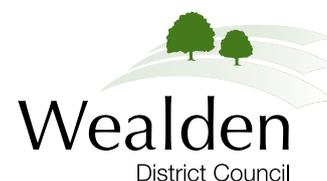
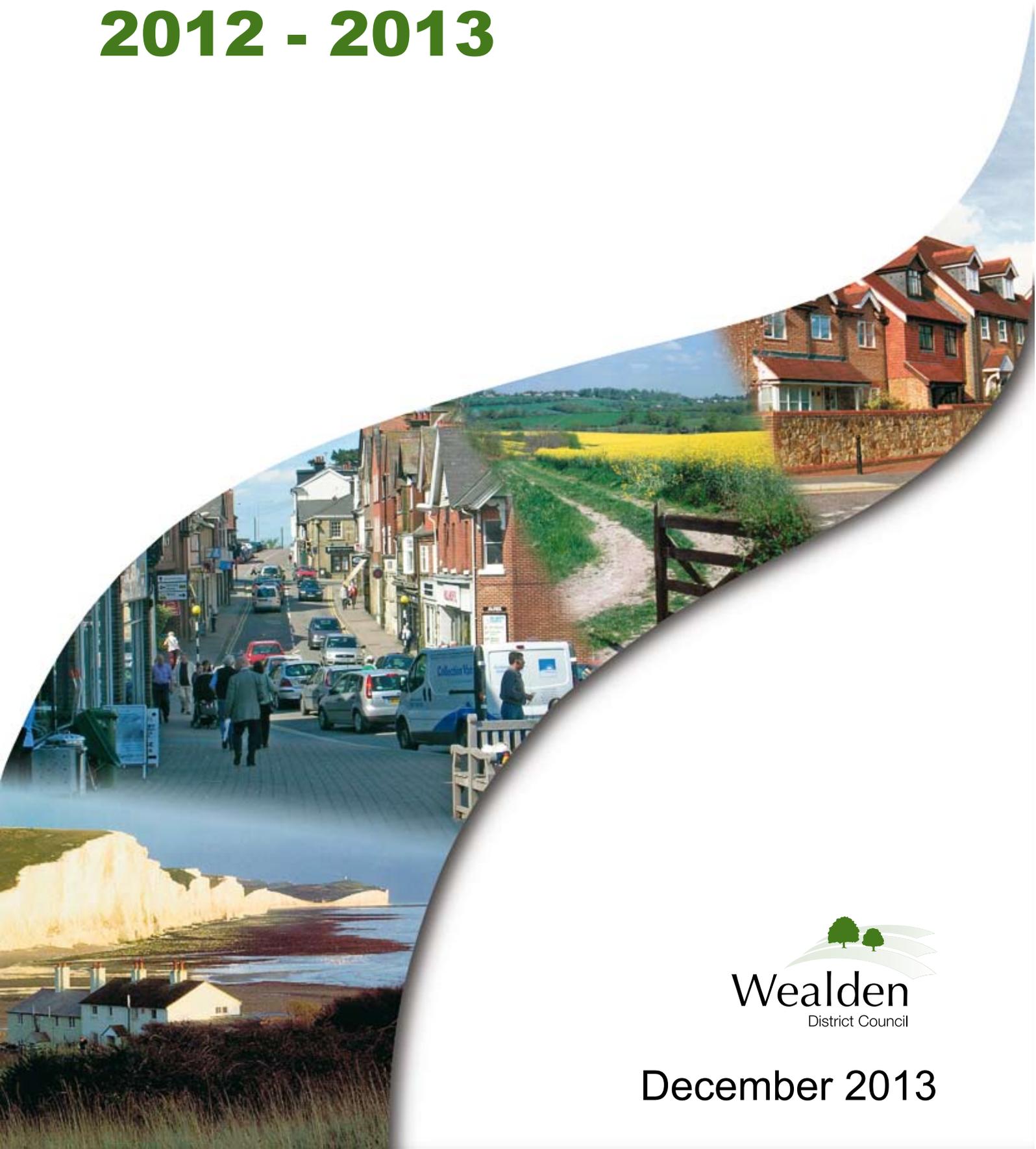


# **Wealden District Council Local Plan**

# **Annual Monitoring Report 2012 - 2013**



**December 2013**

## **How to Contact Us**

### **Planning and Environmental Policy**

Wealden District Council

Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01892 602007

E-mail: [ldf@wealden.gov.uk](mailto:ldf@wealden.gov.uk)

Website: [www.wealden.gov.uk](http://www.wealden.gov.uk)

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](mailto:info@wealden.gov.uk)



# Contents

1. Summary	3
2. Introduction	4
3. Local Context: Key Themes	6
4. Headline Planning Issues for the District	11
5. Wealden's Development Plan	15
6. The Housing trajectory	21
7. Local Plan Indicators	24
List of tables	41
<u>Annexes</u>	
Annex 1 : Core Strategy indicators and definitions	44
Annex 2 : Housing windfall completions in Wealden for the period 2003-2013	58
Annex 3 : Wealden Local Plan - Index of Saved Policies	59
Annex 4 : Glossary of Terms	63
Annex 5: List of deliverable allocated sites	65
Annex 6 : Five Year Housing Land Supply	66

## 1. **SUMMARY**

This is the third year that the Annual Monitoring Report (AMR) has been produced in this particular format which is focussed on monitoring the performance and effectiveness of Local Plan policies in accordance with the Council's Implementation and Monitoring Framework Background Paper (BP13). This Background Paper sets out how the Council intends to monitor and implement delivery of its Core Strategy. This paper is closely linked to our AMR and the various milestones and targets set out within it.

The document contains a housing trajectory (see section 6) which shows high levels of housing completions which are a result of sites allocated in the Council's Non-Statutory Local Plan and which are now currently being built out. The trajectory is also a result of continuing high levels of windfall development, with 244 completions on windfall sites during 2012-13.

## **2. INTRODUCTION**

2.1 This AMR covers the period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013 however in some cases 'commentary' is provided to cover the period beyond the end date of 31<sup>st</sup> March 2013 where this is considered to be helpful or appropriate.

### **Purpose**

2.2 The AMR covers five key monitoring tasks previously identified within the Council's Implementation and Monitoring Framework.

- To review preparation of Development Plan Documents (DPD's) against the timetable and milestones set out in the Local Development Scheme (LDS).
- To assess the extent to which policies and related targets in DPD's are achieving their intended purpose.
- Where policies are not achieving their intended purpose to explain why and set out what steps are required to ensure they do achieve their intended purpose
- To identify the significant effects of implementing policies and whether they are as intended
- To set out whether policies are to be amended.

2.3 The AMR identifies the key challenges and opportunities for the District and provides the background against which to consider the need for any necessary revision of spatial policies.

### **Content**

2.4 This is the third year we have adopted a revised approach to the AMR which is different from that taken in previous years This has been in the interest of producing a more streamlined and locally relevant report which is in line with the proposed Core Strategy for the District. The report concentrates and reports on the Districts performance in relation to the indicators outlined in the submission Core Strategy Implementation and Monitoring Framework.

2.5 This report is set out in a further five sections. Sections 3 and 4 provide an introduction to the District, setting out key themes, contextual indicators and headline planning issues for the District. Section 5 provides an explanation of the progress made in producing and implementing the Wealden LDS. Sections 6 and 7 provide an analysis of the housing trajectory and policy performance, using indicators which relate to the Submission Core Strategy and which are set out in the supporting Implementation and Monitoring Framework to that Development Plan Document (DPD) . A Glossary of Terms is included in Annex 4 to provide explanation of some of the more technical abbreviations, acronyms and titles used within the Annual Monitoring Report itself.

### **Policy background**

2.6 The Government has recently introduced a number of fundamental changes to planning legislation and policy. In March 2012 it published the National Planning Policy Framework (NPPF) to replace most of the existing planning policy statements (PPSs) and planning policy guidance notes (PPGs) with a single more streamlined document.

- 2.7 The planning system requires all documents to have a clear focus on implementation. To have a positive approach to planning and development and to show a presumption in favour of sustainable development. As such, the need for monitoring is essential to ensure that the spatial objectives and policies for growth set down within the Wealden Local Plan are delivered.
- 2.8 Regulation 47 of the National Planning Policy Framework reaffirms the requirement on all Local Planning Authorities to assess and demonstrate the extent to which existing plans already fulfill the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing. Wealden's position in respect of meeting this requirement is set out in this report in section 6.

### **3. LOCAL CONTEXT - KEY THEMES AND INDICATORS**

3.1 This section summarises some of the key social, environmental and economic themes and challenges relating to the District. This analysis provides the backdrop against which the effects of the policies can be considered. A general description of these is provided followed by a more detailed analysis of contextual indicators for the district.

#### **Key themes**

3.2 Wealden is a large and diverse rural district, encompassing a very wide range of settlements and communities. It contains five relatively small market towns and a large number of villages – many of which are picturesque, have high conservation and heritage status and are particularly popular with visitors. Each town is different and its role varies according to its location. The proximity of larger towns outside the District has a major impact on the area as many people travel outside Wealden to work, shop or use other facilities.

3.3 Half of the District's population of around 150,000 live in the rural areas, often remote from services including from public transport. This dispersed settlement pattern creates particular challenges for local service provision, but helps to give the District its spatial and environmental character. The scattered settlement pattern makes an efficient and viable public transport system more difficult to provide. The need to improve accessibility, integrate public transport and provide alternatives to car use in this rural community is a key challenge for policy development. Existing networks of main roads and railways, which are in themselves limited, tend to focus on routes to London and large towns outside the District – rather than between the towns themselves. This has restricted investment in the local economy, and impacted on access to employment and leisure opportunities for residents within the District.

3.4 One of Wealden's most highly prized assets is the quality of its environment. This is reflected in the high proportion of the District which is designated and protected for its national or international landscape and biodiversity importance. But it is also clear that people place great store on its countryside generally and that they enjoy it for its own sake and because it can offer a peaceful and tranquil environment. Many parts of the District offer a complete contrast to urban life and pressures. In this way Wealden makes a unique contribution to the quality of life of those who live in more built up areas of the region. There is a high coverage of internationally important areas of conservation including Ashdown Forest and the Pevensy Levels. The South Downs is designated as a National Park.

3.5 Overall the nature of the dispersed settlement pattern and high quality countryside environment is the key to understanding Wealden. The richness and diversity of its landscape and heritage are significant factors in making the District such a desirable place in which to live. However, a particular challenge will be that because there is a limited legacy of brownfield land, a significant amount of future new growth will have to be found through the development of greenfield sites. This will inevitably make it more difficult to balance future growth with the equally legitimate requirement of protecting nationally designated landscapes and places and the protection of highly valued open countryside..

## Contextual indicators

### Population

Contextual indicator	Wealden	East Sussex	South East	Source
<b>Population</b>				
Population 2011	148,915	526,671	8,634,750	ONS 2011, published Feb 2013
% Population change 2001-2011	+6.3	+6.9	+7.9	ONS 2001, 2011, released Feb 2013
Population density per hectare 2011	1.8	3.1	4.5	Census 2011, published March 2013
Number of households 2011	62,676	231,905	3,555,463	ONS, 2011, published Feb 2013
% Ethnic minority - 2011	2.6	4.0	9.3	ONS 2011, published Jan 2013

- 3.6 The District has a population of 148,915 (2011 Census data), a decrease of 500 people from the previous year estimates. Wealden's population constitutes approximately 62,000 households. The District has a comparatively small ethnic minority population comprising small numbers of people of Asian, Caribbean and Black African backgrounds.

### Economy

Contextual indicator	Wealden	East Sussex	South East	Source
<b>Economy</b>				
JSA Claimant Count. % unemployment, July 2013	1.1	2.5	2.1	ONS (NOMIS) 2013
Youth unemployment - % JSA claimants under 20, July 2013	10.1	7.6	6.7	ONS (NOMIS) 2013
Long term unemployment (% of JSA claimants unemployed for more than 1 year) July 2013	24.4	30.5	26.3	ONS (NOMIS) 2013
% Population of working age claiming benefit, Feb 2013	8.2	13.3	10.4	DWP Benefits (NOMIS) Aug 2013
% Employment rate (Apr 2011- March 2012)	75.5	72.7	74.6	Annual Business Survey (NOMIS) July 2012
% Economic Active 2011	70.1	68.1	71.9	ONS 2011, published Feb 2013
% of working age population with no qualifications, 2011	8.8	10.5	7.9	ONS Annual Population Survey (NOMIS) 2012
Gross Weekly Pay (Median) - For full time workers , 2013 – residence based	£399.00	£384.00	£450.00	ONS Annual Survey of Hours and Earnings 2013 - Resident Analysis
% local business units with <10 employees - 04-11	91.6	90.1	89.5	ONS, Oct 2012
% local business units with >10 employees - 04-11	8.4	9.9	10.5	ONS, Oct 2012
% working in private/ public sector - 2011	87.1/12.9	78.6/ 21.4	82.2/ 17.8	Business Register and Employment Survey (BRES) NOMIS Oct 2012

Annual change in business stock (VAT registered enterprises) - 2007-2008 (end of year)	1.5	1.6	2.8	ONS (NOMIS) 2009
--	-----	-----	-----	------------------

- 3.7 The ONS Census 2011 indicates that the largest sector of employment within the District is wholesale and retail trade and repair of motor vehicles (15.7%) followed by human health and social work activities (13.4%) and construction (10.2%). The economy is dominated by small businesses with 91.6% of businesses having less than 10 employees. This is the highest percentage within East Sussex and higher than regional and national figures.
- 3.8 Levels of youth unemployment in Wealden have increased from 2012 levels and are now higher than the East Sussex and regional levels. This pattern is also reflected in the JSA claimant rate and those that are long term unemployed. The percentage of the population of working age claiming benefits has also increased. The level of gross weekly pay remains higher than the East Sussex average but is now lower than regional levels.

### Deprivation

Contextual indicator	Wealden	East Sussex	South East	Source
<b>Deprivation</b>				
% of population with a limiting long term illness, 2011	17.5	20.3	15.7	ONS 2011
% children living in poverty, 2011	9.9	17.4	14.6	HM Revenue and Customs published Oct 2013
Life Expectancy 2009-10(yrs)	M - 80.3 F - 83.9	M - 79.7 F - 83.5	M - 78.3 F - 82.8	ONS 2011

- 3.9 The 2011 Census recorded 17.5% of the Districts population as having a limiting long term illness, lower than the regional figures and significantly lower than the 2011 Census figures. Life expectancy is significantly higher than regional and national figures (80.3 yrs for men and 83.9 yrs for women from 2011 data) however it has reduced slightly since last years figures. The percentage of children living in poverty has reduced in Wealden since the last years dataset and is now below 10% which is the lowest of the Districts in East Sussex and is half the national figure.

### Housing

Contextual indicator	Wealden	East Sussex	South East	Source
<b>Housing</b>				
Average house price, Apr 2013 – Q3	£295,262	£249,195	£280,259	CLG, published quarterly Sept 2012
Ratio of median house price to median earnings, 2012	10.86	8.91	8.51	CLG Table 577, 2013
% Owner Occupied 2001	83.3	75.1	74.0	ONS 2001
% vacant dwellings	2.9	3.5	2.7	ONS 2001

- 3.10 Wealden's high quality of life and its proximity to London and the Crawley/Gatwick area, creates a high demand for housing, especially in the north of the District. Our studies of the housing market have confirmed the existence of quite distinct housing

market areas. This has in the past exerted considerable upward pressure on house prices and has caused a widening gulf between local incomes and market prices, and led to significant shortages of affordable housing. The gulf between incomes and house prices is illustrated by the fact that the average house price in the District is currently £295,262<sup>1</sup>, with average mean household income being £38,837<sup>2</sup>. Both figures being considerably higher than other East Sussex Districts, the county and nationally. The tenure of properties is dominated by owner occupation (83.3%) which is nearly 10% higher than the level across East Sussex and the South East.

- 3.11 There were 290 additional affordable houses completed in Wealden in 2010/11 compared with 90 in 2009/10. Of the 2010/11 total 70 are intermediate housing and 220 are social rented, an increase of 50 intermediate units and an increase of 150 social rented units from 2009/10 figures. In 2010/11 there were 7 Right to Buy Sales, compared to 5 in 2009/11. The Social Housing stock in 2011 was 4931 (3060 Local Authority housing and 1871 Registered Social Housing).<sup>3</sup>
- 3.12 There are also significant inequalities within the District, with areas of relative affluence masking pockets of deprivation and health inequality. There is a sharp contrast between high and low incomes and there are strong geographical disparities, with higher mean incomes in the north contrasting with lower incomes around Hailsham and Polegate in the south, along with other more localised variations. Average mean household incomes within Wealden, for example, vary between £26,218 in Hailsham East to £49,479<sup>4</sup> in Crowborough St Johns. There are also variations in relation to health issues with, for example, life expectancy varying between 76.9 in Hailsham East to 85.6<sup>5</sup> in Mayfield. Individual experiences of hardship are no less important and often more difficult to target in such an extensive rural area.

