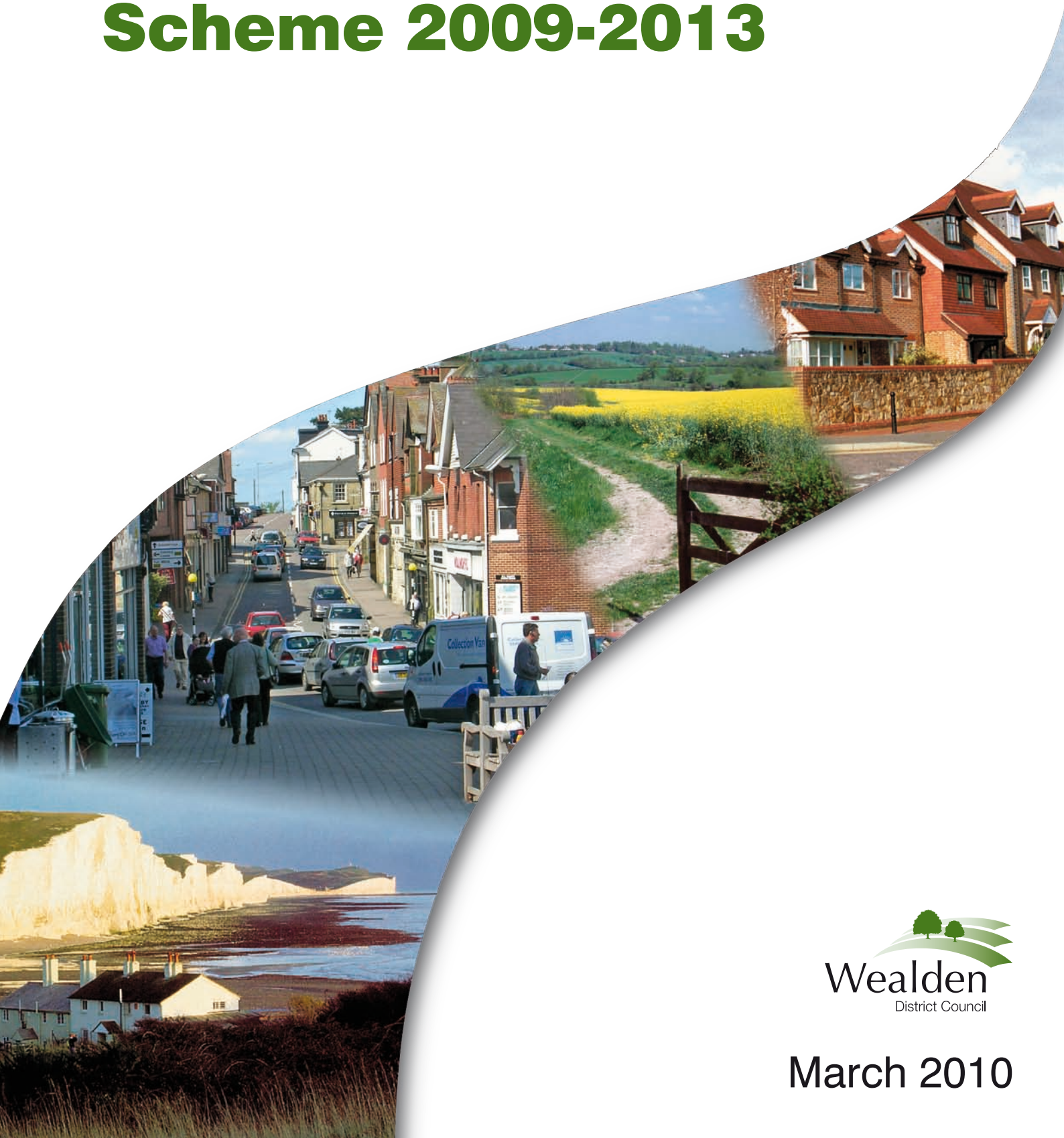
Wealden District Council
Local Development Framework

Local Development Scheme 2009-2013



Wealden
District Council

March 2010

How to Contact Us

Planning and Environmental Policy
Wealden District Council
Council Offices, Pine Grove, Crowborough, East Sussex TN6 1DH
Website: www.wealden.gov.uk
E-mail: ldf@wealden.gov.uk
Telephone 01892 602007

Office hours Monday to Friday 8.30am to 5.00pm

You may also visit the Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX, between the hours of 8.30am to 5.00pm Monday to Friday, to view LDF documents.

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

NAPM RECYCLED 100% APPROVED

Contents

Wealden Local Development Scheme 2009-2013
1 INTRODUCTION 1
2 SAVED PLANS, POLICIES AND SUPPLEMENTARY GUIDANCE 2
3 LOCAL DEVELOPMENT FRAMEWORK DOCUMENTS 3
4 THE OVERALL LDF PROGRAMME 4
Appendices
APPENDIX 1 - Saved local Plan Policies (beyond September 2007) 7
APPENDIX 2 - Profiles of Local Development Documents 13
APPENDIX 3 - Resources and Programme Management 21
APPENDIX 4 - Risk Assessment 25
APPENDIX 5 - Relationships with Other Plans and Strategies 29

Contents

1. INTRODUCTION

1.1 Wealden District Council is responsible for preparing the 'portfolio' of Local Development Documents that will form its Local Development Framework (LDF). This is the approach to development plan making introduced by the Government in the Planning and Compulsory Purchase Act 2004. However, although the system has been in place for a number of years, we are still in the process of transition from the old Local Plan system to the new LDF one.

1.2 Local Development Documents include Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

1.3 **Development Plan Documents** are subject to independent examination and, once adopted, they have the weight of development plan status. Along with the Regional Spatial Strategy (known as the South East Plan), Wealden's DPDs will comprise the statutory development plan which is the basis on which all planning decisions will be made in Wealden.

1.4 **Supplementary Planning Documents** provide more detailed guidance to explain policies and proposals set out in Development Plan Documents. They are not subject to independent scrutiny at examination in public and they have a simpler preparation process. They must relate to a policy in the development plan.

1.5 This LDS sets out only the **Development Plan Documents** that the Council will produce over the next four years (SPDs are not required to be included following recent changes to the regulations). It describes:

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

1.6 This LDS enables the local community to find out what Wealden District Council's current planning policy documents are for its area and sets out the programme for the preparation of replacement Local Development Documents. It includes timetables to inform the community when the various stages in the preparation of any particular plan will be carried out and the opportunities there will be for public participation and for making representations.

1.7 Wealden's first LDS came into effect in February 2007. This revision takes into account recent changes to the Local Development Framework system, including amended regulations issued in 2008 and updated Government Guidance in the form of a revised Planning Policy Statement 12 (PPS12).

