Park Authority in their Schedule of Suggested Modifications dated 10 February 2012.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	iii	Summary	*2nd para - last sentence* "…runs until ~~2030~~ <u>2027</u> and aims to deliver some ~~400~~ <u>450</u> homes per annum…"
MM2	iii	Summary	*4th para – delete* "…and Heathfield (160 dwellings)…"
MM3	1	1.1	*First sentence – delete* "~~2030~~" and insert "<u>2027</u>"
MM4	13	3.10	*Insert new sentence after* "…Wealden." *and before* "To meet…": "<u>However, it has not been demonstrated that there is a demographic basis to support lower housing provision than that in the South East Plan (11000 dwellings or 550 dwellings per annum between 2006 and 2026)</u>."
MM5	13	3.11	*Last sentence – delete* "~~4230~~" *and insert* "<u>4070</u>" *- delete* "~~Heathfield,~~" *- delete* "~~9600 dwellings between 2006 and 2030~~" *and insert* "<u>9440 dwellings between 2006 and 2027</u>"
MM6	14	3.13	*Last sentence* "…and can accommodate an additional 300 ~~and 160~~ dwellings at Crowborough ~~and Heathfield respectively~~."
MM7	21	4.1	*Amend box following paragraph as follows:* "Our vision is that: By ~~2030~~ <u>2027</u> Wealden…"
MM8	22	SPO3	*1st and 2nd sentences* "…we will provide for at least ~~9600~~ <u>9440</u> homes within Wealden from 2006 to ~~2030~~ <u>2027</u>. The ~~phased~~ delivery of on average ~~400~~ <u>450</u> dwellings per annum…"

Ref	Page	Policy/ Paragraph	Main Modification
MM9	25	5.1	*Second sentence – delete* "~~2030~~" *and insert* "2027"
MM10	25	5.3	*Amend as follows:* "…land for at least ~~4685~~ 4525 additional dwellings over the period April 2010 – March ~~2030~~ 2027."
MM11	25	WCS1	*Title:* "Provision of Homes and Jobs 2006-~~2030~~ 2027
MM12	25	WCS1	*1st para* "…the provision of some ~~4685~~ 4525 net additional dwellings in Wealden District to provide for ~~9600~~ 9440 dwellings over the period 2006-~~2030~~ 2027."
MM13	25	WCS1	*2nd para* "…over the period 2006-~~2030~~ 2027."
MM14	25	WCS1	*Add 3rd para* "The 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 identified, whichever is the earlier, in order to ensure that there is an adequate supply of development land in the longer term. The review shall include an assessment of current and future levels of need and demand for housing to provide an appropriate basis for longer term housing provision. "
MM15	26	WCS2	*Title:* "Distribution of Housing Growth 2006-~~2030~~ 2027."
MM16	26	WCS2	*Table, heading to final column* "Total dwellings (2006-~~2030~~ 2027)
MM17	26	WCS2	*Table, Heathfield and Waldron row- under* 'New allocations (dwellings)' *delete* "~~160~~" *and insert* "To be determined in a subsequent DPD"
MM18	26	WCS2	*Table, Total Wealden row – under* 'New allocations (dwellings)' *delete* "~~4685~~" *and insert* "4525"; *under* 'Total dwellings' *delete* "~~9574~~" *and insert* "9414"
MM19	27	5.7	*Final sentence* "…the period from 2010-~~2030~~ 2027…"
MM20	29	WCS4	*Delete* "SD11: Land at North West Heathfield" *[in the case of the Council's suggested modification which would add further text to SD11 this would also be deleted]*
MM21	29	5.13	*Delete first 3 sentences from* "Over the last 21 years…" to "…timely provision of infrastructure." 4th sentence "…future housing delivery until ~~2030~~ 2027."

Ref	Page	Policy/ Paragraph	Main Modification
MM22	29	5.14	*Amend to read:* "…the plan period to ~~2030~~ 2027 to ensure that sufficient housing is provided to meet the housing provision target of ~~9600~~ 9440 dwellings to ~~2030~~ 2027."
MM23	30	Figure 4	*Amend to reflect change to plan period and deletion of SD11*
MM24	31	Figure 5	*Amend to reflect change to plan period and deletion of SD11*
MM25	32	5.16	*Amend 5th bullet point:* "~~Development a~~At Heathfield ~~(SD11) will be phased for early in the plan period and this will enable much need social housing to be provided~~ consideration will be given in a subsequent DPD to the identification of housing sites having regard to national policy on AONBs and any opportunities for redevelopment within the town. Any housing land identified will be in addition to the overall District provision of 9440 dwellings." *[The Council's proposed modification would delete this bullet point but the above wording would replace it]*
MM26	47	6.36	*Delete last sentence:* "~~A reserve location….would be required.~~"
MM27	48	6.38	*Sub paragraph 4, delete last bullet point:* "~~Potentially, if required, provision of dwellings…broad locations listed above);~~"
MM28	49	Figure 9	*Delete notation and reference to contingency urban extension north of A26*
MM29	50	6.41	*Delete paragraph and renumber subsequent paragraphs*
MM30	50	6.42	*Sub paragraph 3 "*meeting the housing and community needs of Heathfield by seeking to identify appropriate ~~allocating deliverable housing sites for around 160 homes on land adjacent to the urban area to the north west of Heathfield (SD11). S~~sites for housing development ~~within this broad location will be identified and phased~~ through the Site Allocations DPDs."
MM31	51	Figure 10	*Delete notation and references to SD11*
MM32	55	WCS6	*Final para:* "…housing development to be allocated up until ~~2030~~ 2027."
MM33	64	WCS12	*Add as paragraph 3:* In order to avoid the adverse effect on the integrity of the Ashdown Forest Special

Ref	Page	Policy/ Paragraph	Main Modification
			Protection Area and Special Area of Conservation it is the Council's intention to reduce the recreational impact of visitors resulting from new housing development within 7 kilometres of Ashdown Forest by creating an exclusion zone of 400 metres for net increases in dwellings in the Delivery and Site Allocations Development Plan Document and requiring provision of Suitable Alternative Natural Green Space and contributions to on-site visitor management measures as part of policies required as a result of development at SD1, SD8, SD9 and SD10 in the Strategic Sites Development Plan Document. Mitigation measures within 7 kilometres of Ashdown Forest for windfall development, including provision of Suitable Alternative Natural Green Space and on-site visitor management measures will be contained within the Delivery and Sites Allocation Development Plan Document and will be associated with the implementation of the integrated green network strategy. In the meantime the Council will work with appropriate partners to identify Suitable Alternative Natural Green Space and on-site management measures at Ashdown Forest so that otherwise acceptable development is not prevented from coming forward by the absence of acceptable mitigation. In the first review of the Core Strategy the Council will undertake further investigation of the impacts of nitrogen deposition on the Ashdown Forest Special Area of Conservation so that its effects on development in the longer term can be more fully understood and mitigated if appropriate. *[This is as the Council's suggested modification but with additional sentences at the end]*
MM34		Key Diagram	*Delete notations and references to SD11 at Heathfield and to contingency urban extension north of A26 at Crowborough*



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