## Transport

Contextual indicator	Wealden	East Sussex	South East	Source
<b>Transport</b>				
% households without car/van, 2011	12.4	29.9	18.6	ONS 2011
% residents commuting by car, 2011	66.3	62.4	63	ONS, 2011
% residents commuting by public transport	8.8	10.9	11.7	ONS, 2011
% residents travelling over 5km to work, 2001	53	42.6	46.7	ONS, 2011
Number of road casualties, 2010	556	1631	N/A	DfT, 2012

<sup>1</sup> Source: Land Registry data for quarter 2, 2012

<sup>2</sup> Source: Mean incomes, CACI PayCheck data, 2013 (East Sussex in Figures)

<sup>3</sup> Source: CLG, Oct 2012 (East Sussex in Figures)

<sup>4</sup> Source: Mean incomes, CACI PayCheck data, 2013 (East Sussex in Figures)

<sup>5</sup> Office for National Statistics data released 2007 using average data for 1999-2003

- 3.13 It is notable that the level of households without a car in the District is significantly lower than regional and national figures. This reflects the dispersed settlement pattern and the difficulty of providing viable public transport services in some of the more rural parts of the District. Given that Wealden is a large and diverse rural district with no dominant town or city located within it and due to the close proximity to large urban areas outside the district (Royal Tunbridge Wells, London, Crawley/ Gatwick area) there is a significant level of out commuting and over half of the residents travel over 5km to work, a figure which is higher than the regional level. Nearly 70% commute to work by car with only 8.8% commuting by public transport showing heavy reliance on travel by car.

### Environment

Contextual indicator	Wealden	East Sussex	South East	Source
<b>Environment</b>				
Carbon footprint (tonnes CO2 per capita)	5.6	5.0	6.3	DECC, 2013

- 3.14 Carbon emissions in Wealden are the second highest in East Sussex (6.1 tonnes per capita) but lower than the average for the South East and England . However this figure has reduced significantly since 2011. The emissions are predominantly from the domestic and transport categories and, in terms of these categories, Wealden has the highest figures of all Districts in East Sussex and higher than regional and national figures. Emissions from industry, commercial and agricultural uses are lower than regional and national figures.

### Commentary on the contextual indicators

- 3.15 Against a backdrop of a struggling national economy Wealden District seems to have fared better than some other Districts in East Sussex. There has been a significant increase in the number of jobs created in the District and income levels remain high. There are low levels of long term unemployment and JSA claimants and the employment rate for the District has significantly increased from previous trends. The majority of people within the District work in the private sector.
- 3.16 There is a continuing need for affordable housing in the District especially given the two distinct housing market areas, an unmet need especially in the north, the high prices and lack of smaller houses available within parts of the District.
- 3.17 Wealden's carbon footprint from domestic and transport is higher than regional and national averages however there has been a reduction of 0.5 tonnes of CO2 per capita since the last figures were announced.

#### **4. HEADLINE PLANNING ISSUES FOR THE DISTRICT**

4.1 This section examines some of the headline planning issues which face the District.

##### **Waste Water Issues**

4.2 The Council has been working with Southern Water, East Sussex County Council and the Environment Agency to explore the prospects for increasing waste water capacity in the District. As indicated in the Core Strategy and in the Infrastructure Delivery Plan (IDP), one of the main issues is the capacity of the two waste water treatment works serving Hailsham, Hellingly, Polegate, Willingdon, Stone Cross and outlying settlements in south Wealden to discharge treated waste water into the receiving environment, the Pevensey Levels. The Environment Agency has granted restricted discharge consents to both works in order to protect the integrity of the Pevensey Levels Ramsar site and candidate Special Area of Conservation.

4.3 Development which would breach the consented capacity of the waste water treatment works is considered to have an adverse effect on the integrity of the Pevensey Levels, in accordance with the European Habitats Directive and national Regulations. Therefore in the absence of certainty of any suitable and deliverable scheme for mitigation, the Core Strategy distributes growth in the relevant catchment areas taking into account the capacity of Hailsham South and Hailsham North Waste Water Treatment Works. Southern Water is due to publish a report in 2015 in relation to a range of options for providing increased waste water treatment capacity in the south Wealden and Eastbourne areas to enable further growth .

##### **Transport issues**

4.4 In relation to the District's transport infrastructure, we are aware through our work on the Infrastructure Delivery Plan with the Highway Authority (East Sussex County Council) and other stakeholders, that a number of our roads are at or nearing capacity. The level of growth proposed through the Core Strategy, will stretch this further and require a number of measures ranging from delivering sustainable transport solutions, reducing demand, providing more efficient management of infrastructure, or providing new or improved infrastructure where necessary.

4.5 We have worked closely with East Sussex County Council and other partners, including Eastbourne Borough Council, on a number of transport studies for south Wealden and Eastbourne which identify the various transport interventions, demand management measures and further transport investment required to support future development in both Authorities in a sustainable manner. The South East was clearly acknowledged as an area that had suffered from historic underinvestment in infrastructure (Regional Strategy – 2006) and this issue does need to be urgently addressed if growth is to be accommodated in a sustainable fashion.

4.6 In addition, the Council has been working with East Sussex County Council and Uckfield Town Council to identify solutions to the town centre traffic capacity issues, and the necessary mitigation required in order to sustain the growth identified in the Core Strategy. East Sussex County Council has recently agreed and published an action plan identifying the process by which the required transport measures will be identified and implemented. The Council is also working with East Sussex County Council and Hailsham and Crowborough Town Councils in relation to traffic issues in these towns with a view to implementing a programme of improvement measures.

## **Internationally Designated Sites**

- 4.7 Under European and national legislation the Council has a duty to ensure that our plans do not have adverse effect on the integrity of European designated sites. Within Wealden this relates to the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), the Pevensy Levels Ramsar site and candidate SAC and the Lewes Downs SAC.
- 4.8 In partnership with neighbouring authorities, specialist technical work to ascertain the possible impact of development and proposed growth on these designated areas has been undertaken. Future mitigation will be necessary to ensure that development does not have an adverse impact on these sites.
- 4.9 With regards to Ashdown Forest SPA, suitable alternative natural green space (SANGS) together with access management measures on the Forest (SAMMS) are also required in order to mitigate recreational pressure resulting from development. Mitigation will also be required within the Pevensy Levels hydrological catchment area through the provision of Sustainable Drainage Systems (SuDS). The detail of this will be addressed further within relevant Local Plans.
- 4.10 We are working with neighbouring authorities, the Conservators of the Ashdown Forest, Natural England and the Environment Agency to agree the necessary mitigation measures, future development plan policies and the delivery mechanisms required in relation to the Ashdown Forest SPA and SAC and Pevensy Levels Ramsar Site and candidate SAC.
- 4.11 In relation to the effects of traffic pollution, the Council has commissioned specialist air quality Consultants to provide advice and develop a method for future monitoring of nitrogen deposition on the Ashdown Forest SAC. This report was finalised in consultation with Natural England and presents a detailed review of existing information, a review of different monitoring methods and a proposed methodology for the necessary programme of monitoring and research. This will include both air quality monitoring and the ecological monitoring of nitrogen deposition impacts on habitats, plant communities and plant species.
- 4.12 The Council has considered the recommendations in the report and is now working towards putting in place the monitoring and research programme. It is anticipated that the results of the monitoring and research will provide the Council with information on the impacts of nitrogen deposition on the Ashdown Forest SAC so that its effects on development in the longer term can be more fully understood. This requirement was one of the recommendations of the independent Planning Inspector who assessed the Core Strategy as sound.

## **Green Infrastructure**

- 4.13 In addition, it will be necessary to provide a Green Infrastructure Strategy for the District to coordinate the provision of green infrastructure over the next 20 years. A Green Infrastructure Strategy will ensure that an accessible network of multi-functional green space is provided both in and around urban areas to assist in the conservation and improvement of biodiversity and the provision of suitable recreational space. The Council will continue to liaise with partners as to how best to take a green infrastructure strategy forward.

## **Flood risk management and water supply**

- 4.14 Flood risk is also an issue within Wealden and we are aware that certain parts of settlements such as Uckfield and Hailsham are subject to a high probability of flood risk, although this does not relate to all available land in those towns. Growth within other settlements, such as Pevensey Bay, Isfield and Forest Row is also heavily constrained by flood risk.
- 4.15 In consideration of the NPPF and other guidance on such matters the Core Strategy does not propose any growth within flood risk zones 1 and 2. There are no requirements therefore for any new flood defences as a result of growth proposals, although Sustainable Drainage Systems will be required in all new developments, to reduce the level of surface water run off in new developments.
- 4.16 Some limited flood defence improvements to the River Uck in Uckfield have been implemented and a series of measures recommended through our Infrastructure Delivery Plan will further reduce flood risk in the area.
- 4.17 The Environment Agency has also confirmed that the District is classified as an area of “water stress” owing to the comparatively low rainfall and the high level of population. As a result, the South East Water Management Plan identifies a programme for demand and supply measures, which will be subject to OFWAT funding. South East Water has recently announced that it plans to extend the reservoir at Arlington by 2035 which will provide for increased resilience and provision.

## **Economy**

- 4.18 A key theme from the now revoked South East Plan and Regional Economic Strategy was the promotion of sustainable economic growth and regeneration within the Sussex Coast Sub Region, to address particular socio-economic issues in the Coastal areas. This required Wealden, along with other Local Authorities and key partners to help lift the local economy up to the performance levels of the South East as a whole, through providing more skills and jobs for the existing and future population, in order to increase economic activity, reduce unemployment and increase the quality of job opportunities. Although the South East Plan is now revoked, these principles are still relevant in Wealden, particularly to target socio-economic issues in the south of the District. These principles and objectives are reflected through our economic objectives in the Core Strategy. Meeting these objectives will require additional housing and employment space to be found and developed but will help to tackle socio-economic problems and affordable housing need. Marked changes in the economic climate since the Regional Spatial Strategy was adopted, especially in respect of the availability of central Government funding for infrastructure and economic buoyancy are matters which will affect the ability to achieve these aims.
- 4.19 Local Economic Partnerships across the South East are in the process of preparing the South East Strategic Economic Plan which will set out plans for local growth. Changes to funding and constitutional/ governance arrangements within the South East Local Economic Partnership (SELEP) will also have significant bearing on delivery of economic objectives for the area.

## **Gypsy and Traveller Site Identification**

- 4.20 Wealden District Council appointed consultants to recommend site criteria and subsequently to assist in the process of assessing a range of sites across the District for their potential to accommodate the permanent residential needs of gypsies and travellers. The sites are being assessed against a set of criteria which have been agreed in a process involving Parish and Town Councils as well as Wealden District Councillors. The need for sites for Gypsies and Travellers within Wealden has been identified in the East Sussex Gypsy and Traveller Accommodation Assessment (GTAA). The Core Strategy identifies a need for an additional 23 pitches for Gypsies and Travellers in Wealden for the period up to 2016, based on extensive work carried out for the Partial Review of the South East Plan.
- 4.21 The Council is in the process of commissioning a new GTAA in conjunction with all other Districts in East Sussex along with Brighton and Hove Council and the South Downs National Park Authority. This will identify needs beyond 2016.

## 5. WEALDEN'S LOCAL PLAN

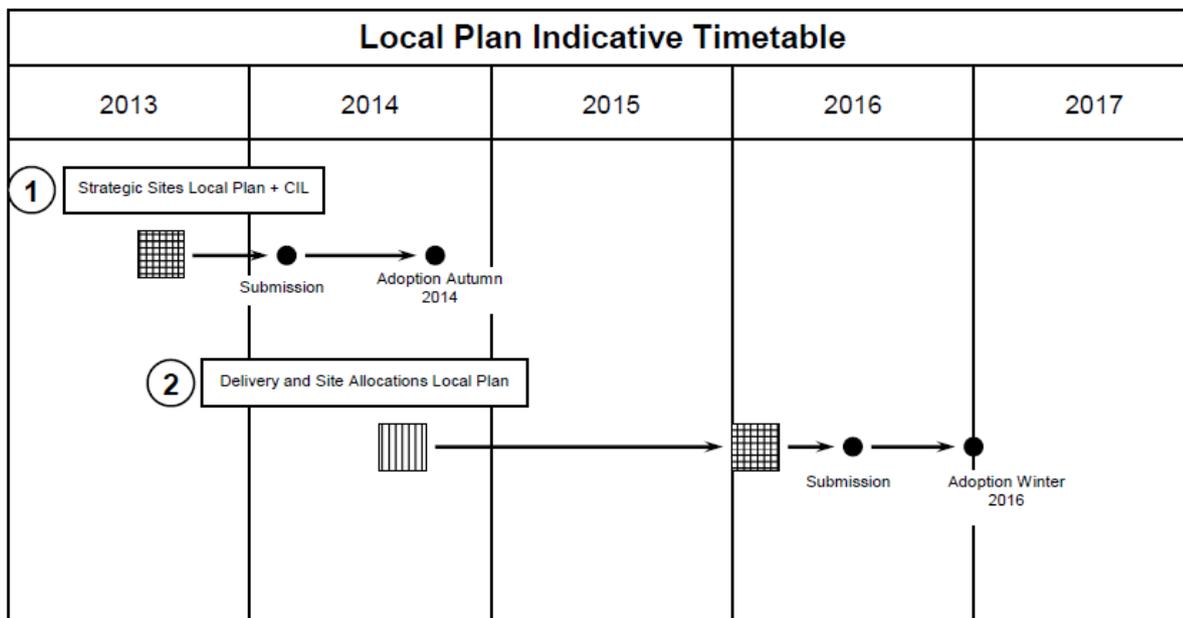
- 5.1 The Core Strategy Local Plan was adopted in February 2013 and is the overarching planning policy document for Wealden.
- 5.2 The Core Strategy replaces the following saved policies in Wealden's Local Plan 1998:  
HG2, Affordable Housing on New Development  
HG3, Affordable Housing Exceptions Policy  
The other saved policies remain in place. Both the Wealden Local Plan 1998 and the Non-Statutory Local Plan 2005 remain material planning considerations in so far as they do not conflict with the National Planning Policy Framework (see paragraph 211 of the NPPF).
- 5.3 Since the Localism Act a number of the District's town and Parish Councils have expressed interest in producing Neighbourhood Plans. The production of these will follow a similar approach to the LPAs own development plan documents and indeed , once adopted formally, Neighbourhood Plans will be part of the Development Plan and thus carry significant material weight. Of those frontrunners within Wealden, Neighbourhood Areas have so far been designated for the Parishes of Hartfield, Herstmonceux and Maresfield.
- 5.3 The following sections of our AMR summarise the purpose of each document in the Council's LDS and provides a commentary on the milestones and targets of each document.

### Local development Scheme

Milestone	Target	Whether met
Review	End of 2011	Yes

The first LDS for Wealden was adopted in 2007. Government Guidance requires the LDS to be reviewed on a regular basis to take account of progress and slippage on any documents, agreement to produce additional documents, and new or emerging policy issues. A revised Local Development Scheme for the period 2011 to 2014 was agreed by Full Council at its meeting on 25<sup>th</sup> July 2012.

Following a meeting of Full Council on 27<sup>th</sup> November 2013 an indicative Local Plan timetable was approved for further DPDs. This new timetable reflects the amended timescales in respect of the Delivery and Sites Allocations Local Plan and the examination of the Council's Strategic Sites Local Plan and Community Infrastructure Levy. The indicative timescales are shown below and delivery to this timescale is subject to further Council consideration in respect of existing priorities and resources.



**KEY to Local Plan stages:**

- Regulation 18
- Regulation 19

October 2013

### Statement of Community Involvement

Milestone	Target	Whether met
Required consultation	June/July 2006	Yes
Submission to SoS	October 2006	Yes
Inspectors binding report	February 2007	Yes
Adoption and publication	February 2007	Yes
Review	August 2012	No – timetable slipped. No significant changes felt to be urgently required.

### Core Strategy Local Plan

Milestone	Target	Whether met
Public consultation on Issues and Options (Reg 25)	July - Sept 2007	Yes
Public consultation on Preferred Options and SA report	July - August 2009	Yes
Public consultation on submission version document	Feb - April 2011	Yes
Submission to SoS	August 2011	Yes
Examination/ hearing	October 2011	Examination in Public – 17 <sup>th</sup> January 2012 – 3 <sup>rd</sup> February 2012 and 6 <sup>th</sup> September 2012
Adoption and publication	November 2012 by WDC, February by South Downs National Park Authority	Adopted February 2013

The Core Strategy remains the key Local Plan for the District - an overarching document for the delivery of growth. The Wealden District (incorporating part of the South Downs National Park) Core Strategy was submitted jointly by WDC and the National Park Authority in August 2011 for examination. The examination in public took place between 17<sup>th</sup> January 2012 and 3<sup>rd</sup> February 2012 with a further day on 6<sup>th</sup> September 2012 following consultation on proposed modifications during the summer of 2012 and to enable comments and representations in respect of the publication by Government of the NPPF. The final report from the Inspector was received on 30 October 2012 and the Core Strategy was agreed for adoption by Wealden's Full Council on 28 November 2012. The South Downs National Park Authority adopted the document on 19 February 2013.

### **Strategic Sites Local Plan**

Wealden's revised LDS contains two further Local Plan documents. One is the Strategic Sites Local Plan which will identify by land allocations the key strategic sites which are required to be delivered within the first phases of the Core Strategy and which are central to the delivery of the Council's chosen strategy. It contains details of how these sites are to be developed and how infrastructure requirements will be met. This document primarily includes major housing sites but also includes employment/business areas and major elements of infrastructure required to support growth. The identification of strategic housing sites in this way will mean that they can contribute as early as possible to Wealden's five year housing land supply. A number of significant permissions have already been granted in respect of applications received for these sites . Projected dates for this DPD are set in the revised timetable.

<b>Milestone</b>	<b>Target</b>	<b>Whether met</b>
Evidence gathering	Jan 2007	Yes
Public consultation on Issues and Options (Reg. 18)	Jan-Feb 2012	Yes – consultation took place between 16 <sup>th</sup> January 2012 and 24 <sup>th</sup> February 2012
Pre submission consultation (Reg. 19)	Feb - March 2013	Consultation took place between the 17 <sup>th</sup> June 2013 and 29 <sup>th</sup> July 2013
Submission to SoS	Winter 2013	Due to submit early 2014
Adoption and publication	Summer 2014	Due to adopt Autumn 2014 - slippage due to pre submission changes.