1.8 Since 2007, although formal revisions have not been made to the original LDS, any changes to the programme for the preparation of Wealden's LDF have been discussed and agreed between the Council and GOSE.

2. SAVED PLANS, POLICIES AND SUPPLEMENTARY GUIDANCE

Saved Policies and Guidance

2.1 As the LDF system involves preparing a series of documents rather than one plan, there will be a significant period of transition as we move from the system of Local Plans and Structure Plans to the new Local Development Documents.

2.2 To allow a smooth handover from one system to another, the majority of policies in the Wealden Local Plan (1998) have been "saved" until such time as they are replaced, merged or deleted by policies in the Local Development Framework. **Appendix 1** lists those policies that have been saved and explains which forthcoming development plan document will contain new policies which will replace them.

2.3 The **South East Plan**, which was adopted in May 2009, has replaced the saved policies from the adopted East Sussex and Brighton & Hove Structure Plan (1999).

2.4 **Minerals and Waste Local Plans** were prepared by East Sussex County Council and Brighton & Hove City Council and their replacement by appropriate Development Plan Documents will be the responsibility of those Councils.

2.5 The Council's existing **Supplementary Planning Guidance (SPG)** will be retained as non-statutory guidance to complement the relevant Adopted Wealden Local Plan policies which are being saved until replaced by the LDF. 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).

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

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

2.7 The **Proposals Map** is a component part of the 1988 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**)

The Wealden Non-Statutory Local Plan 2005

2.8 The Council approved a Non-Statutory Local Plan in December 2005 as an interim guide to development control, pending the Local Development Framework. The policies within this document are also therefore a material consideration in determining planning

applications until such time as up to date DPDs are adopted by the Council and the non statutory policies are superseded.

3. LOCAL DEVELOPMENT FRAMEWORK DOCUMENTS

3.1 **Table 1** sets out a summary schedule of LDF documents to be prepared by Wealden District Council. More detail of each new DPD to be prepared is contained in the profiles in **Appendix 2**.

3.2 LDF documents 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 (LDF pages).

The Statement of Community Involvement

3.3 This 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. 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. The Council is intending to review and update the SCI as necessary. In the meantime it will ensure that it carries out its consultation and engagement in accordance with the principles established in that document.

Annual Monitoring Report

3.4 Review and monitoring are key aspects of the planning system. They are crucial to the successful delivery of the spatial vision and objectives of the LDF and will be undertaken on a continuous basis.

3.5 The Council is required to prepare, and submit to the Secretary of State, an Annual Monitoring Report (AMR). Wealden's AMRs have been submitted each December since 2006. 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. This review of the LDS has taken into account the results of the 2009 AMR process.

LDF Database

3.6 Wealden has developed an LDF database of all consultees, and those people who have expressed an interest in the LDF. This will be updated throughout the LDF process.

Design Guide SPD

3.7 In 2008 the Council adopted the Wealden Design Guide as a Supplementary Planning Document (SPD). This amplifies saved Local Plan design policies and will contribute to the creation of attractive and sustainable developments in Wealden, and to maintaining and enhancing the District's local distinctiveness.

4. THE OVERALL LDF PROGRAMME

4.1 Wealden adopted its Statement of Community Involvement as early as possible in the LDF process (early in 2007) so that the community and stakeholders had an indication of what opportunities would exist to be involved in the new development planning process.

4.2 Since then work has focused on the Core Strategy as this is the critical planning document for the Council. In addition, the previous 2007 LDS envisaged a Housing and Business Allocations DPD, and suggested that consideration would be given at a future date to the need for other DPDs, for example covering development control policies and town centre action plans, and for SPDs covering issues such as developer contributions and renewable energy. There was no formal coverage proposed to other site allocation matters such as town centre sites or key pieces of infrastructure.

4.3 The Council has reviewed the proposed coverage and timing of plans in the light of the needs and issues the District faces, and against the background of the recent evidence it has gathered. This has allowed local initiatives, such as Town Master Plans and Parish Templates, to be more fully considered, and has given the opportunity to update the Council's requirements against progress with the Core Strategy, revised national regulations, and emerging best practice.

4.4 As well as the Core Strategy DPD, the Council is now proposing to prepare two further DPDs. This approach will provide more comprehensive planning policy coverage and will help ensure that Wealden's housing land supply position remains secure, and that key infrastructure partners can be fully engaged in the phased delivery of sustainable future communities.

4.5 **Figure 1** sets out the overall LDS programme for the next four years, with key milestones. **Table 1** sets out the key dates for the different stages of the DPDs. The programme will be kept under review as progress is made with the preparation of the DPDs.

4.6 Supplementary Planning Documents no longer need to be included in the LDS. No SPDs are currently planned by the Council as resources are being focused on the preparation of a comprehensive DPD coverage. However if there is a need to prepare an SPD (for example to support a new policy in the Core Strategy or one of the Site Allocation DPDs) the Council will consider the implications on the DPD programme, and make this decision outside the formal framework of the LDS.