### **Delivery and site allocations Local Plan**

The second document, entitled Delivery and Sites Allocations Local Plan, will identify and allocate the remaining smaller and medium sized sites/areas for various land uses and will contain more detailed Wealden development control policies. The development management policies are required following Government cancellation of many PPSs and PPGs and to reflect bespoke issues within the District. The document will need also to address other issues such as development Boundaries, Gypsy and Traveller allocations and Town Centres. This overall revised approach to the Local Plan will enable focus to be given to the development of strategic sites and infrastructure through the Strategic Sites Local Plan whilst providing scope for

detailed place specific policies, such as for town centres, to be given expression in the Delivery and Sites Allocations Local Plan

<b>Milestone</b>	<b>Target</b>	<b>Whether met</b>
Evidence gathering	Jan 2007	Yes (commenced)
Public consultation on Issues and Options (Reg. 18)	Spring 2014	
Pre submission consultation (Reg. 19)	Spring 2015	
Submission to SoS	Autumn 2015	
Adoption and publication	Winter 2015	

### **The Community Infrastructure Levy (CIL)**

The Community Infrastructure Levy (CIL) charging schedule will set out our approach to CIL across the District and is closely related to the work being undertaken on the Strategic Sites DPD. The evidence base is shared between the two documents and the latter stages of consultation, examination and publication for the CIL charging schedule mirrors the Strategic sites DPD and is anticipated for adoption in 2014. The Council considers this work a priority to enable and ensure that relevant development is required, in a clear and fair way, to provide appropriately to infrastructure provision. The Council has been working to the government's initial published deadline of April 2014 to ensure that it has a CIL in place before regulations regarding changes in the way Section 106 monies can be used come into effect.

Consultation took place on the Preliminary Draft Charging Schedule between 13<sup>th</sup> August 2012 and 21<sup>st</sup> September 2012 and a revised Draft Charging Schedule was considered in February 2013.

Consultation took place on the Draft Charging Schedule between 17<sup>th</sup> June 2013 and 29<sup>th</sup> July 2013 and is proposed to be submitted for independent examination in early 2014.

<b>Community Infrastructure Levy Milestone</b>	<b>Target</b>	<b>Whether met</b>
Evidence gathering	Jan 2007	Yes - commenced
Public consultation – Preliminary Draft Charging Schedule	July 2012	Yes – 13 <sup>th</sup> August to 21 <sup>st</sup> September 2012
Pre submission consultation	June - July 2013	Yes – 17 <sup>th</sup> June 2013 to 29 <sup>th</sup> July 2013
Submission to SoS	October/November 2013	Due early 2014
Adoption and publication	Spring 2014	

## **Local Plan Evidence Base**

5.4 The studies which have contributed to the Local Plan evidence base in the year 2012/13 are as follows:

### **Strategic Sites Local Plan Viability Study**

This study tests to ensure that the combined impact of the Council's proposed Community Infrastructure Levy (CIL), Affordable Housing Policy and other policy requirements set out in the Strategic Sites Local Plan are both affordable and deliverable by the private sector.

### **Background papers to support the Strategic Sites Local Plan**

A range of background papers have been produced to support the Strategic Sites Local Plan. They include;

- Equalities Impact Assessment
- Infrastructure Delivery Plan
- Housing
- Sustainability Appraisal
- Sustainable buildings, renewable energy and low carbon development
- Habitats Assessment
- Green Infrastructure
- Development of the Proposed Submission Strategic Sites Local Plan

### **Movement and Access Strategy for Hailsham and Hellingly (MASHH)**

Traffic modelling work to bring forward road and transport improvements for Hailsham and Hellingly to ensure sustainable growth as identified within the Core Strategy and Strategic sites documents.

### **Air Quality monitoring and assessment of Nitrogen Deposition – July 2013**

Study to monitor the nitrogen deposition and its effects on Ashdown Forest SAC

## Saved Local Plan Policies

5.5 The Council has taken the opportunity through this AMR to publish the policies that have been saved from the adopted 1998 Wealden Local Plan

The list of saved policies, approved by the Secretary of State under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004, was published on the 27<sup>th</sup> of September, 2007. A full list of saved policies is provided at Annex 3. All remaining, unlisted policies in the adopted Local Plan have now expired.

The following adopted Wealden Local Plan (1998) saved policies are superseded by the Core Strategy;

Policy HG2 – Affordable housing on new development

Policy HG3 – Affordable housing exceptions policy

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

<b>Revoked Development Boundaries</b>	<b>Inset Map number</b>
Berwick Station	3
Blackboys	4
Broad Oak	5
Cross – in – Hand	8
East Dean and Friston	11
East Hoathly	12
Fairwarp	13
Five Ash Down	14
Five Ashes	15
Framfield	18
Hadlow Down	21
Halland	24
Hooe Common	31
Isfield	33
Lower Dicker	37
Lower Horsebridge	38
Maresfield	39
Mark Cross	40
Maynards Green	42
Nutley	44
Pevensey	45
Punnetts Town	48
Upper Dicker	55
Vines Cross	56
Windmill Hill	61

## **6. THE HOUSING TRAJECTORY**

- 6.1 Below is a commentary on the major issues which arise from the housing trajectory, which provides a snapshot of the situation as regards the delivery of housing development.
- 6.2 The housing trajectory shows housing supply in relation to the delivery and other requirements set down in the Wealden Core Strategy. For the period up until 2012/13, the housing trajectory shows actual completions. From 2013 onwards, the trajectory shows projected completions based upon the latest available information from development management and recent build out rates.
- 6.3 The trajectory shows annual completions of 674 in 2012/13. This exceeds the figure of 571 which was projected for the year as a whole in last years AMR. This follows completion figures for 2010/11 of 709 and for 2011/12 of 617 and therefore the last three years of housing delivery all significantly exceed the annual requirement figure set in the Council's Core Strategy of 450 dwellings per annum. A high level of annual completions is projected to continue over the next few years as sites with outstanding planning consent (and resolutions to approve) are built out. These sites include many of those allocated in the Non-Statutory Local Plan. There continue to be high levels of completions on windfall sites, and of the 674 total completions in 2012/13, 244 of these were on windfall sites. The average number of windfalls per annum over the last 10 years is 234. Due to the very high level of completions over the last three years, many of the sites with planning consent have now ben built out. It is therefore anticipated that the level of completions will be significantly lower for the next two years. From 2015 onwards, however, it is anticipated that completions will start coming forward from sites which have been identified in the Core Strategy and Strategic Sites Local Plan. Some of these sites have now been granted planning consent whilst other sites have planning applications pending. Specific projections for completions from these sites is provided in the Council's 5 year housing land supply document shown in Annex 6. The projected delivery shown in the housing trajectory below reflects a reasonable prospect of delivery over the plan period.

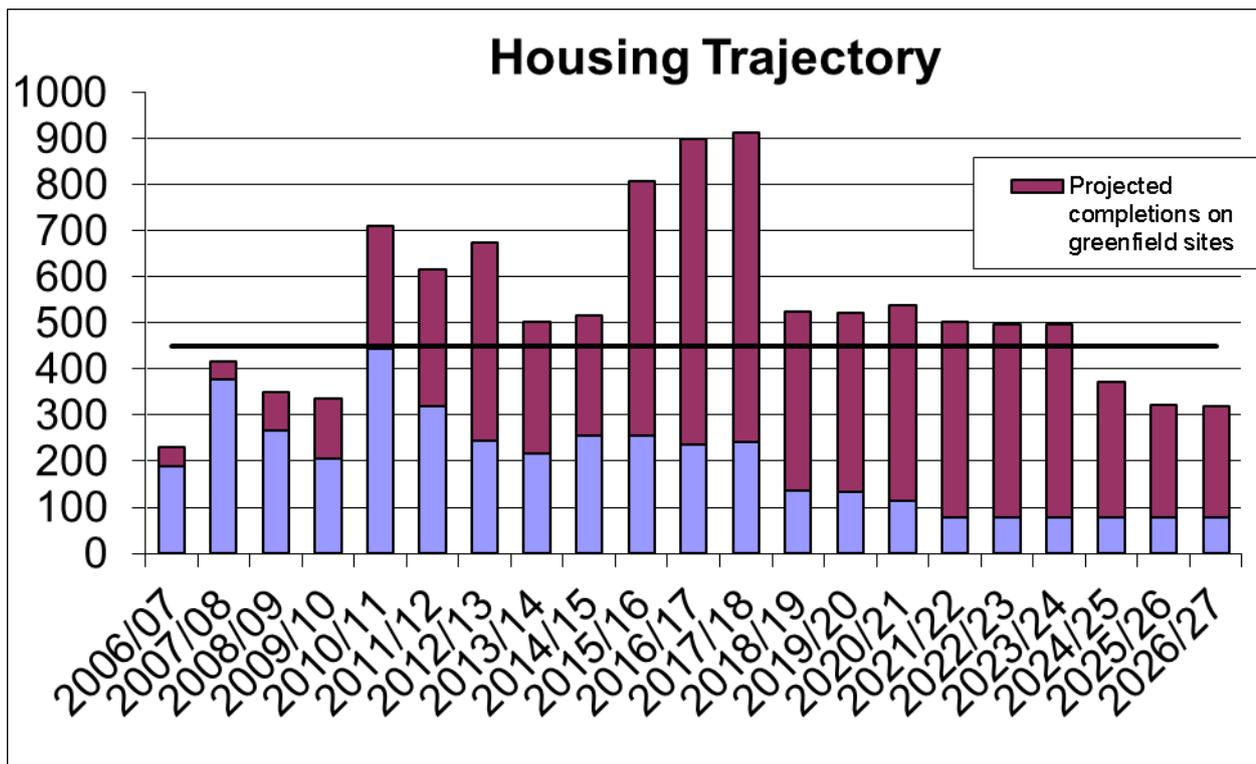


Table 1: Housing Trajectory

- 6.4 The trajectory shows projected completions on both brownfield and greenfield land. The trajectory is based upon an annual average requirement of 450 units per annum as provided for by the Wealden Core Strategy. For the period up until 2014/15, the trajectory includes only deliverable sites either with existing planning permission at 1<sup>st</sup> April 2013 or a limited number of deliverable sites identified in the Non-Statutory Local Plan (these sites are shown in Annex 5) and does not include any allowance for allocations coming forward from the new Local Plan during this period. The figures include a projection for windfall development during the next five years (i.e. 2013-18) as there is compelling evidence that windfall sites will continue to provide a reliable source of supply. This is in accordance with the guidance set down in the National Planning Policy Framework. The Council has included an allowance of 61 units per annum for windfall development during this five year period. This is based on a detailed analysis of past delivery but has been adjusted to allow for the following factors:
- to exclude development on garden land following Government changes to legislation;
  - to take into account constraints imposed by wastewater treatment capacity limits;
  - to take into account constraints imposed by the need to protect Ashdown Forest;
  - to take into account changes to development boundaries which will restrict development in areas where development boundaries have been removed.
- The detailed figures are included at Annex 6.
- 6.5 From 2015/16, it is projected that completions will come forward from sites which are allocated in the new Local Plan and these projected completions are therefore included within the trajectory from that date onwards.
- 6.6 New housing growth is being proposed at 13 villages throughout the District and amounts to 455 dwellings - further detail is set down within the Core Strategy. 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.

The trajectory shows that as sites come forward from the Local Plan from 2015-16 onwards there is a significant increase in projected completions, with completions projected to be in excess of 800 per annum for each of the three years 2015-16 to 2017-18. These are high rates of completions which exceed the relatively high rates which have been achieved over the last three years where completions have been over 600 per annum for each of the last three years. Such projected figures are, however, backed up by robust information and the majority of the units projected to be built out over this period already have planning consent. Detailed information in relation to projected completions over the next five years is provided in Annex 6 which includes the Council's Five Year Housing Land Supply calculations. The main reason for this projected increase in completions is the grant of planning consents for new development following the adoption of the Core Strategy in February 2013 which has provided a catalyst and certainty for planned growth. This is an approach encouraged and supported by the NPPF.

## 7. **LOCAL PLAN INDICATORS**

### Brief synopsis of the data in this section

Progress has been made towards achieving a number of the key targets, notably the targets in relation to both market and affordable housing completions (see Table 9 below). Significant employment and retail floorspace has also been granted consent during this monitoring year. As land allocated within the new Local Plan is granted planning consent and built out then further housing, employment and retail development will come forward in coming years. This data will form part of future AMRs and outcomes assessed against policies and policy objectives.

It is therefore considered that current policies are working effectively and will work in combination with new policies being developed through the new Local Plan. There is currently therefore no requirement to review existing policies as part of this AMR.

### 7.1 **Introduction**

The following section provides commentary on the indicators identified in the submission version Core Strategy Implementation and Monitoring Framework.

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

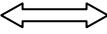
Indicator number	Indicator name	Indicator description	Target	Achievement 20YY/YY	Progress towards target
------------------	----------------	-----------------------	--------	---------------------	-------------------------

Table 3: Indicator column headings

The 'Indicator name', 'Indicator description' and 'Target' are reproduced from the Core Strategy Implementation and Monitoring framework submission document (Background Paper BP13).

The 'Achievement' column shows the achievement in the reporting year in relation to the target for that indicator.

For clarity the 'Progress towards target' column includes a series of symbols as follows;

Symbol	Definition
	Target achieved
	Progress made towards target in reporting year
	No progress towards target in reporting year
	Trend is away from target in reporting year
	Baseline - no comparative data available

	Not monitored this year
	No data available

*Table 4: key for indicator tables*

## 7.2 Core Strategy Spatial Planning Objective 1: Protecting the natural environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
1a	NI197	Proportion of sites where conservation management is being achieved	Increase above current level	52.3% (up from 50.9% last year)	↑
1b	Quality of SSSI's	Proportion of SSSIs favourable or unfavourable recovering	95%	97.4%	↔
1c	Change in areas and populations of biodiversity	Changes in (a) priority habitats and species (by type) and (b) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance	No loss	(a) No change (b) No change	↔

Table 5: Assessment of Spatial Planning Objective 1

### Commentary and analysis

#### 7.2.1 Quality of SSSIs

	SSSI areas (ha)	Units in favourable or unfavourable recovering condition	% in favourable or unfavourable recovering condition	Units destroyed	SSSI units minus destroyed units
2009/10	8234	225	97.8%	0	8234
2010/11	8234	225	97.8%	0	8234
2011/12	8233	223	96.96%	0	8233
2012/13	8234	224	97.4%	0	8234

Table 6: Quality of Sites of Special Scientific Interest (SSSIs)

There has been no significant change in the quantity or area of SSSIs although there has been a slight increase in SSSI's categorised as favourable or unfavourable recovering.

## 7.2.2 Areas of biodiversity importance

Designation		Abbr.	Area of designation (2011/12) (ha)	Area of designation (2012/13) (ha)
<b>International</b>	Ramsar		3099	3099
	Special Area of Conservation	SAC	5827	5827
	Special Protection Area	SPA	3207	3207
<b>National</b>	Area of Outstanding natural Beauty	AONB	44625	44625
	National Nature Reserve	NNR	239.4	239.4
	National Park		6088	6088
	Site of Special Scientific Interest	SSSI	8234	8234
	Country Park		309.7	309.7
	Local Nature Reserve	LNR	255.6	255.6
	Regionally Important Geological Site	RIGS	126.1	126.1
<b>Reserve/property</b>	Site of Nature Conservation Importance	SNCI	3313	3313
	Environmental Stewardship Agreements		30286	31829
	National Trust		614	614
	RSPB Reserve		181.3	181
	Sussex Wildlife Trust Reserve		362.4	362.2
	Woodland Trust		159.7	159.7

Table 7: Areas of biodiversity importance

The above figures show no major change from the last reporting year.

## 7.3 Spatial Planning Objective 2: Protecting the historic environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
2a	Listed buildings	Number of listed buildings at risk	Number of listed buildings at risk	0	
2b	Tourism impact	Annual impact figures from Tourism South East: number of visitors and total spend by visitors to Wealden	Increase above current level	See text below	

Table 8: Assessment of Spatial Planning Objective 2

## **Commentary and analysis**

### **7.3.1 Listed buildings**

English Heritage maintains an 'At Risk' register of all listed buildings at risk within a local authority area. Currently in Wealden there are no buildings at risk.

This is a significant change from last year where there were 2 buildings on the risk register.

### **7.3.2 Tourism Impact**

The source of this information is The Economic Impact on Tourism on Wealden Study which is published annually. The 2012/13 report was not published before this report therefore this indicator will be updated in the 2013/14 monitoring year.

## 7.4 Spatial Planning Objective 3: Housing provision

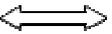
Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
3a	Housing completions per annum - NI 154/ AMR H2b	Housing completions per annum	In line with housing trajectory	674 dwellings	
3b	Affordable housing	Affordable housing completions as a percentage of all completions within the policy threshold	35% (plan target)	N/A	
3c	Affordable housing completions	Affordable housing completions per annum	Interim target of 100 per annum until site allocation policies are in place	127 new build and 36 first buy grants	
3d	Strategic completions	Housing completions per annum by Strategic Development Area	In line with figure 5 of the Core Strategy (see paragraph 6.6 of this AMR) and the accompanying text (see paragraph 6.7 of this AMR)	N/A	
3e	Homelessness	Total homeless households in priority need	Reduce from current level	102	
3f	Gypsy and Traveller	Net additional Gypsy and Traveller pitches granted permission	23 by 2016	0	

Table 9: Assessment of Spatial Planning Objective 3

### Commentary and analysis

#### 7.4.1 Housing completions

This important indicator is also measured in WDC's quarterly performance reports. The performance report for 2012/13 confirms 674 net additional homes were provided in 2012/13 compared with 619 in 2011/12. The housing trajectory target for 2011/12 was 571 and therefore this target has been exceeded. Our housing trajectory assumes a delivery rate of 450 dwellings per annum.

7.4.2 The housing trajectory shows projected completions for the period to 2027. To monitor the delivery of this indicator the following trigger points and subsequent actions are proposed;

1) a) if the total level of completions is 15% below the target as shown on the housing trajectory at the end of each five year period (2011/15, 2016/20, 2021/25) then the following actions will be undertaken;

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

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

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

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

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

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

#### 7.4.3 Affordable housing completions per annum

127 new build affordable housing completions took place in this reporting period. In addition 36 first buy grants were also awarded. This is less than the last 2 reporting years but more than the annual target of 100 per annum by some considerable %.

#### 7.4.4 Strategic completions

Figure 5 of the Core Strategy along with the accompanying text (see paragraphs 6.6 and 6.7 of this AMR) provides the indicative phasing of development in strategic development areas. To monitor delivery of this indicator when the Core Strategy is adopted the following trigger points will apply;

1) In line with figure 5 of the Core Strategy and accompanying text;

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

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

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

#### 7.4.5 AMR H4 - Gypsy and Traveller pitches

	Permanent	Transit	Temporary
No. of pitches	0	0	0

*Table 10: Net additional Gypsy & Traveller pitches*

No additional permanent gypsy and traveller pitches were granted in 2012-13.

The timetable for the adoption of the Delivery and Site Allocations DPD, which will allocate gypsy and traveller sites, is set out in Section 5 of this AMR. The target is 23 net additional pitches granted planning permission by 2016. The AMR will monitor this target every year and if the target is not reached by 2016 then the following actions will be undertaken;

- an examination of the reasons for the lower levels of development.
- development of possible initiatives to overcome impediments to encourage development on problematic sites
- a review of the policy and evidence base will be undertaken to examine whether a change in the policy is necessary.

**7.5 Spatial Planning Objective 4: Supporting the viability of Wealden's principal towns**

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
4a	Strategic allocations	New employment allocations by Strategic Development Area	In line with WCS 3	N/A	☆
4b	Retail provision	New retail allocations by Strategic Development Area	In line with WCS 3	N/A	☆
4c	Vacant units	Vacant units in town centres	Reduce	N/A	⊘

Table 11: Assessment of Spatial Planning Objective 4

**Commentary and analysis**

Indicators 4a and 4b identified within this spatial planning objective relate specifically to delivery of the Core Strategy and therefore no data is currently available for analysis in this AMR.

Policy WCS3 of the submission Core Strategy provides the level and distribution of Employment (B Class) and Retail (convenience and comparison) land allocation for each of the towns and settlements in Wealden. To monitor delivery of indicators 4a and 4b when the Core Strategy is adopted the following trigger points will apply;

If planning consents are not in place to provide 50% or more of the total floorspace by 2020 and 75% or more of the total floorspace by 2025 for each town/ settlement then the following actions will be taken;

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

## 7.6 Spatial Planning Objective 5: Education and skills

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
5a	School places	Number of new school places provided through developer contributions	In line with IDP	N/A	
5b	Qualifications	People of working age with no qualifications	Reduce	7,300 (2011)	

Table 12: Assessment of Spatial Planning Objective 5

### Commentary and analysis

#### 7.6.1 Qualifications

Year	Number	Percentage
2010	9,700	11.7%
2011	7,300	8.8%

Table 13: Working age population with no qualifications - Wealden

There has been no further data since 2011 published for this indicator.

## 7.7 Spatial Planning Objective 6: Improving economic prosperity

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
6a	AMR BD1	Quantity of new employment floorspace	38190sq m by 2030	5,216 sq m	
6b	AMR BD4	Quantity of new retail floorspace	16937 sq m by 2030	3478 sq m	
6c	Employment rate	Proportion of working age population who are in employment	No target	72.1%	

Table 14: Assessment of Spatial Planning Objective 6

## Commentary and analysis

### 7.7.1 Quantity of new employment floorspace

#### **Core Output Indicator BD1: Total amount of additional employment floorspace - by type (m<sup>2</sup>)**

	B1a	B1c	B1 (unable to subdivide)	B2	B8	B1-B8 (unable to subdivide)	Total
<b>Gross<sup>1</sup></b>	953	1202	210	1313	1538	0	5216
<b>Net<sup>1</sup></b>	13	766	210	1313	1413	-407	3317

Table 15: Quantity of new employment floorspace

These figures are relatively low compared to previous years and this is likely to be a reflection of the continued economic downturn.

### Quantity of new retail floorspace

#### **Core Output Indicator BD4: Total amount of floorspace for "town centre uses" (m<sup>2</sup>)**

	A1	A2	B1a	D2	Total
<b>Gross<sup>1</sup></b>	554	114	953	1857	3478
<b>Net<sup>1</sup></b>	-107	-202	13	1857	1560

<sup>1</sup>Figure obtained by subtracting 3.75% of the SEERA return to take account of internal walls

Table 16: Quantity of new retail floorspace

As Wealden does not have any defined town centre areas, these figures are for the local authority area as a whole. These figures are in line with previous years and show positive figures for new retail (A1) and office (B1a) floorspace provision.

### 7.7.2 Employment rate

<b>April 2009/ March 2010</b>	<b>April 2010/ March 2011</b>	<b>April 2011/March 2012</b>	<b>April 2012/March 2013</b>
77.7%	72.0%	75.5%	72.1%

Table 17: % Employment Rate – Wealden

There has been a slight decrease in the employment rate<sup>6</sup> compared to last year but this is an improvement on the April 2010/ March 2011 target.

<sup>6</sup> The employment rate is the percentage of the labour force that is employed

## 7.8 Spatial Planning Objective 7: Promoting the reduction in the need to travel by car

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
7a	Housing distribution	Housing completions by town/ settlement	In line with figure 5 of the Core Strategy (see paragraph 6.6 of this AMR) and the accompanying text (see paragraph 6.7 of this AMR)	N/A Refer to SPO3 above	☆
7b	Employment distribution	New employment allocations by town/ settlement	In line with WCS 3	N/A Refer to SPO6 above	☆
7c	Retail distribution	New retail allocations by town/ settlement	In line with WCS 3	N/A Refer to SPO6	☆
7d	Commuting	Commuting flows into & out of the District	Reduce out commuting	29,867 (2001)	↔
7e	Mode travel	Travel to work by mode	Reduce travel to work by private vehicle over the plan period	66.3% - Private Vehicle 8.8% - Public transport 7.5% - Foot/ cycle (2011 data)	↑
7f	AQMA	Air Quality Management Areas	No reduction in air quality	No areas identified in the District	😊

Table 18: Assessment of Spatial Planning Objective 7

### Commentary and analysis

#### 7.8.1 Commuting

In 2001 the level of out commuting from Wealden was 29,867. The updated data has not been published for this indicator by ONS. This will be updated in next years report.

#### 7.8.2 Mode of Travel

	Private vehicle	Public transport	Foot/ cycle
<b>Wealden (%)</b>	66.3	8.8	7.5

Table 19: Mode of travel to work in Wealden (2011)

The table provides the baseline data for the mode of travel to work in Wealden. The data is taken from the 2011 census and show a reduction in private vehicle mode of travel but a decrease in public transport and foot/ cycle.

## 7.9 Spatial Planning Objective 8: Enhancing the village network

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
8a	Distribution	Housing completions per annum by settlement	In line with Fig 5 of the Core Strategy (see paragraph 6.6 of this AMR) and the accompanying text (see paragraph 6.7 of this AMR) and WCS 6	N/A Refer to SPO3 above	☆
8b	Exception sites	Completions of affordable homes on exception sites	No target	0 units	↓

Table 20: Assessment of Spatial Planning Objective 8

### Commentary and analysis

#### 7.9.1 Exception Sites

No rural exception sites came forward last year. This is the same as the previous year. Significant rural exception site completions are anticipated for next year.

## 7.10 Spatial Planning Objective 9: Climate change

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
9a	CO 2 per capita	Carbon dioxide emissions per capita	Reduction to 5.6t p c by 2010/11 on 2008 (ESCC target)	Total – 5.6 tpc (2010)	☺

Table 21: Assessment of Spatial Planning Objective 9

No updated data is available for this indicator.

#### 7.10.1 Co2 emissions per capita

	Wealden	
	2010	2011
<b>Industrial and commercial</b>	197	187
<b>Domestic</b>	361	320
<b>Road</b>	361	355
<b>Total</b>	899	840

Table 22: Co2 emissions per capita 2005-2009 (kt)

No further data is available since last years AMR. The table shows the figures in kt (rather than tonnes for the last two years the levels have been calculated. The table shows a decrease in each area which is in line with the target to reduce emissions.

## 7.11 Spatial Planning Objective 10: Flood risk

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
10a	Risk of flooding	Number of planning permissions granted on strategic development areas within flood zones 1 and 2	None	N/A	☆

Table 23: Assessment of Spatial Planning Objective 10

### Commentary and analysis

The indicator identified within this spatial planning objective relates specifically to delivery of the Core Strategy and therefore no data is currently available for analysis in this AMR.

## 7.12 Spatial Planning Objective 11: Green infrastructure

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
11a	Green infrastructure	New green infrastructure provided as part of the Local Plan	No target	N/A	☆
11b	ANGSt	Accessible natural green space 2ha <300m from home (relating to new development) or assessment of overall provision of natural green space against Natural England's standards	To increase	N/A	☆

Table 24: Assessment of Spatial Planning Objective 11

### Commentary and analysis

The indicators identified within this spatial planning objective relate specifically to delivery of the Core Strategy and therefore no data is currently available for analysis in this AMR.

### 7.13 Spatial Planning Objective 12: Crime and safety

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
12a	Anti social behaviour	Perception of anti social behaviour	No target	Low perception - 87.9% (08/09) High perception - 21.1% (08/09)	
12b	Road casualties	Recorded road casualties	Reduce	All casualties - 595 (2010)	

Table 25: Assessment of Spatial Planning Objective 12

#### Commentary and analysis

7.13.1 The total number of road casualties fell from its 2009 level (679). This is the latest data available.

#### 7.13.2 Recorded road casualties

	All casualties	Child casualties
<b>2008</b>	714	50
<b>2009</b>	679	59
<b>2010</b>	595	52
<b>2011</b>	556	41

Table 26: Number of recorded road casualties - Wealden

The table shows a reduction in all casualties and child casualties across the district from 2010 to 2011. There is no target established in the submission version Core Strategy however a reduction in the recorded numbers is favourable.

### 7.14 Spatial Planning Objective 13: Living Environment

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
13a	Living Environment	Assessment of meeting policy requirements in Strategic Sites DPD	To be developed in detail	N/A	

Table 27: Assessment of Spatial Planning Objective 13

#### Commentary and analysis

The indicator identified within this spatial planning objective relates specifically to delivery of the Core Strategy and therefore no data is currently available for analysis in this AMR.

## 7.15 Spatial Planning Objective 14: Previously developed land

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
14a	Employment floorspace on previously developed land	Total amount of new employment floorspace on previously developed land	N/A	5216 sqm. (100%)	N/A
14b	Residential development on previously developed land	New and converted dwellings on previously developed land	N/A	247 (36%)	N/A
14c	Housing density	Density of development to comply with requirements in the Strategic Sites DPD	In line with Strategic Sites DPD	N/A	★

Table 28: Assessment of Spatial Planning Objective 14

### Commentary and analysis

#### 7.15.1 14a - Total amount of new employment floorspace on previously developed land

	Total
<b>Gross</b>	5216 sqm
<b>% gross on PDL</b>	100%

Table 29a: New and converted employment floorspace- on previously developed land

#### 7.15.2 14b - New and converted dwellings on previously developed land

	Total
<b>Gross</b>	247
<b>% gross on PDL</b>	36%

Table 29b: New and converted dwellings - on previously developed land

Analysis of housing completions within the District during the monitoring year revealed that 36% of housing development took place on previously developed land which is nearly a 20% reduction from 2011/12 levels (51.1%). Employment completions show that 100% of development took place on previously developed land.

In the case of Wealden District, there is a very limited supply of previously developed land which would be available for potential development and the District does not have a legacy of derelict former industrial land which would be suitable for such use. In this respect it would not be appropriate to have a specific target for this indicator as there would be little latitude for the Council to act in order to try and achieve such a target given the Governments clear requirement for housing growth within a District such as Wealden.

## 7.16 Spatial Planning Objective 15: Infrastructure provision

Indicator number	Indicator name	Indicator description	Target	Achievement 2012/13	Progress towards target
15a	IDP action plan	IDP Action Plan to be developed in specific detail at Strategic Sites DPD stage	In line with IDP Action Plan	N/A	☆
15b	Access to GP	Annual amount of new residential development on strategic sites within 30 mins public transport time of a GP	100% new development on strategic development areas within 30mins public transport time of a GP	N/A	☆
15c	Travel time to nearest services	Travel time to services and facilities by public transport, walking and cycling.	Increase above current level (see below)	N/A	↔

Table 30: Assessment of Spatial Planning Objective 15

### Commentary and analysis

#### 7.16.1 Access to GP

	Public transport/ walk		Cycle		Car	
	E. Sussex	Wealden	E. Sussex	Wealden	E. Sussex	Wealden
<b>2009</b>	99.2	97.7	99.8	99.3	100	100
<b>2010</b>	98.7	95.7	99.8	99.9	100	100
<b>2011</b>	98.8	96.5	99.6	98.5		

Table 31: Access to GP's (within 30 mins) - %

#### 7.16.2 Travel time to the nearest services and facilities by public transport, walking and cycling

		Employment		Further Education		Food Stores		GP		Hospital		Primary School		Town Centre	
		ES	W	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
<b>Public transport/ walk</b>	<b>2010</b>	11	14	21	21	10	13	11	13	33	41	6	6	17	21
	<b>2011</b>	11	13	22	22	10	13	11	12	35	47	10	12	17	20
<b>Cycle</b>	<b>2010</b>	7	9	14	14	6	8	6	7	23	31	6	6	13	15
	<b>2011</b>	7	8	14	14	6	8	6	8	24	34	5	5	13	15

ES= East Sussex W = Wealden

Table 32: Travel time to nearest services (mins)

No new data has been published in respect of this Spatial Planning Objective this year.

## **List of tables for parts 6 (The Housing Trajectory) and part 7 (Local Plan Indicators)**

1. Housing Trajectory
2. Figure 5 of the Core Strategy: Indicative delivery of housing development
3. Indicator column headings
4. Key for indicator tables
5. Assessment of Spatial Planning Objective 1
6. Quality of Sites of Special Scientific Interest (SSSIs)
7. Areas of biodiversity importance
8. Assessment of Spatial Planning Objective 2
9. Assessment of Spatial Planning Objective 3
10. Net additional Gypsy & Traveller pitches
11. Assessment of Spatial Planning Objective 4
12. Assessment of Spatial Planning Objective 5
13. Working age population with no qualifications - Wealden
14. Assessment of Spatial Planning Objective 6
15. Quantity of new employment floorspace
16. Quantity of new retail floorspace
17. Employment rate
18. Assessment of Spatial Planning Objective 7
19. Mode of Travel to Work in Wealden (2001)
20. Assessment of Spatial Planning Objective 8
21. Assessment of Spatial Planning Objective 9
22. Co2 emissions per capita 2005-2009
23. Assessment of Spatial Planning Objective 10
24. Assessment of Spatial Planning Objective 11

25. Assessment of Spatial Planning Objective 12
26. Number of recorded road casualties - Wealden
27. Assessment of Spatial Planning Objective 13
28. Assessment of Spatial Planning Objective 14
- 29a. New and converted employment floorspace- on previously developed land
- 29b. New and converted dwellings - on previously developed land
30. Assessment of Spatial Planning Objective 15
31. Number of GP surgeries accessible (within 30 mins.) Wealden
32. Travel time to nearest services (mins) - Wealden

## **Annexes to the Annual Monitoring Report**

## Annex 1: Core Strategy indicators and definitions

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

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

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

Proposed indicator	Definition used	Source of data	Notes
Number of listed buildings at risk		English Heritage 'At Risk' register;	<a href="http://risk.english-heritage.org.uk">http://risk.english-heritage.org.uk</a>
Tourism Impact	See report	The Economic Impact on Tourism on Wealden in 2010 study	It is unsure whether the information provided in the report will be updated and if so the frequency of the updates.