Local Development Scheme 2009-2013

Figure 1 Wealden Local Development Scheme 2009 - 2013

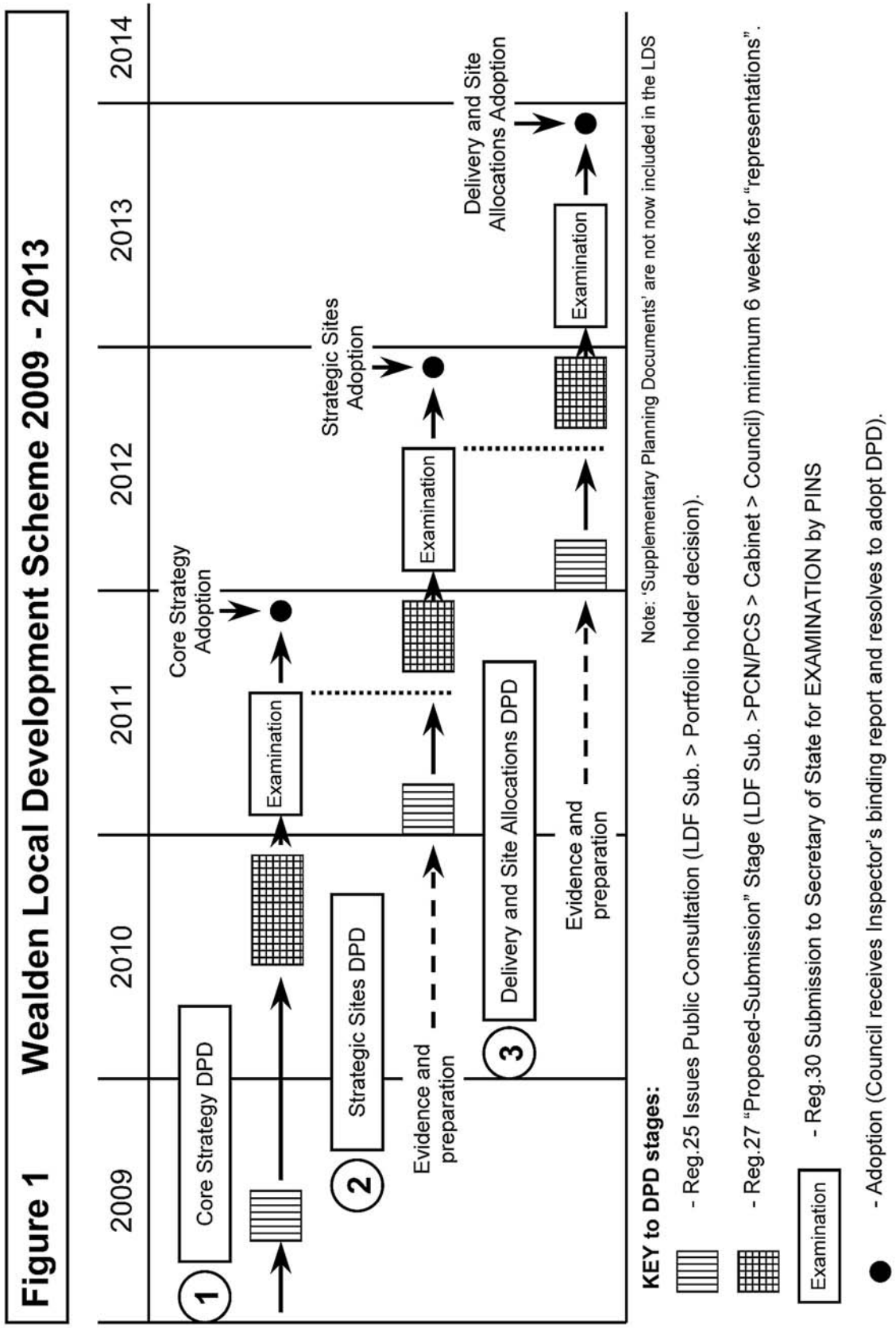


Table 1: Schedule of Proposed Development Plan Documents

Document Title	Brief Description	Chain of Conformity	Public consultation Reg. 25	Publication of proposed submission version Reg. 27	Date for Submission to Secretary of State Reg. 30	Date for Adoption
Core Strategy DPD	Sets out the vision, strategic objectives and spatial development strategy for the District and shows broad locations of development. Policies to support sustainability and the key elements of delivery.	In general conformity with the adopted South East Plan. Accompanied by proposed changes to the Proposals Map.	*Issues and Options*: July-August 2007 *Spatial Development Options*: July-August 2009	October/November 2010	January 2011	November 2011
Strategic Sites DPD	Allocates the strategic housing, business and other sites required over the LDF period, and details how they will be delivered, when and by whom.	With Core Strategy and in accordance with the SCI and the LDS. Accompanied by proposed changes to the Proposals Map.	January-February 2011	October/November 2011	January 2012	November 2012
Delivery and Site Allocations DPD	Allocates remaining sites for a range of land uses as appropriate, and includes a suite of development control policies setting out criteria against which planning and other applications for development will be determined.	With Core Strategy and Strategic Sites DPDs, and in accordance with the SCI and LDS. Accompanied by proposed changes to the Proposals Map.	January-February 2012	October/November 2012	January 2013	November 2013

APPENDICES

Local Development Scheme 2009-2013

Local Development Scheme 2009-2013

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	**To be replaced by, or merged into:**
GD1	Development within development boundaries	CS/DSA
GD2	Development outside development boundaries	CS/DSA
EN1	Sustainable development	CS
EN2	Development pattern	CS
EN5	Water resources	CS
EN6	Landscape conservation – High Weald AONB	CS
EN7	Landscape conservation – Ashdown Forest	CS
EN8	Landscape conservation – Low Weald	CS
EN9	Landscape conservation – Sussex Downs AONB	CS
EN11	Landscape conservation of Coastal Levels	CS
EN12	Protection of Trees and Woodland	DSA
EN13	Ancient semi-natural woodland	DSA
EN14	Landscaping within developments	CS
EN15	Designated nature conservation sites	CS
EN18	Open areas within settlements	DSA
EN19	Development within conservation areas	DSA
EN27	Layout and design of development	CS
EN28	Design of development for people with disabilities	DSA
EN29	Light pollution	DSA
DC2	Agricultural dwellings	DSA

DC3	Agricultural buildings	DSA
DC6	Conversion of rural buildings - general	DSA
DC7	Conversion of rural buildings – non residential use	DSA
DC8	Conversion of rural buildings – residential use	DSA
DC9	Recreational development in Sussex Downs AONB and Ashdown Forest	DSA
DC11	Golf driving ranges	DSA
DC12	Stables and loose boxes	DSA
DC13	Larger equestrian developments	DSA
DC14	Motor and gun sports	DSA
DC17	Housing development in countryside	DSA
DC18	Replacement dwellings	DSA
DC19	Extensions to dwellings	DSA
DC20	Subdivision of larger dwellings	DSA
DC22	Residential mobile homes	DSA
HG2	Affordable housing in new schemes	CS/SS/DSA
HG3	Affordable housing outside development boundaries	CS/DSA
HG5	Dwelling mix in new estate developments	CS
HG6	Crime prevention in new housing schemes	DSA
HG7	Energy conservation new housing	CS
HG8	Retention of existing housing stock	CS
HG9	Subdivision of large dwellings within development boundaries	DSA
HG10	Extensions to dwellings within development boundaries	DSA
HG11	Special needs housing in development boundaries	DSA

HG12	Special needs housing outside development boundaries	DSA
BS3	Town business areas	CS/DSA
BS4	Business development within towns	CS/DSA
BS5	Retention of existing businesses within towns	CS/DSA
BS6	Village business areas	CS/DSA
BS7	Retention of existing businesses within villages	CS/DSA
BS8	Business development in village development boundaries	CS/DSA
BS9	Expansion, redevelopment , intensification in existing business sites outside development boundaries	DSA
BS10	Business allocation: Ashdown Business Park	CS/DSA
BS11	Business activity (B1) uses within Business Areas	DSA
BS12	General Industry (B2) within Business Areas	DSA
BS13	Warehousing (B8) within Business Areas	DSA
BS14	Alternative uses for Business Sites outside Business Areas	DSA
BS15	Home working	DSA
SH2	Main shopping areas	DSA
SH3	Service uses in main shopping areas	DSA
SH4	Amusement centres in main shopping areas	DSA
SH5	Business uses in main shopping areas	DSA
SH6	Residential uses in main shopping areas	DSA
SH11	Farm shops	DSA
SH12	Garden centres	DSA
TR1	Environmental impact of new road proposals	DSA
TR2	Design of new roads	DSA
TR3	Traffic impacts of new development	CS/DSA