### Spatial Planning Objective 3: Housing provision (SPO3)

Proposed indicator	Definition used	Source of data	Notes
Completions in line with housing trajectory	Net dwelling units counted as complete when roof is constructed	WDC - in house	
35% affordable housing completions as a percentage of all completions within the policy threshold	Information taken from outline planning applications and reserved matters granted	WDC - in house	Data currently unavailable
% Affordable housing completions per annum	Housing completions ready for occupation	WDC - in house	
Housing completions per annum by SDA in line with the phasing of development in figure 5 of the Core Strategy	Net dwelling units counted as complete when roof is constructed		This indicator relates specifically to delivery of the Core Strategy and will not therefore be monitored until after the Core Strategy is adopted.
Reduce the total homeless households in priority need from current level	A household is legally homeless if either there is no accommodation that they are entitled to occupy or they have accommodation but it is not reasonable for them to continue to occupy	WDC - in house	

	this accommodation		
23 net additional Gypsy and Traveller pitches granted planning permission by 2016	Permanent or transit sites granted planning consent	WDC - in house	

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

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

#### Spatial Planning Objective 5: Education and skills (SPO5)

Proposed indicator	Definition used	Source of data	Notes
Number of new school places provided through developer contributions (in line with IDP)		WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.
Reduce from current levels the % of people of working age with no qualifications	<p>The working age definition has recently changed to reflect changes to the female state pension age and now includes all people aged 16-64. The working age population figures are derived from mid-year population estimates which are compatible with the 2001 Census.</p> <p>Qualification level in this dataset is as follows:</p>	<p>East Sussex in figures - Dataset: Qualifications of Working Age Population 2005-2010 - districts. Source: Annual Population Survey NOMIS/ONS. Published August 2011.</p>	<p>As numbers have been rounded district figures may not sum exactly to county totals.</p> <p>Data comes from the results of a sample survey and may be subject to sampling error.</p> <p>The dataset relates to</p>

	<p>Level 1: 1+ 'O' level passes, 1+ CSE/GCSE any grades, NVQ level 1, Foundation GNVQ.</p> <p>Level 2: 5+ 'O' level passes, 5+ CSEs (grade 1's), 5+ GCSEs (grades A-C), School Certificate, 1+ 'A' levels/AS levels, NVQ level 2, Intermediate GNVQ.</p> <p>Level 3: 2+ 'A' levels, 4+ AS levels, Higher School Certificate, NVQ level 3, Advanced GNVQ.</p> <p>Level 4 and above: First degree, Higher degree, NVQ levels 4 and 5, HNC, HND, Qualified Teacher Status, Qualified Medical Doctor, Qualified Dentist.</p> <p>Other qualifications: includes any qualifications not mentioned above.</p>		<p>the period January to December in each year and presents time-series information for calendar years from 2005 to 2010</p> <p>The dataset is released annually.</p>
--	--	--	---

### Spatial Planning Objective 6: Improving economic prosperity (SPO6)

Proposed indicator	Definition used	Source of data	Notes
Quantity of new employment floorspace	Any development within use class B1, B2 and B8	WDC - in house	
Quantity of new retail floorspace	Town centre is defined as the main towns in the district; Hailsham, Crowborough, Uckfield, Heathfield and Polegate	WDC - in house	As Wealden does not have any defined town centre areas the data is for the local authority as a whole.
Proportion of working age population who are in employment	The working age definition has recently changed to reflect changes to the female state pension age and now includes all people aged 16 to 64. This table uses the working age population as a denominator to calculate the employment rate.	East Sussex in Figures - Dataset: Employment Rate 2004-2011 - districts. Source: Annual Population Survey/ Labour force survey, NOMIS/ONS. Published Oct 2011.	Care should be taken when looking at the data for districts, as the sample sizes are quite small and the results given may not be very robust. This dataset is released quarterly. The next update in ESIF is due in January 2012.

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

Proposed indicator	Definition used	Source of data	Notes
Number of housing completions by town/ settlement in line with the phasing of development in figure 5 of the Core Strategy	Net housing completions within SDA's	WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.
Number of new employment allocations by town/ settlement in line with policy WCS3	Any development within use class B1, B2 and B8 within the town/ settlements indicated in policy WCS3	WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.
Number of new retail allocations by town/ settlement in line with policy WCS3	Any development within use class A1, A2, B1a, D2 within the town/ settlements indicated in policy WCS3	WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.
Reduce (from current levels) the level of out commuting from the District	<p>This dataset shows the number of people commuting into and out of the district, together with the net commuting flow. A negative number indicates more workers travelling out of the area to work than come into the area. The data show numbers for those coming into and out of Wealden only.</p> <p>The place of work is where a person works in their main job. This will be the depot address for people who report to a depot.</p>	East Sussex in figures - Dataset: Commuting flows in 2001 - districts. Source: ONS Census 2001. This dataset presents results from the 2001 Census conducted on 29 April 2001	This is the most up to date data currently available. Results of the 2011 Census are expected to be available 2013/14?
Travel to work by mode - no target	<p>This dataset shows which modes of transport are used by those who are in employment to get to their place of work. Data is available for individual modes of transport and grouped into general transport types: public transport, private vehicles and walking and cycling.</p> <p>Data only includes the</p>	East Sussex in figures - Dataset: Mode of Travel to work in 2001. Source: ONS Census 2001. This dataset presents results from the 2001 Census conducted on 29 April 2001	<p>This is the most up to date data currently available. Results of the 2011 Census are expected to be available 2013/14?</p> <p>This dataset reflects the parish boundaries that came into effect in 2003 in Wealden. However, in Wealden, the boundaries of 11</p>

	<p>means of travel used for the longest part, by distance, of the usual journey to work.</p> <p>Figures cover only those who are aged 16-74 and in work. Unemployed and other economically inactive people are excluded. The category 'Train, underground, light rail or tram' also includes any person who uses a metro to get to work.</p>		<p>parishes changed in May 2007. Most of these changes are very minor and only two relate to populated areas. No data is available yet for the new boundaries.</p>
No reduction (from current levels) in air quality		The Department for Environment, Food and Rural Affairs maintain a register of all Air Quality Management Areas in local authority areas.	
New footpath & cycleway provision linking new strategic development to facilities		WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.

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

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

## Spatial Planning Objective 9: Climate change (SPO9)

Proposed indicator	Definition used	Source of data	Notes
Reduction to 5.6 tpc (10%) by 2010/11 on 2008 (ESCC target)	This dataset, previously called National Indicator 186 under the National Indicator set, measures end-user carbon dioxide emissions in the local area from the industrial, domestic and transport sector.	Department of Energy and Climate Change	This dataset relies on a draw-down of information from the National Inventory of Greenhouse Gas emissions.
80% reduction in emissions by 2050		As above	
80% reduction in emissions by 2050		As above	

## Spatial Planning Objective 10: Flood risk (SPO10)

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

## Spatial Planning Objective 11: Green infrastructure (SPO11)

Proposed indicator	Definition used	Source of data	Notes
New green infrastructure provided as part of Local Plan - no target	Green Infrastructure is a strategically planned and delivered network of high quality green spaces and other environmental features including parks, open spaces, playing fields, woodlands, allotments and private gardens.  (Source: Natural England)	WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.
Increase above current levels the accessible natural green space 2ha <300m from home (relating to new development)	Natural England's Accessible Natural Greenspace Standard (ANGSt) provides a set of benchmarks for ensuring access to places near to where people live. These standards recommend that people living in towns and cities should have: <ul style="list-style-type: none"> <li>an accessible natural greenspace of at least 2 hectares in size, no more</li> </ul>	WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.

	<p>than 300 metres (5 minutes walk) from home</p> <ul style="list-style-type: none"> <li>• at least one accessible 20 hectare site within two kilometres of home</li> <li>• one accessible 100 hectare site within five kilometres of home</li> <li>• one accessible 500 hectare site within ten kilometres of home</li> <li>• one hectare of statutory Local Nature Reserves per thousand population</li> </ul>		
--	--	--	--

### Spatial Planning Objective 12: Crime and safety (SPO12)

Proposed indicator	Definition used	Source of data	Notes
Perception of anti social behaviour - no target	<p>This dataset shows the number and percentage of respondents to the Place Survey according to the level of perceived anti-social behaviour in 2008/09</p> <p>The dataset contains a combined measure of the seven anti-social behaviour issues asked in the question 24 in the Place Survey conducted in 2008/09. This survey was carried out by Ipsos MORI on behalf of East Sussex County Council.</p> <p>Respondents were given a list of seven anti-social behaviour issues and asked to state the extent to which each may be a problem or not in their local area. A total score for each respondent was calculated based on the responses to the seven questions (0= Not a problem at all, 1= Not a very big problem, 2= Fairly big problem, 3= Very big problem). The maximum possible score is 21. Low perception of anti-social behaviour is a score up to 10 and high perception of anti-social behaviour is a score of 11 and above.</p>	<p>East Sussex in figures - Dataset: Perception of anti social behaviour 2008/09 districts. Source: Ipsos MORI for East Sussex County Council. Published mid 2009.</p>	<p>The Place survey, which previously replaced the BVPI Survey was cancelled in 2010 therefore the data will be unavailable from 2011.</p>

	<p>This dataset includes one of the National Indicators for Local Authorities and Local Authority Partnerships: perceptions of anti-social behaviour (NI 17). The indicator is the percentage of respondents whose score was 11 or above out of the total answering the question.</p> <p>Results from the Place Survey can be found in the section 'Surveys'. A summary table containing the Place Survey National Indicators 2008/09 can be found in the section 'Place Survey 2008/09'.</p> <p>Data have been weighted by sex, age and ethnicity to the known profile of each borough and district and then by a further weight to adjust for household size.</p>		
<p>Number of recorded road casualties - no target</p>	<p>This dataset shows details of recorded casualties of road traffic accidents for districts in East Sussex, together with data for road traffic accidents involving injuries to a child aged 0-15.</p> <p>The data on road casualties is sometimes revised and updated to reflect new evidence on the causes and consequences of accidents. The data in this table is the most accurate that was available to ESCC in August 2010, but the numbers in the table may vary slightly from those available in other published sources. None of the data for previous years has been revised with the release of the 2009 data in August 2010.</p> <p>'Fatal' injury includes only those cases where death occurs in less than 30 days as a result of the accident. 'Fatal' does not include death from natural causes or suicide. A detailed definition of which accidents are</p>	<p>East Sussex in figures - Dataset: Recorded road casualties, 1994-2009 districts. Data up to August 2010. Source: Sussex Police/ ESCC road safety data. Published annually</p>	<p>This dataset presents time-series information on an annual basis for calendar years from January 1994 to December 2009.</p> <p>There were Government targets to reduce the number of people killed and seriously injured by 40%, the number of children killed or seriously injured by 50%, and to reduce the slight casualty rate by 10% of the 1994-1998 baseline average by 2010. The new Government is currently looking at updating these targets.</p> <p>This table gives details only of casualties in recorded accidents. There may be other accidents which result in a casualty which are</p>

	included and excluded from the data, and the relevant injury categories, is available on the Department for Transport website (DfT) via the link below		not recorded for some reason and these are not included in this table.
--	--	--	--

### Spatial Planning Objective 13: Living environment (SPO13)

Proposed indicator	Definition used	Source of data	Notes
One development brief prepared for each strategic site		WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.

### Spatial Planning Objective 14: Previously developed land (SPO14)

Proposed indicator	Definition used	Source of data	Notes
Proportion of new employment floorspace on previously developed land		WDC - in house	
Proportion of new and converted dwellings on previously developed land		WDC - in house	
30 dph average density of new house building on SDA's		WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.

### Spatial Planning Objective 15: Infrastructure (SPO15)

Proposed indicator	Definition used	Source of data	Notes
IDP action plan to be developed in specific detail at Strategic Sites DPD stage		WDC - in house	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is adopted.
100% of new development on SDA's to be within 30 mins public transport time of a GP	This dataset shows the number and percentage of all households (the target group) and households without a car (the risk group) who have access to a general	East Sussex in figures - Dataset: Number of GP surgeries accessible 2007-2010 super output	This indicator relates specifically to delivery of the Core Strategy therefore will not be monitored until after the Core Strategy is

	<p>practitioner's (GP) surgery using a variety of different modes of transport.</p> <p>Accessibility is the extent to which individuals and households can access day to day services, such as employment, education, healthcare, foodstores and town centres. Accessibility Indicators reflect both the current transport network and land use planning.</p> <p>Accessibility is measured in two ways. The 'threshold indicator' measures the proportion of the target population in a local area who can access a service within 'a reasonable time' threshold. For the GP tables, a reasonable time is defined by the lower threshold of 15 minutes and the upper threshold of 30 minutes. The lower threshold represents the national average of journey times to GPs as recorded in the National Travel Survey. The upper threshold represents the level at which the majority (80-90%) of journeys are completed. A combination of the two thresholds is used with a weighting to take into account that the longer it takes to reach a destination, the less people will go. This gives the 'continuous indicator', a measure which is based on the sensitivity of the population to the time taken to travel to each service.</p> <p>To show the continuous indicator in this table select 'Weighted by access to GPs' from the distance variable drop down menu.</p> <p>The Department for Transport (DfT)'s Accessibility Indicators are a nationally consistent dataset providing information on the services available to</p>	<p>areas. Source: DfT. Published annually</p>	<p>adopted.</p> <p>The DfT produced this guidance about the methodology and source data used in the development of the Accessibility Indicators.</p> <p>The DfT website has full details about the rationale behind the accessibility indicators and the methodology used to produce them</p>
--	---	---	---

	<p>local communities by three different modes of transport: walking/public transport, cycling, and car.</p> <p>This table gives the 'destination' indicators, which measure the number of people who can make a journey to access a service within a certain time, based on the median journey time to access that service (the lower threshold) and the time taken in 80-90% of journeys (the upper threshold).</p> <p>The DfT dataset also includes 'origin' indicators, which look at the opportunities available in a particular area, such as the number of GPs located within 15 minutes journey, and travel time indicators which look at the average shortest time taken to reach a destination, such as the time taken to travel to the nearest GP. Results for these are also available on ESiF.</p> <p>The methodology used over the 4 years 2007-2010 is broadly consistent. However it is important to note that there have been improvements in data quality and coverage, for example in the public transport data, and therefore improvements in reported accessibility may not be attributable entirely to interventions made at local level. The differences are:</p> <ul style="list-style-type: none"> <li>- Car speed - In previous years, default car speeds have been used for the car statistics. In the 2010 statistics, Trafficmaster data, which takes into account actual speeds and delay, has been used to give a more reliable speed for each road link. This is likely to improve the accuracy of the indicators. These new data appear in</li> </ul>		
--	---	--	--

	<p>these tables as 'car new' mode.</p> <p>- Change in data source for the location of GPs. The source of this data has changed from NHS Choices to Point X. The new datasets provide better coverage and quality.</p> <p>For more details about the methodology used please see the link below to the DfT guidance.</p> <p>Where there are large annual variations in some LSOAs/wards, this is likely to be due to differences in GPs surgeries listed in the destinations list for that year. This may be due to the opening and closing of these surgeries, or to improvements in the data source.</p>		
<p>Increase above current level access to services by public transport, walking and cycling</p>	<p>This dataset shows the minimum travel time to access the nearest service by public transport/ walking, cycle or car.</p> <p>Accessibility is the extent to which individuals and households can access day to day services, such as employment, education, healthcare, food stores and town centres. Accessibility Indicators reflect both the current transport network and land use planning.</p> <p>The Department for Transport (DfT)'s Accessibility Indicators are a nationally consistent dataset providing information on the services available to local communities by three different modes of transport: walking/public transport, cycling and car.</p> <p>The super output area level travel time indicators are calculated by producing population weighted averages,</p>	<p>East Sussex in figures – Dataset: Travel time to the nearest service – 2007-2011 super output area. Source: DfT. Published annually</p>	<p>The DfT website has the full details about the rationale behind the accessibility indicators and the methodology used to produce them.</p>

	<p>based on the 2001 census of population, of the Output Area level indicators. For more details about the methodology used please see the link below to the DfT guidance.</p> <p>Average travel time to a service is given in minutes, up to a maximum of 120. The number 999 indicates where a journey cannot be made within 120 minutes.</p> <p>Data for town centres was produced for the first time for 2009, so no data is available for previous years. Data for GPs is not available at local authority level for 2007.</p> <p>The methodology used over the 5 years 2007-2011 is broadly consistent. However it is important to note that there have been improvements in data quality and coverage, for example in the public transport data, and therefore improvements in reported accessibility may not be attributable entirely to interventions made at local level. The differences are:</p> <ul style="list-style-type: none"> <li>- Car speed - In previous years, default car speeds have been used for the car statistics. In the 2010 and 2011 statistics, Trafficmaster data, which takes into account actual speeds and delay, has been used to give a more reliable speed for each road link. This is likely to improve the accuracy of the indicators. These new data appear in these tables as 'car new' mode.</li> <li>- In 2010 the Business Register and Employment Survey replaced the Annual Business Inquiry as the data source for the employment centre location. Although the overall change in the number</li> </ul>		
--	--	--	--

	<p>of employment centres was small, there may be much larger changes for individual Lower layer super output areas (LSOAs) as a result of this change of survey and the methodology used.</p> <p>- Change in data source for the location of GPs and Hospitals. The source of this data has changed from NHS Choices to Point X. The new datasets provide better coverage and quality.</p>		
--	--	--	--

## Annex 2

### Housing windfall completions in Wealden for the period 2003-2013

Year	Total completions	Total Windfalls
003/04	146	146
2004/05	128	127
2005/06	173	173
2006/07	230	230
2007/08	415	415
2008/09	349	265
2009/10	337	157
2010/11	709	358
2011/12	619	224
2012/13	674	244
<b>Total</b>	<b>3780</b>	<b>2339</b>

**Average windfalls per annum = 234**

## Annex 3

### Wealden Local Plan

#### INDEX OF SAVED POLICIES

##### General Development Principles

GD1	Development within development boundaries
GD2	Development within development boundaries

##### Environment

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

##### Development in the Countryside

DC2	Agricultural dwellings
DC3	Agricultural buildings
DC6	Conversion of rural buildings - general
DC7	Conversion of rural buildings - non-residential use
DC8	Conversion of rural buildings - residential use
DC9	Recreational development in the Sussex Downs AONB & Ashdown Forest
DC11	Golf driving ranges
DC12	Stables and loose boxes
DC13	Larger equestrian developments
DC14	Motor and gun sports
DC17	Housing development in the countryside
DC18	Replacement dwellings
DC19	Extensions to dwellings
DC20	Subdivision of large dwellings
DC22	Residential mobile homes

## **Housing**

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

## **Business**

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

## **Shopping**

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

## **Transport**

TR1	Environmental impact of new road proposals
TR2	Design of new road proposals
TR3	Traffic impact of new development
TR10	Heavy goods vehicles in rural areas
TR13	Footpaths and bridleways
TR16	Car Parking Standards
TR17	Safeguarding Uckfield/Lewes railway line
TR18	Safeguarding Polegate-Pevensey railway line
TR19	Safeguarding Eridge-Tunbridge Wells railway line

## **Tourism**

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

### **Leisure and Recreation**

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

### **Community Services**

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

### **Crowborough**

CR1	Business allocation north of Millbrook Business Area
CR2	Crowborough Warren housing policy area
CR4	Western Road Goods area
CR5	Secondary shopping area
CR6	Beacon Road and Park Road business areas: proposals for business use
CR7	Beacon Road and Park Road business areas: proposals for shops and services
CR8	Mead House site, Beacon Road
CR9	Jarvis Brook neighbourhood centre
CR10	Whitehill Road
CR11	Public open space allocation: Goldsmith recreation ground
CR12	Crowborough Ghyll and Palesgate landscape policy area

### **Hailsham**

HA1	Housing Development in Hailsham
HA5	Business allocation land off Station Road / Old Swan Lane

HA6	New Shopping facilities outside main shopping areas
HA7	Commercial Uses outside main shopping area
HA8	Traffic calming and pedestrian priority measures
HA9	Junction improvement: South Road/Station Road/Western Road
HA11	New primary school: Ingrams Farm

### **Heathfield**

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

### **Polegate and Willingdon**

PW1	Housing development in Polegate
PW5	Willingdon Levels recreation policy area

### **Uckfield**

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

### **Villages with Development Boundaries**

VB5.2	Pound Green housing area, Buxted
VB7	Old Willingdon Road and Western Downlands housing policy area, Friston
VB8	Business allocation: NE of South Street Business area, East Hoathly
VB12.1	Park Road housing area, Forest Row
VB14	Florance Lane, Groombridge housing policy area
VB22.1	Lower Dicker traffic on A22
VB22.2	Business allocation: land adjacent Hackhurst Lane business area, Lower Dicker
VB23	Public open space allocation: Lower Horsebridge
VB24	Maresfield Park housing area, Maresfield
VB26	The Warren, Station Road, Knowle Park Road housing policy areas, Mayfield
VB31	Coast Road housing policy area
VB37	Mayfield Lane housing policy area

### **Hellingly Hospital**

HH1	Hellingly Hospital
-----	--------------------

## Annex 4

### GLOSSARY OF TERMS

<b>Local Development Scheme (LDS)</b>	The project management plan that describes the Council's programme for producing its Local Development Documents.
<b>Local Plan</b>	The new name for the Local Development Framework since the publication of the National Planning policy Framework
<b>Objectives and Indicators</b>	Objectives are what are trying to be achieved, and indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, and in helping to conduct a Sustainability Appraisal.
<b>Planning &amp; Compulsory Purchase Act 2004</b>	This amended much of the Town and Country Planning Act 1990. In particular, the 2004 act made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as an objective of the planning system.
<b>Soundness</b>	A Development Plan Document will be considered sound if it has been prepared in accordance with the criteria set out in Government policy guidance and the Council's Statement of Community Involvement.
<b>Statement of Community Involvement (SCI)</b>	A public statement of the Council's intentions for involving the community in the production of its Local Development Documents, and in ongoing development control (planning application) decisions.
<b>Strategic Environmental Assessment (SEA)</b>	A process for evaluating the environmental consequences of proposals and to ensure that environmental considerations and the decision making process are fully integrated.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	The SHLAA is a technical assessment that identifies sites that may have the potential for future housing development over the Core Strategy plan period. The assessment provides key evidence for the Local Plan and future housing delivery.
<b>Supplementary Planning Documents (SPD)</b>	These documents provide additional guidance to supplement the proposals and policies within a Development Plan Document. Unlike the latter, they are not subject to independent examination and do not form part of the Development Plan.

**Sustainability  
Appraisal  
(SA)**

An evaluation of the social, economic and environmental impacts of policies and strategies in a Local Development Document to ensure the policies and strategies are in accordance with sustainable development objectives.

## ANNEX 5

### List of deliverable allocated sites

<b>Deliverable allocated sites without planning consent</b>			
	<b>Non-Stat Plan policy</b>	<b>Allocation No.</b>	<b>Deliverable 2013-18</b>
Land adjacent Grovelands School, off Dunbar Drive, Hailsham	HA 1	35	40
Former Army camp, Isfield	V6	30	39
Land south of Howard Close, Hailsham	HA8	40	40
<b>Total:</b>			<b>119</b>

## Annex 6

### Wealden's Five Year Housing Land Supply

#### 5 Year Housing Land Supply as at 31 March 2013

##### Introduction

Local authorities are required to demonstrate that they have a 5 year supply of land for housing development in accord with paragraph 47 of the National Planning Policy Framework (NPPF). Wealden District Council has undertaken a calculation of the housing land supply for the 5 year period and this is presented below. Wealden has a good record as regards the delivery of housing within recent years and over the last 3 years the annual average completion figure has been 666 which compares to an annual requirement figure of 450 per annum for the overall period 2006-27.

The following detailed assessment and calculations show Wealden's 5 year housing land supply as at 31 March 2013. The approach follows guidance contained within the NPPF in relation to 5 year land supply and is a rigorous assessment of supply in relation to housing requirements over the 5 year period. Only sites which currently have planning consent, or where it is believed that development can be achieved within the 5 year period, have been included within the calculations of land available for housing development and are therefore included within the 5 year supply. Furthermore sites which are too large to be built out within the 5 year period, are only included to the extent that the number of units which are shown to be included are those which are assessed as able to be built out during the 5 year period itself. This overall approach complies with footnote 11 of the NPPF and such an approach was supported in the Inspector's report with respect to the appeal regarding proposed development at Oaklands, Ersham Road, Hailsham (APP/C1435/A/12/2186147).

The following table shows the housing requirement figure for Wealden which is based on housing figures in the adopted Wealden Core Strategy. Support for basing the housing requirement figure on the Core Strategy is provided by the Inspector's report in relation to Oaklands (APP/C1435/A/12/2186147) in which the Inspector states "there seems to be no justification for departing from the housing requirement set out in the newly adopted CS at the present time even though it may change in 2015. We have added a 5% buffer to this requirement figure in order to accord with the advice contained within paragraph 47 of the NPPF and which is required in order to ensure choice and competition in the market for land.

## Housing Requirement

<b>Housing Requirement for the period 31 March 2013 - 31 March 2018</b>		
A	Net dwelling requirement 2006-2027	9,440
B	Net dwellings built 1 April 2006 – 31 March 2013	3,333
C	Residual requirement 31 March 2013 - 31 March 2027 (A - B)	6,107
D	Residual annual average (C divided by 14)	436
E	<b>Five year requirement 31 March 2013 - 31 March 2018 (D x 5 years)</b>	<b>2,180</b>
F	Plus 5%	<b>2,289</b>

**Note:** A buffer of 5% has been added to the requirement figure in accordance with paragraph 47 of the NPPF. Wealden District does not have a record of persistent under delivery of housing and therefore it is not necessary to increase the buffer to 20%. Over the last 3 years, and from its published Annual Monitoring Reports Wealden has exceeded its annual requirement figure of 450 houses per annum as shown by the following completion figures:

2006-07	230
2007-08	415
2008-09	349
2009-10	337
2010-11	709
2011-12	619
2012-13	674

Over the period 2006-13, a total of 3,333 dwellings have been constructed (an annual rate of 476 which exceeds the annual requirement figure of 450 per annum). Wealden has a current good record of housing delivery. This conclusion was supported by the Inspector in the case of the appeal decision regarding Oaklands (APP/C1435/A/12/2186147) in which she concluded that a 5% buffer would be sufficient to ensure choice and competition in the market for land.

## Housing supply

The following assessments relate to outstanding allocated sites. These sites are allocated in the Non-Statutory Local Plan and have not yet been built out. An assessment is made of the prospects of the site coming forward within the 5 year period. Only those sites where there is specific evidence that developers are currently actively progressing development and where development should come forward within the 5 year period are included within the assessed 5 year supply. Support for the inclusion of sites which do not currently have planning consent in the 5 year supply is provided in the case of the Engine Common Appeal (APP/PO119/A/12/2186546), April 2013. With reference to the inclusion of such sites within the 5 year supply, the Inspector in this case stated that this “does not mean that sites without planning permission should be excluded from a calculation of supply figures”.

<b>Allocated sites without planning consent – Non-Statutory Local Plan</b>				
	<b>Non-Stat Plan policy</b>	<b>Allocation No.</b>	<b>Deliverability comment</b>	<b>Deliverable 2013-18</b>
Land adjacent Grovelands School, off Dunbar Drive, Hailsham	HA 1	35	pre-application discussions are currently taking place regarding finalising the s106.	40
Former Army camp, Isfield	V6	30	S106 is almost complete and decision notice should be issued soon	39
Land south of Howard Close, Hailsham	HA8	40	The agents have informed us that the owners intend to build out the site	40
<b>Total:</b>				<b>119</b>

The following is a list of sites within the council's adopted Core Strategy (February 2013) and which are deliverable within the 5 year period. In relation to sites which will be commenced within the 5 year period but it is anticipated will not be wholly built out within this period, then only those units which it is anticipated will be built out during the 5 year period have been included.

Site	Deliverable allocated sites without planning consent – Core Strategy						
		Core Strategy policy	Planning status	2015-16	2016-17	2017-18	Deliverable 2013-18
A	Land south of Rattle Road, Stone Cross	SD6	Permitted	75	45		120
B	Land north of Dittons Road, Stone Cross	SD7	Permitted	75	25		100
C	Land at North Hailsham	SD3	Both sites have resolutions to grant	50	150	150	350
D	Land at Uplands Farm, Stone Cross	SD6	Application submitted. Likely to be considered at October Planning Committee	12	38	50	100
E	Land north of Rattle Road, Stone Cross	SD6	Application submitted. Likely to be considered at October Planning Committee	25	50	50	125
F	Land at Frant	SD11	Pre-application discussions	12	38	50	100
G	Land at South East Crowborough	SD10	Pre-application discussions	12	38	50	100
H	Land at West Uckfield	SD1	Pre-application discussions		25	75	100
	<b>Total:</b>			<b>261</b>	<b>409</b>	<b>425</b>	<b>1095</b>

Note:

The following notes identify the basis upon which the above sites can be said to be able to contribute to the delivery of housing within the next 5 year period.

Sites A and B – consent granted. Assume 75 units p.a.

Site C - assumed to begin construction at beginning of 2015. 75 units per annum estimated to be constructed on each site. 25 completions estimated for first year.

Site D – start on site assumed Oct 2015. 50 units p.a. estimated to be constructed. 25 completions estimated for first 12 months.

Site E - assumed to begin construction at beginning of 2015. 50 units per annum estimated to be constructed. 25 completions estimated for first year.

Sites F and G – start on site assumed Oct 2015. 50 units p.a. estimated to be constructed on each site. 25 completions estimated for first 12 months.

Site H – start on site assumed beginning 2016. 75 units per annum estimated to be constructed. 25 completions estimated for first 12 months

The following is a list of large sites with outstanding planning consent which are anticipated to take a number of years to be wholly built out. The purpose of this table is to ensure that any units which are included within the 5 year supply can, in fact, be built out within the 5 year period.

<b>Actual and projected delivery on sites with planning consent that cannot be built out within 5 years of original SHLAA report</b>										
<b>Site</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>Delivery post 2018 unspecified</b>	<b>Total</b>
Hellingly Hospital	84	107	102	60	38				0	391
Welbury Farm	2	45	74	60	60	60	59		0	360
Land East of Shepham Lane			14	50	50	50	50	46	0	260

Land off Blackness Road (phase 2) - Knolldene, Blackness Road, Crowborough									6	6
<b>Total number not deliverable before 31 March 2018 (of those included within list of large sites sites with outstanding planning consent)</b>									<b>6</b>	<b>6</b>

Attached at Appendix A is a breakdown of calculations in respect of projected windfall development. The methodology used is in line with guidance contained within the paragraph 48 of the NPPF and adopts a rigorous approach. This shows projected windfall development of 61 units per annum and is considered to be an extremely conservative estimate which is far lower than previous actual annual rates of windfalls which have averaged 228 per annum over the last 10 years. A number of constraints now apply as regards windfall development and these are described in Appendix A (points (i) to (iv)). These constraints were all in place during the first quarter of 2013/14, a period during which permission was granted for 136 new dwellings on windfall sites that quarter alone which far exceeds the total of 61 units projected for the whole year. This supports the view that the projection is an extremely conservative one.

The following table shows the 5 year supply broken down by the types of sites and hence the total number of units which are deliverable over the 5 year period.

<b>Units deliverable before 31 March 2018</b>		
		<b>Total</b>
Total out standing planning consents at 31 March 2013	2000	2000
Units not deliverable by 31 March 2018	-6	1994
+ deliverable sites without planning consent	+119	2113
+ deliverable allocated sites without planning consent at 31	+ 1095	3208

March 2013 – Core Strategy		
+ projected windfalls @ 61 per annum*	+305	3513
- units at Land East of Battle Road, Hailsham which will not now be built out	-27	<b>3486</b>

\* Note: windfall calculations are based on projecting forward average windfall figures per annum over the last 10 years with specific adjustments as follows:

- no allowance for any windfalls within those Parishes within 7 km of Ashdown Forest;
- no allowance for any windfalls within those settlements where development boundaries have been removed by the Core Strategy.
- an adjustment to allow for limited capacity at Hailsham wastewater treatment works;
- an adjustment to allow for changes to the definition of garden land, which is no longer classified as previously developed land.

The detailed calculations are shown in Appendix 1.

The NPPF states that “sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans” ( footnote 11). In the context of this guidance, an analysis has been undertaken of large sites with outstanding planning consent and any sites which do not meet these deliverability criteria have been taken out of the 5 year land supply calculations. For these reasons, it is considered more appropriate to examine sites individually rather than have a general discount factor which is applied in an indiscriminate way in relation to all existing outstanding planning consents. This approach is supported in the Inspector’s report with respect to the appeal regarding proposed development at Oaklands, Ersham Road, Hailsham (APP/C1435/A/12/2186147) in relation to which the Inspector did not support the approach of applying a discount factor to small sites but instead supported the approach of assuming that sites with planning consent will be built out (in line with paragraph 11 of the NPPF).

In relation to the following sites there is information available to the Council to suggest that they may not be delivered within 5 years and these sites are not therefore included within the list of sites where dwellings are deliverable by 31 March 2018:

Hoppits Nursery site, School Lane, Crowborough – 16 units. Section 106 finalised early 2011 and development not yet commenced on site.

St Michaels Convent, High Street, Uckfield – number of units deliverable reduced from 28 to 11 units. This is a later consent due to viability issues in relation to flatted development.

St. Anthonys, Church Road, Crowborough – 20 units. It is believed that this development may not come forward as planning consent may have been applied for mainly for valuation purposes.

Attached is a list of large sites which are included within the 5 year supply (Appendix B) and a list of small sites which are included within the 5 year supply (Appendix C).

The following table shows the 5 year housing land supply as at 31 March 2013.

<b>Comparison of housing land supply and housing requirement 31 March 2013 - 31 March 2018</b>		
	Total units developable within 5 years	3486
	Five year housing requirement (31 March 2013 - 31 March 2018) + 5%	2289
	<b>Surplus over requirement</b>	<b>+ 1197 (7.6 years)</b>

## Appendix A

### Windfall Calculations

The NPPF states that Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply (paragraph 48).

Wealden District has a strong record of delivery as regards housing development on windfall sites. The average number of dwellings built on windfall sites over the last 10 years is 228. The annual windfall figures are shown below (see table Annual Windfall Totals under (i) Column A – Unadjusted windfall projection below):

In order to calculate a figure for windfall projections, Wealden has taken a robust approach as required by the NPPF and has based this on information in relation to historic windfall rates and expected future trends. Specifically we have taken into account more recent constraints on development, in particular to address the following issues:

(i) an adjustment to allow for limited capacity at Hailsham wastewater treatment works in order to reflect the constraints imposed by the capacity of infrastructure and the implications under the Habitats Regulations for the European designated site of the Pevensey Levels .. In this regard no allowance is made for any windfalls which would be likely to occur on sites within the catchment of this treatment works. A calculation is therefore made of the number of windfalls which have arisen on such sites over the past 10 years and this number has been subtracted from the windfall total (column B). An additional sum is added to the total to allow for existing capacity at the wastewater treatment works (column H) as a certain quantum of development can come forward within the existing constraints and the majority of dwellings allowed for within this capacity have already progressed to a late stage and would therefore be anticipated to be built out within the 5 year period.