TR10	Heavy goods vehicles in rural areas	CS/DSA
TR13	Footpaths and bridleways	CS/DSA
TR16	Car parking standards	DSA
TR17	Safeguarding Uckfield-Lewes railway line route	CS/DSA
TR18	Safeguarding Polegate-Pevensey railway line route	CS/DSA
TR19	Safeguarding Eridge-Tunbridge Wells railway line route	CS/DSA
TM1	Tourist attractions and facilities	CS
TM2	Tourist attractions and facilities Sussex Downs and Ashdown Forest	CS/DSA
TM3	Conversions to hostel accommodation for walkers and cyclists	CS/DSA
TM4	Holiday villages and chalet parks	CS/DSA
TM5	Static caravan sites	CS/DSA
TM6	Touring caravan and camping sites: Ashdown Forest	CS/DSA
TM7	Touring caravan and camping sites: Sussex Downs AONB and Coastal Levels	CS/DSA
TM8	Touring caravan and camping sites	CS/DSA
TM9	Caravan storage	DSA
TM10	Interpretation facilities	DSA
LR1	Provision of outdoor playing space	CS/DSA
LR2	Protection of existing outdoor playing space	CS/DSA
LR3	Children's play space in new developments (30+dwellings)	CS/SS/DSA
LR4	Artificial turf pitches	DSA
LR5	Informal amenity space in new developments	CS/DSA
LR7	Indoor sports facilities	DSA
LR8	Community halls	DSA

CS1	Provision of capital works and services	CS
CS2	Drainage	CS
CS3	Willingdon Levels drainage catchment area	DSA
CS4	Recycling enclosures: residential development	DSA
CS5	Recycling enclosures: commercial and community development	DSA
CR1	Housing development in Crowborough	CS/SS/DSA
CR2	Crowborough Warren housing policy area	DSA
CR4	Western Road Goods Yard	DSA
CR5	Secondary shopping area: North of The Cross	DSA
CR6	Beacon Road and Park Road Business areas: business use	DSA
CR7	Beacon Road and park Road Business areas: proposals for shops and services	DSA
CR8	Mead House site	DSA
CR9	Jarvis Brook neighbourhood centre	DSA
CR10	Whitehill Road	DSA
CR11	Public open space allocation: Goldsmiths Recreational Ground	DSA
CR12	Crowborough Ghyll and Palesgate landscape policy area	DSA
HA1	Housing development in Hailsham	CS/SS/DSA
HA5	Land off Station Road, Hailsham	CS/DSA
HA6	New shopping facilities outside main shopping area	DSA
HA7	Commercial uses outside main shopping area	DSA
HA8	Traffic calming and pedestrian priority measures	DSA
HA9	Junction improvement South Road/Station Road/Western Road	DSA
HA11	New primary school: Ingrams Farm	DSA

HE1	Housing development in Heathfield	CS/SS/DSA
HE2	Business allocation: Land at Ghyll Road	DSA
HE3	Burwash Road commercial area	DSA
PW1	Housing development in Polegate	CS/SS/DSA
PW5	Willingdon Levels recreation policy area	DSA
UC1	Housing development in Uckfield	CS/SS/DSA
UC2	Secondary shopping areas	DSA
UC3	Office/residential conversions between: Framfield Road and New Place	DSA
UC5	Framfield Road	DSA
UC7	Public open space: Land south of Victoria Pleasure Ground and north of the Mount	DSA
UC8	Riverside Walk	DSA
VB5.2	Pound Green Housing Policy area, Buxted	DSA
VB7	Old Willingdon housing policy area, Friston	DSA
VB8	Business allocation; East Hoathly	DSA
VB12.1	Park Road housing policy area, Forest Row	DSA
VB14	Florance Lane Groombridge housing policy area	DSA
VB22.1	Lower Dicker traffic on A22	DSA
VB22.2	Business allocation; Hackhurst Lane Business Area, Lower Dicker	DSA
VB23	Public open space allocation: Lower Horsebridge	DSA
VB24	Maresfield Park housing policy area	DSA
VB26	The Warren, Station Road, Knowle Park Road housing policy areas, Mayfield	DSA
VB31	Coast Road housing policy area	DSA
VB37	Mayfield Lane housing policy area	DSA
HH1	Hellingly Hospital	DSA

APPENDIX 2 - Profiles of Local Development Documents

CORE STRATEGY DPD

Role and subject:

A strategic document which sets out the long term spatial vision and objectives for Wealden District and the strategic policies required to deliver them. It will seek to implement the spatial and transport policies of the South East Plan, and to incorporate the regional housing requirement. It will set out in a Key Diagram, broad locations for delivering the housing, business and other strategic development needs and it will include key strategic development management targets and policies. The Core Strategy will draw on strategies and programmes of the Council and other organisations and agencies that have implications for the development and use of land in Wealden (e.g. the Sustainable Community Strategy and County Council's Local Transport Plan). It will establish the means by which the strategy will be delivered.

Coverage: District-wide

Status: Development Plan Document

Conformity: General conformity with national guidance and the South East Plan. The broad locations of strategic sites will be identified in the Core Strategy and this DPD will conform to that plan. It will have regard to the Wealden Sustainable Community Strategy and East Sussex "Pride of Place".

Inter-relationships: Include the Local Area Agreement (LAA), regional and local economic and housing strategies, Parish Plans and Templates, Town visioning and Master Plans.

Timetable

Pre-Production stage

Survey, information and evidence gathering: 2006-2009

Production stage

Reg. 25 (2004 regulations) Public consultation on Issues and Options involving community and stakeholder consultation: July/August 2007

Reg. 25 (2008 amended regulations) Public consultation on Core Strategy Spatial Development Options and initial sustainability appraisal, involving community and stakeholder consultation: July/August 2009

Consideration of representations and informal stakeholder dialogue on emerging Spatial Development Option; final preparation of proposed Submission version of DPD and Proposals Map, and revised Sustainability Appraisal: September 2009 – June 2010

Submission of final draft Submission version of Core Strategy to LDF Sub Committee/Council for approval: July to September 2010.