(ii) The removal of development boundaries from a number of settlements through the Core Strategy – in this regard no allowance has been made for any windfalls within those settlements where development boundaries have been removed by the Core Strategy- affecting some 25 of Wealden's smaller villages. A calculation is therefore made of the number of windfalls which have arisen on such sites over the past 10 years and this number has been subtracted from the windfall total (column C)

(iii) Constraints in relation to the Habitats Regulations and the need to protect the Ashdown Forest – in this regard no allowance is made for any windfalls within those Parishes lying within 7 km of Ashdown Forest. A calculation is therefore made of the number of windfalls which have arisen on such sites over the past 10 years and this number has been subtracted from the windfall total (column D) ;

(iv) An adjustment to allow for changes to the definition of garden land, which is no longer classified as previously developed land. In this regard no allowance is made for any windfalls which would be likely to occur on sites which would be located on garden land. A

calculation is therefore made of the number of windfalls which have arisen on such sites over the past 10 years and this number has also been subtracted from the windfall total (column F).

(v) An adjustment to allow for the fact that windfall figures need to be adjusted for sites which already have planning consent (column G).

The calculations are shown below.

The final adjusted windfall projection (Column 5) is calculated from the following figures:

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
	<b>Windfall Projection Total 2013-2027</b> (228 x 14)	<b>Windfall projection subtraction for Parishes served by WWTW</b> (37 x 14 = 600)	<b>Windfall projection subtraction for settlements with development boundaries removed (taking out Five Ash Down) 11.1 per annum x 14 = 156</b>	<b>Windfall projection subtraction for Ashdown Forest</b> (117 x 14 = )	<b>Adjusted windfall projection</b>	<b>Windfall development on garden land (based on a quarter of all windfalls) = 880 x 0.135 = 119</b>	<b>Adjusted windfall projection discounted for sites already with planning consent = 761 x 0.4 = 304</b>	<b>Windfall allowance Hailsham</b>	<b>Final adjusted windfall projection</b>
<b>Adjustment required</b>	3192	-518	-156	-1638		-119	-304	395	
<b>Total</b>					880	761	457	852	<b>852</b>

It is noted that the final windfall projection figures assume no development within the Parishes which are within the 7km zone in respect of the Ashdown Forest. In reality however it is anticipated that some development could come forward within these areas and once identified Suitable Areas of Natural Green Space (SANGS) are in place.

The figures are calculated as follows:

**(i) Column A – Unadjusted windfall projection**

This is calculated using the average annual rate of windfalls over the last 10 years (228 per annum) and multiplying this by 14 to reflect the 14 year period over which this projection is calculated. It is however anticipated that this rate will fall over coming years for a number of reasons which are described below. The figures shown above are an estimate of the anticipated adjustment to windfall numbers in relation to each of the factors. These adjustments are based on actual windfall figures in relation to each factor over the last 10 years.

**Annual Windfall Totals**

2003/2004 Windfall completion s	2004/2005 Windfall completion s	2005/2006 Windfall completion s	2006/2007 Windfall completion s	2007/2008 Windfall completion s	2008/2009 Windfall completion s	2009/2010 Windfall completions	2010/2011 Windfall completion s	2011/2012 Windfall completion s	2012/2013 Windfall completions	<b>Annual windfall completions</b>
<b>146</b>	<b>127</b>	<b>173</b>	<b>230</b>	<b>415</b>	<b>265</b>	<b>157</b>	<b>358</b>	<b>224</b>	<b>181</b>	<b>228</b>

Over the longer period the number of windfall completions has been fairly consistent averaging approximately 200 per annum over a 10 year period. It does not appear to be the case, as argued by some, that windfalls have risen at times when there has not been a Local Plan in place at any particular time. The fact these windfall figures have remained consistently high over a long period helps to highlight the fact that there is a consistent supply over the years which is not related to the situation as regards whether or not a development plan was in place.

**(ii) Column B -Windfall projection subtraction for Parishes affected by WWTW constraints**

Development within Parishes within south Wealden is constrained by restrictions imposed by wastewater treatment works capacity limitations. To calculate the anticipated reduction in projected windfall figures for this factor, the average annual rate of windfalls within these Parishes is calculated (37 per annum) and then multiplied by the period over which the projection applies (14 years). This figure is then subtracted from the total windfall numbers projected.

**Windfall completions in Parishes served by Hailsham WWTW**

	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Total	Total in Parishes served by Hailsham WWTW
Parish	Net dwellings completed											
Alfriston			1		2						3	
Arlington	0	0				2			1	0	3	3
Berwick				1			1				2	
Buxted				2	2	7	19	66	30		148	
Chalvington with								1			2	
Chiddingly	0	0	1			2			1	1	5	4
Crowborough			43	60	58	53	14	64	61		551	
Danehill			1	7	2	1			1		12	
East Dean & East Hoathly				7	2	12		1			22	
East Hoathly				2	2			0	1		5	
Fletching				5	1			1	0		7	
Forest Row			4	15	16	25	14	3	2		83	
Framfield					1	12	5	2	0		20	
Frant					44	1	1		0		46	
Hadlow Down					1		1	1	1		4	
Hailsham	11	12	35	46	44	26	17	42	4	11	248	248
Hartfield						1	1	18	2		22	
Heathfield and Hellingly	1	1	3	3	3	2	7		3		20	20
Herstmonceux			6	14	1	2	1	1	1		41	
Hooe			1			1		1	1		4	
Horam				11	1	3	4	1	2		22	
Isfield						2			1		3	
Laughton								1			1	
Little Horsted			0		1						1	
Long Man			1			3	1				5	
Maresfield				7	1	8	6	6	2		51	
Mayfield and Ninfield				2	-1	24	23	21	6		81	
Ninfield			1			1		2			4	
Pevensy			5		1	3		1			10	
Polegate	10	0	2	3	35	6	3	10	5	0	74	74
Rotherfield			2	1	1	6	1	0	0		13	
Selmeston					1						1	
Uckfield			22	22	79	24	32	43	21		437	
Wadhurst			9	1	20			5	3		57	
Warbleton			1		1		1				3	
Wartling			6	3				1			10	
Westham			2		4	8	2	16	22		56	
Willingdon and Witherham	0	0	2	1	6	5	2	2	2	2	18	18
Witherham				2	1		0	3	1		7	
<b>Total</b>			173	230	415	265	157	331	224		2952	367

**(iii) Column C - Windfall projection subtraction for settlements with development boundaries removed**

To calculate the anticipated reduction in projected windfall figures for this factor, the average annual rate of windfalls within Parishes where the development boundary is removed is calculated. The total number of windfalls within this period is 89 over an 8 year period (once Five Ash Down has been excluded where the figures in the table below are for development which was almost wholly outside of the development boundary) which calculates as an average of 11.1 per annum – this is then multiplied by the period over which the projection applies (14 years). This figure is then subtracted from the total windfall numbers projected.

**Settlements with development boundaries removed**

	Financial Year		Was Identified							
	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013		
All Settlements	Net dwellings completed in Parishes with development boundary removed									
	1		44	8			5	0		
Alfriston	1		2							
Berwick Station		1			1			0		2
Blackboys				10	5	2	0	0		17
Broad Oak			1					0		1
Buxted			2	7	2	7	7			
Cross-in-Hand			2			0	2			4
Crowborough	43	57	58	53	14	63	60			
East Dean and Friston		7	2	12		1		1		23
East Hoathly		2				0	2			4
Five Ash Down		2			5	59	23	33		122
Five Ashes					3		1			4
Forest Row	2	15	16	25	14	3	2			
Framfield			1	1	1					
Groombridge		2			0	2	1			
Hadlow Down					1		1			
Hailsham	34	46	46	25	17	44	5			
Halland			2							2
Hartfield				1		18	2			
Heathfield	25	18	83	18	4	10	50			
Herstmonceux		9	1		1		1			
Hooe Common	1									1
Horam		10	1	1	4		1			
Isfield				2						2
Lower Horsebridge	2		1	2						5
Maresfield		4	1	7	4	5	2			
Mark Cross		1	1							2
Mayfield		2	2	1	1	19	5			
Maynards Green		1								1
Ninfield				1		2				
Nutley		8		1	1	1				
Other	16	13	6	33	38	12	9			
Pevensey			1							1
Pevensey Bay	7			3		1				
Polegate	2	4	35	6	3	10	5			
Punnett's Town					2					2
Rotherfield			0	5	1	0	0			
Stone Cross			1	4			22			
Uckfield	22	22	79	24	31	44	19			
Upper Dicker				1						1
Vines Cross				1		1	1			3
Wadhurst	9	1	20			5	3			
Westham			3	4	2	16				
Willingdon	2		6	5	2					
Windmill Hill	6	5		2		1				14
<b>Total</b>	<b>173</b>	<b>230</b>	<b>415</b>	<b>265</b>	<b>157</b>	<b>331</b>	<b>224</b>			<b>211</b>

**(iv) Column D - Windfall projection subtraction for Ashdown Forest**

Development within Parishes within north Wealden is constrained by restrictions imposed by ecological constraints in relation to Ashdown Forest and the duty imposed upon the LPA in respect of the European Habitats Regulations.. To calculate the anticipated reduction in projected windfall figures for this factor, the average annual rate of windfalls within these Parishes is calculated (117 per annum) and then multiplied by the period over which the projection applies (14 years). This figure is then subtracted from the total windfall numbers projected.

Parish	2003/2004 Windfall completions	2004/2005 Windfall completions	2005/2006 Windfall completions	2006/2007 Windfall completions	2007/2008 Windfall completions	2008/2009 Windfall completions	2009/2010 Windfall completions	2010/2011 Windfall completions	2011/2012 Windfall completions	2012/2013 Windfall completions	<b>Total over a ten year period</b>	Average per year
Forest Row	23	0	4	15	16	25	14	3	2	5	<b>144</b>	
Hartfield	0	0	0	0	0	1	1	18	2	0	<b>23</b>	
Withyham	8	0	0	2	1	0	0	3	1	1	<b>19</b>	
Rotherfield	0	0	2	1	1	6	1	0	0	6	<b>17</b>	
Crowborough	31	18	43	60	58	53	14	64	61	17	<b>419</b>	
Danehill	0	0	1	7	2	1	0	0	1	0	<b>12</b>	
Maresfield	2	1	0	7	1	8	6	6	2	0	<b>33</b>	
Fletching	0	0	0	5	1	0	0	1	0	1	<b>8</b>	
Uckfield	20	51	22	22	79	24	32	43	21	9	<b>323</b>	
Buxted	4	0	0	2	2	7	19	66	30	37	<b>167</b>	
Framfield	2	0	0	0	1	12	5	2	0	0	<b>22</b>	
Hadlow Down	9	5	0	0	1	0	1	1	1	2	<b>20</b>	
	<b>99</b>	<b>75</b>	<b>72</b>	<b>121</b>	<b>163</b>	<b>137</b>	<b>93</b>	<b>207</b>	<b>121</b>	<b>78</b>	<b>1166</b>	<b>117</b>

**(v) Column E – adjusted windfall projection**

This is the windfall projection taking account of all the above factors.

**(vi) Column F - Windfall development on garden land**

Once all of the above factors have been taken into account, the adjusted windfall projection for Wealden for the period 2012-27 is calculated as 880 (column E). An adjustment then needs to be made for that element of the windfall projections which may have previously occurred on garden land. This reflects the need to exclude any contribution to projected windfall figures from garden land as this is not generally allowed for by the NPPF following a re classification of this land from its former definition as brownfield .. An analysis of past figures tends to suggest that development on garden land only accounts for a small proportion of all development on windfall sites. Most windfall completions on garden land are on small sites and amount to approximately one third of all completions on small sites, with windfalls on small sites amounting to approximately 41% of all windfall completions over the 10 year period from 2000 to 2010 (see Core Strategy Submission Document Background Paper 2: Managing the Delivery of Housing, Appendix 10). The number of windfalls which could have come forward on garden land is therefore estimated to be:

$$T \times 0.41 \times 0.33 = T \times 0.135$$

Where T = total number of windfalls.

**(vii) Column G - Adjusted windfall projection discounted for sites already with planning consent**

There is some scope for double counting within the windfall figures, as some sites with outstanding planning consent will show as windfall development within future year's statistics. On the basis that most developments are built out within 2 to 3 years of obtaining planning consent, it is therefore considered appropriate to discount the windfall figure by 40%. Any applications which are granted consent within the first 2 years would be expected to be built out during the 5 year period. We would anticipate a proportion of any applications which are granted consent during the third and fourth years to be built out over the 5 year period (a conservative estimate would be about 50%) and we would possibly expect any applications that are granted consent during the fifth year not to be built out during the 5 year period. For this reason, we discount the windfall figure by 40%.

**(viii) Column H – Windfall allowance for Hailsham**

A figure is added to reflect the fact that there is capacity for some development within the Parishes in south Wealden which are affected by the wastewater treatment works limitations. The following figures show this capacity. The majority of dwellings allowed for within this capacity have already progressed to a late stage (including some which have been granted consent since March 2013) and would therefore be anticipated to be built out within the 5 year period.

Windfall allowance Hailsham							
<b>Hailsham North</b>							
North Hailsham							
Hellingly							
Arlington							
Chiddingly							
Total capacity for Hailsham North	231						
<b>Hailsham South</b>							
South Hailsham							
Polegate							
Willingdon							
Total capacity	107						
Units subject to Section 106	57						
<b>Total</b>	395						

## Appendix B

### Deliverable Large Sites with Outstanding Planning Consent as at 31 March 2013

Large Sites Outstanding Planning Consents	
Site	Net outstanding permitted dwellings
32 Gilda Crescent, Polegate	15
58-62 High Street, Heathfield TN21 8JB	6
64 Framfield Road, Uckfield	9
Arlington Concrete Works, Placketts Corner	5
Brahma House/Littlecote, Crowborough Hill, Crowb.	3
Court Lodge, Coldharbour Road, Lower Dicker	14
Cranbourne, Whitehill Road, Crowborough	8
Enterprise House, Farningham Road, Crowborough	8
Ersham Farm, Ersham Road, Hailsham	35
Former Army Camp, Isfield	0
Former Grampian Factory Site, Five Ash Down	21
Gorsedene, Goldsmith Avenue, Crowborough	5
Hellingly Hospital, The Drive, Hellingly	98
Land @ Autumn Hill Mansard House & Roedean Cottage	4
Land @ Homevale, r/o Lyndhurst Cottages Herne Road	8
Land adj Horam Park Golf Club, Horam	9
Land adj Pevensey Road & Lynholme Road, Polegate	41
LAND ADJACENT TO ORMFIELD CATT'S HILL TOWN ROW	8
Land adjacent to Tunbridge Wells (SD11)	0
Land at Arlington Road East, Hailsham	70
Land at Ghyll Road, Heathfield	24
Land at Park Farm, Maresfield	9
Land between Prospect Cott./Selhurst, Maresfield	9
Land East of Battle Road, Amberstone, Hailsham	20
Land East of Battle Road, Hailsham - REMAINING	58

Land East of Battle Road, Hailsham, Phases 2+3	99
Land East of Shepham Lane, Polegate	246
Land N of Leisure Centre, Vicarage Lane, Hailsham	55
Land north of Eastbourne Road, Uckfield	19
Land North of Mallard Drive, Uckfield	146
Land off Milbrook Road, Crowborough	0
Land off Park Road, Park Road, Crowborough	15
Land off Penrith Way, Friday Street	5
Land r/o Goodwin Close, Hailsham	8
Land rear of 21-31 High Street, Uckfield	9
Land rear of Oakley Court, Selby Road, Uckfield	6
Land West of Church Road, High Street, Buxted	25
Land west of Goodwin Close, Hailsham	9
Land west of Greenfields, Hempstead Lane, Hailsham	10
Low Wood, Mutton Hall Hill, Heathfield	6
Oaklands and Lowlands, High Street, Heathfield	7
Phase 1, Land north of Dittons Road, Polegate	15
Remaining land at Heatherview Fm, Medway, Crowbrgh	25
Remaining land north of Dittons Road, Polegate	91
Residents parking area, Lealands Drive, Uckfield	6
Southdown Warehousing, Western Road, Crowborough	1
St Michaels Convent, High Street, Uckfield	11
Tall Trees + others, Crowborough Hill, Crowborough	40
The Centre, High Street, Polegate	9
The Flour Mill, Upper Horsebridge Road, Hailsham	25
The Four Keys	1
Tower Mill, Park Croft, Polegate	16
Welbury Farm, off Hempstead Lane, Hailsham	239
Willetts House, Pilmer Road, Crowborough	8
Wood-B-Pine, High Street, Wadhurst	9
<b>Total</b>	<b>1,648</b>

## Appendix C

### Deliverable Small Sites with Outstanding Planning Consent as at 31 March 2013

Site	Settlement	Parish	Net outstanding permitted dwellings
Old Cheadles Barn	Other	Alciston	1
1 Steamer Cottages	Alfriston	Alfriston	1
United Reformed Church Memorial Hall	Alfriston	Alfriston	1
Land at Riverbank, River Lane, Alfriston	Alfriston	Alfriston	1
Cotswold Place	Upper Dicker	Arlington	1
Barn, Raylands Farm, Tye Hill Road	Other	Arlington	1
Camberlot Hall, Camberlot Road, Lower Dicker	Other	Arlington	1
New Barn, Comp Lane, Berwick	Other	Berwick	1
Land adj. to Pinewood, Uckfield Road, Buxted	Buxted	Buxted	1
Hazelhurst	Other	Buxted	1
Land adjacent to 9 Park View	Buxted	Buxted	1
Ringles Cross Cottage & Barn, Ringles Cross	Other	Buxted	1
Former Little Chef	Other	Chiddingly	1
Hale Farm Barn, The Hale, Hale Green	Other	Chiddingly	1
Friths Farm, Highlands Lane, Chiddingly		Chiddingly	3
Land adj. 1 Loughton Villas, Western Road, Crow.	Crowborough	Crowborough	2
7 - 8 Tanners Way	Crowborough	Crowborough	2
Pinecroft, Ghyll Road, Crowborough	Crowborough	Crowborough	1
Land to rear of Carysfort, Huntingdon Rd	Crowborough	Crowborough	2
Beacongate & Burleigh	Crowborough	Crowborough	1
Crowborough Cycle Centre	Crowborough	Crowborough	4