Reg. 27 Publicise documents for inspection and six-week period for representations: October – November 2010

Reg. 30 Prepare statement of consultation, and summary and statement regarding responses received. Submit Core Strategy to Secretary of State with accompanying statements: January 2011

Examination stage

Pre-Hearing meeting: March 2011

Hearing: May 2011

Inspector's report received: September 2011

Estimated adoption: November 2011

Arrangements for production

Organisational lead:

Director of Environmental Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy. The Council has made arrangements for all key service areas which relate to the LDF to direct to the project suitable resources (see below)

All District Councillors are involved informally in preparatory stages (eg through workshops and briefings) and through the opportunity to attend Cabinet LDF Sub Committee meetings. Portfolio Holder for Strategic Planning and Housing Delivery (who chairs the LDF Sub-Committee) to approve arrangements for formal consultation. Portfolio Holder and LDF Sub Committee to consider responses. Following LDF Sub Committee and joint Planning Committee South/North, Cabinet to consider, and full Council to approve, proposed Submission and Adoption versions of the Core Strategy.

A separate Wealden LDF Management Project Board oversees the Core Strategy project programme and advises on process and resources. This Board will also oversee production of the accompanying Infrastructure Delivery Plan (IDP)

Internal Council resources

The Core Strategy is the key LDF document and its preparation embraces the work of other Services within Wealden Council including Housing, Policy and Review, and

Community Services. Other corporate officers will contribute to the development and finalisation of the Plan.

External and stakeholder resources

Specialist consultancy support will be engaged as appropriate to assist with key evidence gathering and option testing. The Policy and Review team will ensure close and productive working relationships are maintained with the Local Strategic Partnership, and that synergy is achieved between the key themes of the Sustainable Community Strategy and the LDF.

The LSP will provide a major input on community-based plans and strategies to ensure that key stakeholders are fully engaged in the planning process. Workshops, special briefings and regular reports to the LSP Board will be undertaken.

The integration of infrastructure providers and environmental regulators will be of critical importance to the plan and will allow a proper assessment of deliverability of the preferred spatial development option. Developing and maintaining these critical relationships will be a major commitment of staff time.

Community Involvement

This will be undertaken in accordance with the principles of the Council's adopted Statement of Community Involvement (SCI). As well as formal stages of consultation, informal focused community and stakeholder engagement will be undertaken at various stages, for example to discuss issues and emerging options as the plan develops.

STRATEGIC SITES DPD

Role and subject:

A plan which focuses on identifying the key strategic sites for development which are central to the delivery of the Council's chosen Core Strategy. These will primarily be housing sites but may also include employment/business areas or key pieces of infrastructure. This DPD will seek to ensure major new development delivers maximum benefit to the local community and creates good quality, sustainable communities.

Coverage: District wide site specific development allocations

Status: Development Plan Document

Conformity: General conformity with national guidance and the South East Plan. The broad locations of strategic sites will be identified in the Core Strategy and this DPD will conform to that plan. It will have regard to the Wealden Sustainable Community Strategy and East Sussex "Pride of Place".

Timetable

Pre-Production stage

Survey, information and evidence gathering: April – December 2010. This plan will share the Core Strategy evidence base, although some additional studies may be required.

Production stage

Reg. 25 Public consultation on Issues and Options involving community and stakeholder consultation, and initial Sustainability Appraisal: January/February 2011

Further informal stakeholder dialogue on emerging Strategic Sites DPD and consideration of representations: March to August 2011

Final preparation of proposed Submission version of DPD and Proposals Map, revised Sustainability Appraisal and submission to LDF Sub Committee/Council for approval (precise dates dependent upon timing of receipt of Inspector's report on Core Strategy examination): September to November 2011.

Reg. 27 Publicise documents for inspection and six-week period for representations: November 2011

Reg. 30 Submit to Secretary of State with accompanying statements: Early 2012

Examination stage

Pre- Hearing meeting: Spring 2012

Hearing: Late Spring 2012

Inspector's report received: Autumn 2012

Estimated adoption: Late 2012

Arrangements for production

Organisational lead:

Director of Environmental Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy.

All District Councillors involved informally in preparatory stages (e.g. through workshops and briefings) and through opportunity to attend Cabinet LDF Sub Committee meetings. Portfolio Holder for Strategic Planning and Housing Delivery to approve arrangements for formal consultation. Portfolio Holder and LDF Sub Committee to consider responses. Following LDF Sub Committee and joint Planning Committee South/North, Cabinet to

consider, and full Council to approve, proposed Submission and Adoption versions of the Strategic Sites DPD

Internal staff resources

The Strategic Sites DPD focuses on the detail requirements of key strategic development sites and its preparation embraces the work of other Services within Wealden Council including Housing, Policy and Review, and Community Services. Other corporate officers will also contribute to the development and finalisation of the Plan.

External and stakeholder resources

Specialist technical consultancy support will be engaged as appropriate to assist with key evidence gathering and option development and testing. This may include urban design and master planning work. The Policy and Review team will support close and productive working relationships with the Local Strategic Partnership and with Parish Councils.

The LSP will provide a major input on community-based plans and strategies to ensure that key stakeholders are fully engaged in the planning process. Workshops, special briefings and regular reports to the LSP Board will be undertaken.

The integration of infrastructure providers and environmental regulators will be of critical importance to the delivery of the plan and the detailed proposals for each strategic site. Developing and maintaining these critical relationships will be a major commitment of staff time.

Community Involvement

This will be undertaken in accordance with the principles of the Council's adopted Statement of Community Involvement (SCI). As well as formal stages of consultation, informal focused community and stakeholder engagement will be undertaken at various stages, for example to discuss issues and emerging options as the plan develops.

DELIVERY AND SITE ALLOCATIONS DPD

Role and Subject

A plan which will include remaining site allocations and development management policies where required (which will supercede those remaining "saved" policies contained in the Wealden 1988 Local Plan). This will also provide the development plan base for town centre master planning work (unless already included as a "strategic" site in the earlier DPD) and site design guidance, settlement boundaries and more detailed site-specific proposals. It will also include more specific infrastructure requirements associated with land allocations and arising out of the dialogue with infrastructure providers.

Coverage: District wide site specific development allocations and development management policies

Status: Development Plan Document

Conformity: General conformity with national guidance and the South East Plan. Conformity with the Core Strategy and with the Strategic Sites DPD. It will have regard to the Wealden Sustainable Community Strategy and East Sussex "Pride of Place".

Timetable

Pre-Production stage

Survey, information and evidence gathering: April 2010 – December 2011

Production stage

Reg. 25 Public consultation on Issues and Options involving community and stakeholder consultation, and initial Sustainability Appraisal: January/February 2012

Further informal stakeholder dialogue on emerging policies and proposals and consideration of representations: Spring to Summer 2012

Final preparation of proposed Submission version of DPD and Proposals Map, revised Sustainability Appraisal and submission to LDF Sub Committee/Council for approval (precise dates dependent upon timing of receipt of Inspector's report on Strategic Sites DPD examination): Late 2012.

Reg. 27 Publicise documents for inspection and six-week period for representations: Late 2012

Reg. 30 Submit to Secretary of State with accompanying statements: Early 2013

Examination stage

Pre- Hearing meeting: Spring 2013

Hearing: Summer 2013

Inspector's report received: Autumn 2013

Estimated adoption: Late 2013

Arrangements for production

Organisational lead:

Director of Environmental Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy.

All District Councillors involved informally in preparatory stages (e.g. through workshops and briefings) and through opportunity to attend Cabinet LDF Sub Committee meetings. Portfolio Holder for Strategic Planning and Housing Delivery to approve arrangements for formal consultation. Portfolio Holder and LDF Sub Committee to consider responses. Following LDF Sub Committee and joint Planning Committee South/North, Cabinet to consider, and full Council to approve, proposed Submission and Adoption versions of the Delivery and Site Allocations DPD.

Internal staff resources

The Delivery and Site Allocations DPD focuses on the detailed requirements of the remaining development sites in Wealden, and on the development management policies that will help deliver the Core Strategy's objectives. Its preparation embraces the work of other Services within Wealden Council including Housing, Policy and Review, and Community Services. Close working relationships will be maintained with Development Management teams. Other corporate officers will also contribute to the development and finalisation of the Plan.

External and stakeholder resources

Specialist technical consultancy support will be engaged as appropriate to assist with key evidence gathering and option development and testing. This may include urban design and master planning work, particularly in relation to town centre design and development proposals. The Policy and Review team will support close and productive working relationships with the Local Strategic Partnership and with Parish Councils.

The LSP will provide a major input on community-based plans and strategies to ensure that key stakeholders are fully engaged in the planning process. Workshops, special briefings and regular reports to the LSP Board will be undertaken.

The integration of infrastructure providers and environmental regulators will be of critical importance to the delivery of the plan and the detailed proposals for each development site. Developing and maintaining these critical relationships will be a major commitment of staff time.

Community Involvement

This will be undertaken in accordance with the principles of the Council's adopted Statement of Community Involvement (SCI). As well as formal stages of consultation, informal focused community and stakeholder engagement will be undertaken at various stages, for example to discuss issues and emerging options as the plan develops.

THE PROPOSALS MAP

Role and subject

A map which gives geographical expression to adopted policies and which reflects the up to date spatial plan for the area. It will include areas of protection as well as areas of development and change. It will identify sites for particular land uses.

Coverage: District-wide, with Inset Maps covering parts of the District as appropriate to provide greater detail.

Status: Development Plan document

Conformity: With "saved" policies and with adopted DPDs as appropriate. The proposals map can only be changed as a result of a DPD being adopted.

Timetable

Adoption of Core Strategy DPD: December 2011

Adoption of Strategic Sites DPD: Late 2012

Adoption of Delivery and Site Allocations DPD: Late 2013

Arrangements for production

Organisational lead:

Director of Environmental Services, Wealden DC

Management arrangements:

The Planning Policy Team reports to the Head of Planning and Environmental Policy.

The Proposals map will be updated following full Council adoption of the DPDs.

Internal staff resources

The Proposals map will be updated by the **Planning Policy Team** who will be responsible for checking and managing the production and output of the document.

External and stakeholder resources

Decisions on additional external specialist support will depend on the requirements for digital mapping preparation, copying and distribution.

APPENDIX 3 - Resources and Programme Management

In revising the composition and sequencing of this LDS the Council has sought to ensure, within the constraints of its overall budget, that the overall portfolio of planning documents best serves the community by putting in place the most important 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. However in addition to those functions directly related to LDF document production, the team must realistically allow for other tasks to be carried out as part of its normal duties. These include reviewing the implications of the regional spatial strategy and strategies and plans from adjacent authorities and the East Sussex County Council and participating in their formal consultation processes. The team is also closely involved in assisting with other corporate initiatives such as the Housing Strategy and Local Area Agreement, and in working closely with projects associated with the Local Strategic Partnership.

The resources available in the team are set out below. In recent years, the Council has made good use of the Planning Delivery Grant which has enabled it to employ consultants to carry out background studies as well as assisting with funding temporarily an additional experienced planning officer to manage and lead the team, and a number of other temporary posts.

The Council recognises that the preparation of the LDF is a critical corporate activity and requires the support of other Services. The LDF project team therefore also includes colleagues from other Service areas, and specialists from other authorities and agencies. An estimate of the likely resource commitment necessary from other Wealden Services in order to deliver the programme for the LDF within the timeframe envisaged is also included in the table below.

Given the limited resources available, the Council recognises that, in the time available, the LDS programme remains a challenging one. GOSE and the Planning Inspectorate (PINS) are being advised of the timetable for DPD production and Service level agreements will secure the timings proposed for all relevant public examinations.

The Council will endeavour to adhere to the programme set out in this LDS. However the scheme 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. The Council will also take account of any significant matters highlighted through its Annual Monitoring Report.

Estimate of resources of the LDF Project Team

Post	Estimate of time available for LDF in year	FTE days available each year
Planning Service		
Director of Environmental Services f/t	10%	20
Head of Planning and Environmental Policy f/t	25%	55
Planning Policy Manager f/t	80%	170
Senior Planning Officer f/t	80%	170
Senior Planning Officer f/t	80%	170
Planning Officer f/t	80%	170
Special Projects Officer p/t	80%	135
Special Projects Officer p/t	80%	100
Planning Technician f/t	50%	110
Planning Administrator f/t	60%	130
		1130
Total FTE (Planning)		(1130/215 = 5.3 FTE)
Other Wealden Services		
Policy and Review Team	20% FTE x 4	175
Housing	20% FTE x 3	130
Cultural/Community Services	20% FTE x 1	45
Development Management	10% FTE x 5	110
Ec Dev and Tourism	10% FTE x 3	65
Environmental/other specialists	10% FTE x 2	40
IT	10% FTE x 1	20
Property and Valuation	10% FTE x 1	20
Legal Services	20% FTE x 1	40

In addition to staff costs, the LDF process will require additional expenditure on specialist technical support, consultation procedures and on the examination process itself. Key examination costs will be for the Programme Officer(s) required for each DPD examination, for room hire (should it not be possible to book the Council Chamber for the Hearing) and for the Inspector(s). There may also be the need for additional administrative support to maintain data bases etc. These provisional costs are set out below.

Item	
Independent examinations of three DPDs	PINS costs: (Assuming the hearing part of the Core Strategy examination will last 10 days, and each of the other DPDs 5 days, and based on PINS estimates of total time required by the Inspector) Total for three examinations over the next four years- 180 days @ £1,100 per day = £198,000
	Appointment of Programme Officer (Assume @ £25,000 pa) for three examinations @ eight months each: 3 x 0.66 x £25,000 = £50,000
	Room hire for three Hearings @ £500 per day = £22,500
	Total potential cost for three examinations **= £270,500**
Production/mapping/printing and publication of all documents	Estimate is £5,000 per DPD – total = **£15,000**
Consultation and representations stages	Statutory Notices, display equipment, room hire etc. Estimate is £5,000 per DPD – total = **£15,000**
Temporary Support staff	These may be required to help design and maintain data bases for consultation responses and representations – total = **£15,000**
Estimated total costs of examination processes for the three proposed DPDs	**£315,500**
In addition to these “fixed” costs there is also likely to be the need	Based on experience over the last three years, these costs could amount to an additional £100,000 per

to engage specialist technical support where there is a lack of capacity or expertise in house	Site Allocation DPD (most additional costs associated with the Core Strategy are contained within existing budgets). The total cost over the four years from April 2010 to support 2 x Site Allocation DPDs = **£200,000**
Estimated total additional costs (in addition to staff) to deliver the LDF over the four year period 2010-2013	**£515,500**

APPENDIX 4 - Risk Assessment

The following main risk areas and mitigation measures have been identified in relation to the four year LDS programme 2010-2013.

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 LDF 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 DPD(s) will be found unsound	Provision has been made to cover the cost of the Core Strategy and associated work up to April 2010. This will in part be funded by Housing and Planning Delivery Grant (HPDG). However the Council as a whole is under increasing financial pressures and is currently undertaking a comprehensive review of its financial commitments. The HPDG award for 2009/10 is less than in previous years and may affect the ability to fund external support. Future Council budget reviews will 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 skilled and experienced policy planners. 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	While the Council seeks to maintain an attractive and competitive staff recruitment and retention package, it has also retained some flexibility in its budget contingencies to allow for the recruitment of temporary staff. It has also sought temporary deployments of professional staff from other areas of the Planning Service (eg to undertake studies or assist with particular LDF functions and programmes) or secondments for a temporary period. HPDG will continue to be focused on the LDF programme.
Staff resource diversion: Planning policy officers undertake a wide range of other tasks. Should there be a significant diversion of time onto other priorities (eg review of regional planning policy, neighbouring plans and programmes, partnership working which leads to the development of other plans	The LDF is managed on project management principles, and reports on progress are made to CMT. 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.

and strategies such as the Bus Strategy, Local Transport Plan, Sustainable Community Strategy etc) this will reduce the resource available to meet the programme. Risk level: Medium Risk effect: programme slippage	
Process delay due to national policy or legislative changes: There was some delay to the previous LDF programme which was triggered by changes to the development plan regulations in 2008, and the emergence of new national policy guidance. 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: medium/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. The important relationship with GOSE will be maintained, and officers will continue to keep abreast of best practice in policy planning. Legislative or regulation changes are beyond the Council's control. The changes to the LDF system in 2008 have already been accommodated by the Council, and officers can only assess the impact of such changes as they become known. This may become a more critical and urgent factor should there be a change of Government in 2010.
Process delay due to internal factors: The democratic process to approve the DPDs 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 LDF 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). An LDF Project Board has also been set up to oversee the process and timetable.
Capacity of the Planning Inspectorate and other Agencies to support process: The issue is the capacity of stakeholders to respond to consultation either in a timely manner or with sufficient information to inform DPD 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 Risk effect: Could add delay to the programme, or risk a unsound plan, or one which doesn't address the needs of the District	Once this LDS has been submitted to, and agreed by, GOSE and PINS, the Council will be provided with an appropriate service level agreement relating to the LDF examination process. Resourcing of outside bodies is outside the Council's control. However Wealden has already sought to engage with key agencies in the Core Strategy preparation to ensure issues are resolved as far as practicable before submission stage. All key agencies will be advised about the LDS programme. Working with the LSP and through the Local Area Agreement should help ensure commitment from stakeholders. 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 DPD, or on the plan programme and the need to make progress in a timely way.
Ensuring "soundness" of the DPDs (that is that they are justified, effective, and consistent with national policy): The DPDs 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 good evidence base which addresses the key issues, by building on thorough and comprehensive consultation and stakeholder engagement, by regular liaison with GOSE and the Planning Inspectorate, and by ensuring all procedures are properly followed and the plan is based upon a comprehensive sustainability appraisal. The Council is one of a small number of pilot authorities being supported by PAS in the

	production of its Infrastructure Delivery Plan (IDP) We will undertake self-assessment of soundness as we prepare our plans, using proprietary techniques and in the light of best practice. We will develop awareness within the Planning Policy Team and learn from others eg by LDF training/workshops, County-wide LDF Manager groupings, and PINS advisory visits.
Legal challenge: This would have the potential to quash a DPD, or part of it, if the challenge is successful. Risk level: Low Risk effect: Part or whole of the DPD would need to be replaced and this would have an impact on timing and programme of the whole LDF as the Council may need to start the process again.	The commercial implications flowing from the LDF decisions will always suggest a risk of challenge. The Council will manage that risk by preparing "sound" DPDs which meet the requirements of the Government's regulations and policy guidance.
Programme slippage and the impact of thecurrent national economic circumstances: Whilst it is not possible to predict the length and depth of the current downturn, and the speed with which the economy will recover, these factors will undoubtedly have an impact on the delivery of site development. Risk level: Medium/High Risk effect: Development that is expected/planned for may not happen, and South East Plan targets and DPD objectives may not be met. This will result in a potential failure of the delivery strategy (eg for housing and business development)	The Council has sought to be realistic about the programme of future local development documents in this LDS, given the resources likely to be available to it, and given the priority it places on preparing an up to date planning policy framework for the District. However it will need to remain flexible in its approach and be prepared to keep the programme of plans under review, should circumstances dictate. Careful consideration will need to be given to the impact of the current national economic downturn and in particular the impact it will have on the delivery of development schemes and infrastructure identified in the LDF. Development viability will be an important part of the evidence base. If there is substantial unforeseen delay, the LDS programme may need to be adjusted.

APPENDIX 5 - Relationships with Other Plans and Strategies

South East Plan

The strategic planning context is provided by the adopted South East Plan which looks ahead to 2026 and contains a wide variety of policies affecting Wealden. DPDs prepared by Wealden and described in this Local Development Scheme must conform generally to the South East Plan.

Wealden Sustainable Community Strategy

The Wealden Local Strategic Partnership (LSP) has been actively engaged in the LDF process to ensure that the LDF can give spatial expression to the elements of the Community Strategy which relate to the development and use of land. Our joint working aims to ensure that we share as far as possible a common spatial vision, with the creation of sustainable communities at its core.

In essence this means that the LDF can act as a land use delivery mechanism for the plans and programmes of other agencies such as those with an interest in health, education, economic development, community safety and environmental protection.

Infrastructure Delivery Plan

The capacity of existing infrastructure and the need for additional provision are key factors that we shall take into account in the preparation of the Wealden LDF. Conversely our development plans will be important factors in the preparation of the plans and programmes of infrastructure providers and other agencies. Dialogue and joint-working are therefore key components of the LDS programme and their results will feed into the preparation of the Council's Infrastructure Delivery Plan (IDP). The Council is one of a small number of pilot authorities being supported by the Planning Advisory Service in the production of its IDP.

Transport

The integration of transport and spatial planning is essential for the development and delivery of an effective LDF. Land use planning needs to take account of the existing transport network and the timing and extent of plans for its development. Wealden will continue to work closely with East Sussex County Council (as Highway Authority) and other transport agencies on sustainable transport studies and the development of the spatial development strategy for the District.

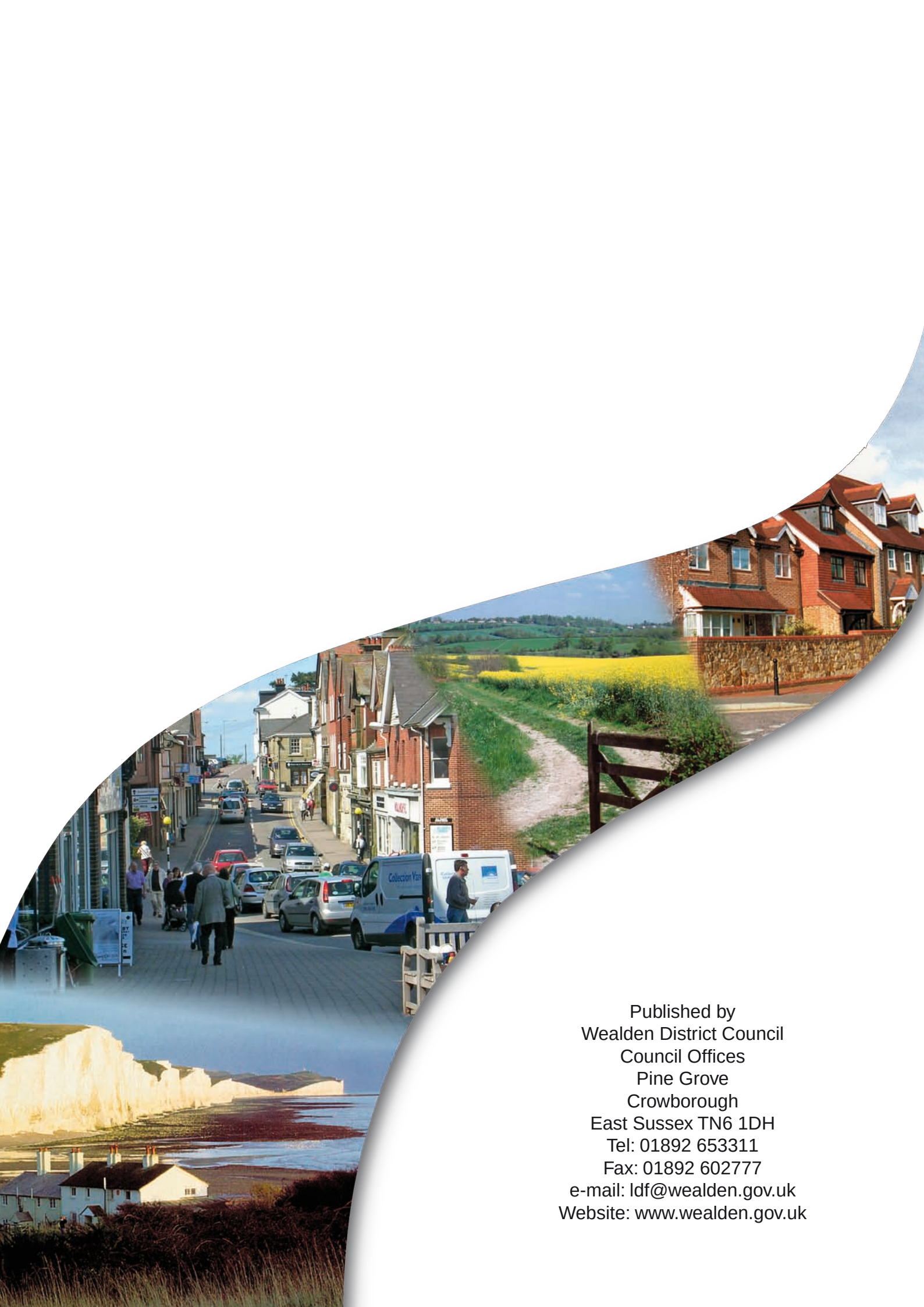
Other Plans and Strategies

The Council has prepared, either in the capacity of service provider and enabler, or as a partner in wider plans, a number of strategies that have land-use implications and have relevance to the LDF. We shall take these into account in preparing our planning documents, together with relevant strategies prepared by partner organisations such as the Health Authority or Environment Agency.

Evidence Base

It is important that the preparation of development plan documents is underpinned by a strong and relevant base of evidence. We have undertaken a number of technical studies over recent years, or have commissioned experts to do so on our behalf. This evidence base also provides important baseline information for undertaking the Sustainability Appraisal and Strategic Environmental Assessment which form a critical part of our planning process.

The technical evidence we have collected is published separately and is available on the Council's website which is updated frequently to take account of the results of studies and assessments. There has also been an extensive programme of dialogue with the community and other stakeholders and the results of this are taken into account in preparing our plans, and are also available on the website.



Published by
Wealden District Council
Council Offices
Pine Grove
Crowborough
East Sussex TN6 1DH
Tel: 01892 653311
Fax: 01892 602777
e-mail: ldf@wealden.gov.uk
Website: www.wealden.gov.uk