Land adj Linaerd, Ghyll Road, Crowborough	Crowborough	Crowborough	1
Land at Homevale, Figg Lane	Crowborough	Crowborough	1
The Knap	Crowborough	Crowborough	1
Land REAR of 1 Loughton Villas, Western Road, Crow	Crowborough	Crowborough	4
17 & 17A Harecombe Rise	Crowborough	Crowborough	2
41 Pleasant View Road	Crowborough	Crowborough	1
John Harris Motorcycles	Crowborough	Crowborough	5
Land to the SOUTH of Ashlars	Crowborough	Crowborough	3
Complete Bathrooms by ACM	Crowborough	Crowborough	1
Wisperwood	Crowborough	Crowborough	1
Land to the WEST of Ashlars	Crowborough	Crowborough	1
Land at side of 2 Melrose Cottages	Crowborough	Crowborough	1
Land adjoining 13 Aldervale Cottages	Crowborough	Crowborough	2
Site rear of Hope Court & Wingdale	Crowborough	Crowborough	1
Land off Harecombe Rise (rear of Quarry Cottage)	Crowborough	Crowborough	1
Conservative Club, Whitehill Road, Crowborough	Crowborough	Crowborough	5
Land adjacent Briar Lodge, Beacon Road	Crowborough	Crowborough	1
Land at Homestalls, Fielden Road	Crowborough	Crowborough	1
Rear of 2 London Road, Crowborough	Crowborough	Crowborough	1
The Forge, Mount Pleasant, Jarvis Brook	Crowborough	Crowborough	1
1 Beacon Road, Crowborough	Crowborough	Crowborough	4
Land rear West Riseley, Melfort Road	Crowborough	Crowborough	1
First Floor Office, The Old Stables, School Lane	Crowborough	Crowborough	1
Land adj to The Bridge, Glenmore Road East	Crowborough	Crowborough	1
Rochester House, Bracken Close, Crowborough	Crowborough	Crowborough	-5
The Coach House, Church Lane, Ripe	Other	Chalvington with Ripe	1
Church Farm, Church Lane, Chalvington	Other	Chalvington with Ripe	1
Chelwood Corner Nursing Home, Beaconsfield Rd	Other	Danehill	1
Fiddlers Green	East Hoathly	East Hoathly	0
Downs Cottage	East Hoathly	East Hoathly	2
Palehouse Farm Barn	Framfield	Framfield	1

The Coach House at Brownings Manor	Other	Framfield	0
Beeches	Blackboys	Framfield	1
Danes House	Blackboys	Framfield	1
Tickerage Mill Barn	Other	Framfield	1
Redundant farm buildings at High Cross Farm	Other	Framfield	2
Ashes Farm, Piltdown	Other	Fletching	1
Taylor's, Piltdown	Other	Fletching	1
The Old Dairy Farm, Sliders Lane, Furners Green	Other	Fletching	1
Land to the rear of Laura House	Forest Row	Forest Row	1
Gotwick Wood Farm	Other	Forest Row	1
Land rear of Tile Barn, Lewes Road, Forest Row	Forest Row	Forest Row	2
43 Freshfield Bank	Forest Row	Forest Row	1
Springhill Farm	Other	Forest Row	1
Gotwick Manor, Hammerwood	Forest Row	Forest Row	1
Clearway, Lower Road, Forest Row	Forest Row	Forest Row	5
Shed 4, Dove Barn, Springhill Farm, Weirwood	Forest Row	Forest Row	1
3 & 4 Lantern House	Forest Row	Forest Row	1
Dutton Homestall, Shovelstrode Lane, Ashurst Wood	Other	Forest Row	1
The Garages, adj. Tarnwood, Priory Rd, Forest Row	Forest Row	Forest Row	1
Evelyn Clark House, Lewes Road, Forest Row	Forest Row	Forest Row	-14
38 Warren Ridge	Other	Frant	1
Saxonbury House, Frant	Other	Frant	1
The Old Workshop, Eridge Green	Other	Frant	1
New House, Reflex House, Bells Yew Green Road	Other	Frant	1
Frant C of E School, High Street, Frant	Other	Frant	2
Court Lodge, Bells Yew Green, Frant		Frant	1
Land at Hamlins Mill	Hailsham	Hailsham	5
22 - 36 Mill Road	Hailsham	Hailsham	2
2 / 4 Summerfields Avenue	Hailsham	Hailsham	2
Land to the east of Battle Road	Other	Hailsham	2

47 Medway, Hailsham	Hailsham	Hailsham	1
Rear of 3 Station Road	Hailsham	Hailsham	1
32 - 34 High Street	Hailsham	Heathfield and Waldron	1
Amberstone Grange	Hailsham	Hailsham	1
Site adjacent to 1 The Mount	Hailsham	Hailsham	1
Chalfont	Hailsham	Hailsham	3
32 Ingrams Way	Hailsham	Hailsham	1
Land at Keepers, Hawkwood Road, Hailsham	Hailsham	Hailsham	1
Sheriff Place, Market Square	Hailsham	Hailsham	2
3 High Street, Hailsham	Hailsham	Hailsham	2
15 High Street, Hailsham	Hailsham	Hailsham	2
Gidleigh Lodge, 22 London Road, Hailsham	Hailsham	Hailsham	3
Land adj to Sandbanks House, Ersham Rd, Hailsham	Hailsham	Hailsham	3
50/52 High Street, Hailsham	Hailsham	Hailsham	2
Slatebase, 41-45 High Street	Hailsham	Hailsham	1
Land adjacent Troon Cottages, Gleneagles Drive	Hailsham	Hailsham	2
Surgery, 85 Battle Road, Hailsham	Hailsham	Hailsham	2
28 Ersham Road, Hailsham	Hailsham	Hailsham	1
40 Anglesey Avenue, Hailsham	Hailsham	Hailsham	1
The Terminus, Station Road, Hailsham	Hailsham	Hailsham	3
Land adj. 1+2 Summerhill Cottages, Coldthorn Lane	Hailsham	Hailsham	1
13 Ersham Road, Hailsham	Hailsham	Hailsham	1
1 Battle Road, Hailsham	Hailsham	Hailsham	1
1 North Street, Hailsham	Hailsham	Hailsham	2
Wentworth House, George Street, Hailsham	Hailsham	Hailsham	2
Stuntings Farm	Other	Hartfield	1
Lower Holywych House	Other	Hartfield	1
Pooh Corner, High Street, Hartfield	Hartfield	Hartfield	1
Land north of Hethe Place Farm, Hartfield Road	Other	Hartfield	1
Barn at Holmbush Farm, North St. Hellingly	Other	Hellingly	1
Garden Cottage, Carters Corner, Cowbeech		Hellingly	1

Old School House	Upper Dicker	Hellingly	1
Barn Cottage & Wargrave Farm Barn	Herstmonceux	Herstmonceux	1
Diamond House, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	1
Brent Farm, Under Road, Magham Down		Herstmonceux	1
Old Byres, Holmes Farm, Whydown Road, Ninfield		Hooe	1
64 Grange Close	Horam	Horam	1
The Old Club Rooms	Horam	Horam	1
Offices at Cherry Tree Court, Hillside Drive	Horam	Horam	1
Land rear of Longley, High Street, Horam	Horam	Horam	1
1 Rock Gardens, Nettlesworth Lane, Vines Cross	Vines Cross	Horam	3
Little Hinton Farm, Marle Green, Heathfield		Horam	1
Tanyard Barn	Other	Heathfield and Waldron	1
Sequoia, Green Lane	Heathfield	Heathfield and Waldron	2
1 Ghyll Road	Heathfield	Heathfield and Waldron	1
The Old Fish Shop	Cross-in-Hand	Heathfield and Waldron	2
Cuisines De Classe	Heathfield	Heathfield and Waldron	1
Woodstock Fires Limited	Heathfield	Heathfield and Waldron	2
Pinewood, 10 High Street	Heathfield	Heathfield and Waldron	1
Burnt House Byre	Other	Heathfield and Waldron	1
The Barn, Marklye Farm, Heathfield	Heathfield	Heathfield and Waldron	1
Garage Block at Hemsley House, Heathfield	Heathfield	Heathfield and Waldron	1
Sussex Angling Supplies, Streatfield Road	Heathfield	Heathfield and Waldron	1
The Barley Mow Public House, Punnetts Town	Punnetts Town	Heathfield and Waldron	1
Panorama, 1 High Street, Heathfield	Heathfield	Heathfield and Waldron	5
17 High Street, Heathfield	Heathfield	Heathfield and Waldron	1
Land adj. Garden Cottage, Alexandra Rd, Heathfield	Heathfield	Heathfield and Waldron	1
Broomhurst, Street End Lane, Broad Oak		Heathfield and Waldron	1
Pottens Mill, Pottens Mill Lane, Broad Oak		Heathfield and Waldron	1
Garage at Low Wood, Mutton Hall Hill, Heathfield	Heathfield	Heathfield and Waldron	1
Kelvedon, Mutton Hall Hill, Heathfield	Heathfield	Heathfield and Waldron	1
Little London Stud, Heathfield		Heathfield and Waldron	1

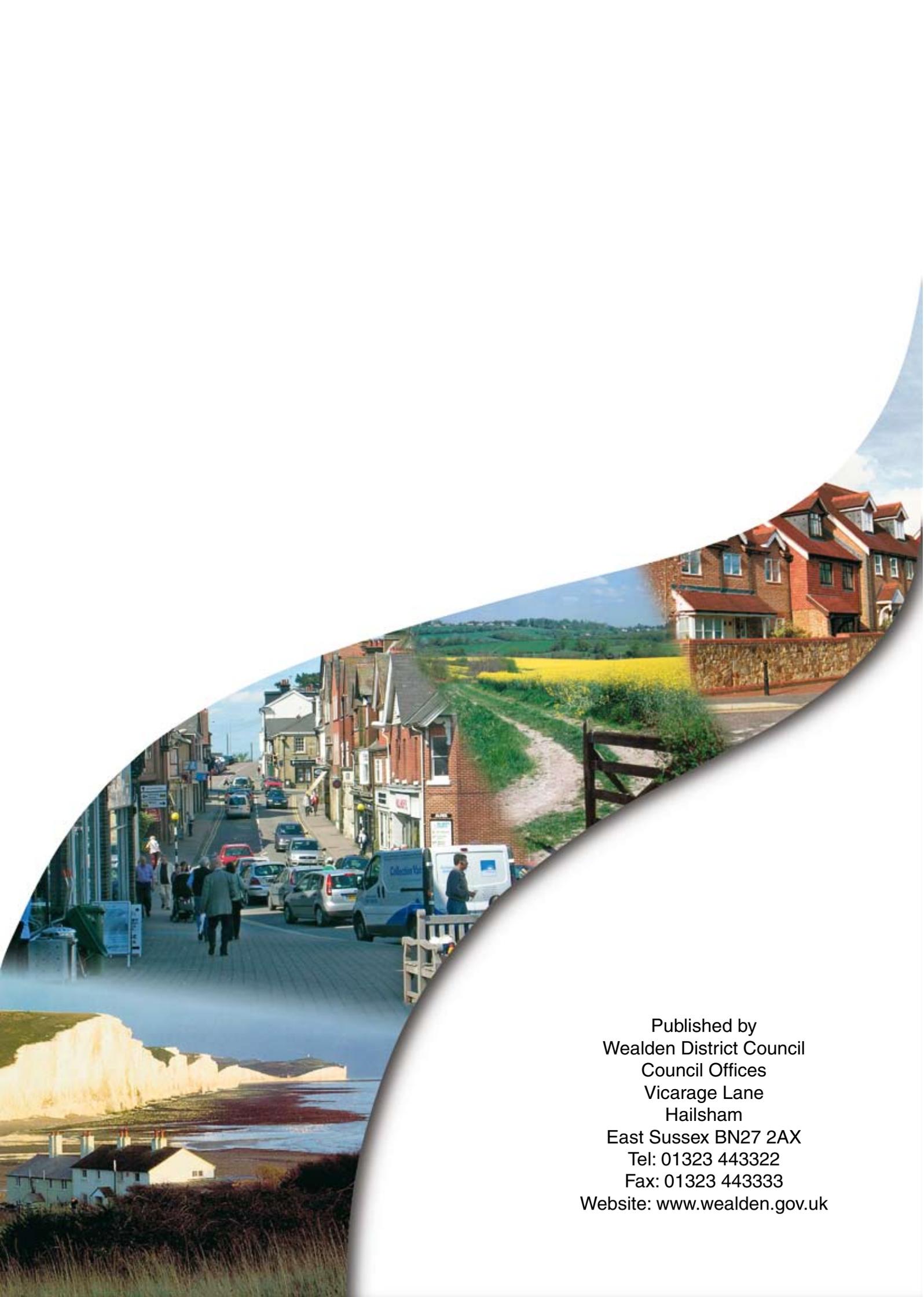
The Barn, Marklye Farm, Marklye Lane, Heathfield		Heathfield and Waldron	1
Rowebuck Stud (Tile Barn Farm) Isfield	Isfield	Isfield	1
Land adj. Ivy Cottages, Station Road, Isfield	Isfield	Isfield	5
Morel House	Mayfield	Mayfield and Five Ashes	1
38-40 Southmead Close	Mayfield	Mayfield and Five Ashes	5
Maycroft Works	Mayfield	Mayfield and Five Ashes	2
Springvale House, Station Road, Mayfield	Mayfield	Mayfield and Five Ashes	1
Land behind South Street, Mayfield	Mayfield	Mayfield and Five Ashes	1
The Stables, Merriweathers Farm, Mayfield	Mayfield	Mayfield and Five Ashes	1
Sussex House, High Street, Mayfield	Mayfield	Mayfield and Five Ashes	1
Turks Cottage, Broad Oak	Broad Oak	Mayfield and Five Ashes	1
Barn at Buttons Farm, Meres Lane, Cross in Hand	Cross-in-Hand	Mayfield and Five Ashes	1
Land adj. Spring Lodge, Alexandra Road, Mayfield	Mayfield	Mayfield and Five Ashes	1
Cowden Farm, Five Ashes, Mayfield		Mayfield and Five Ashes	2
Old Palace Farm, Little Trodgers Lane, Mayfield		Mayfield and Five Ashes	1
Land between the Drive and Parklands	Maresfield	Maresfield	3
Dormy Cottage	Maresfield	Maresfield	1
Forge Cottage	Fairwarp	Maresfield	1
Maplecroft, Middle Drive, Maresfield	Maresfield	Maresfield	1
Land North of Middle Drive, Maresfield	Maresfield	Maresfield	1
1 Central Parade, Straight Half Mile, Maresfield	Maresfield	Maresfield	1
Land adjacent to 12 Parklands, Maresfield	Maresfield	Maresfield	1
Colin Cars, Bexhill Road	Ninfield	Ninfield	3
Coombe Hill Cottage	Other	Ninfield	1
Land adj. Charlton House, The Green, Ninfield	Ninfield	Ninfield	1
Oaklands, Moorhall Drive, Ninfield	Ninfield	Ninfield	1
Charlton House, The Green, Ninfield	Ninfield	Ninfield	1
94 / 96 Castle Drive, Pevensey	Pevensey Bay	Pevensey	1
Land adjoining The Coach House, Dittons Road	Stone Cross	Pevensey	1
1A The Old Coach House, High Street, Pevensey	Pevensey	Pevensey	1
West Close	Polegate	Polegate	3

3A Brook Street	Polegate	Polegate	2
2 Shepham Lane, Polegate	Polegate	Polegate	2
Land adjacent to Ditfoord	Polegate	Polegate	2
Land adjoining 14 New Road, Polegate	Polegate	Polegate	1
95-97 Station Road, Polegate	Polegate	Polegate	1
Land to NORTH & WEST of Ditfoord, Dittons Road	Polegate	Polegate	3
Land rear 245-249 Eastbourne Road, Polegate	Polegate	Polegate	4
Bullfinches Farm	Other	Rotherfield	1
Outbuildings at Haywards Farm	Other	Crowborough	2
Boars Head Barn	Rotherfield	Rotherfield	1
Little Oak	Rotherfield	Rotherfield	2
High Cross Hall	Rotherfield	Rotherfield	1
Redundant Farm Blds, Castle Hill Farm, Rotherfield	Rotherfield	Rotherfield	1
Carisbrooke, Mayfield Road	Rotherfield	Rotherfield	1
Flat above Anthiha House, Church St. Rotherfield	Rotherfield	Rotherfield	1
Granary, Boars Head Farm, Boars Head Road	Other	Rotherfield	1
2 Mill Drove	Uckfield	Uckfield	1
Honey Pot Nurseries	Uckfield	Uckfield	2
18 - 19 Lewes Road	Uckfield	Uckfield	1
Little Reeds	Uckfield	Uckfield	0
104 / 106 Framfield Road	Uckfield	Uckfield	1
130 High Street	Uckfield	Uckfield	1
Campbell Close, Residents Parking Area	Uckfield	Uckfield	2
1 Boundsway	Uckfield	Uckfield	1
19 High Street, Uckfield	Uckfield	Uckfield	4
1 Baker Street, Uckfield	Uckfield	Uckfield	1
Plot adjacent to 65 The Drive	Uckfield	Uckfield	1
11 New Town (redundant funeral parlour)	Uckfield	Uckfield	2
47 Framfield Road (former post office), Uckfield	Uckfield	Uckfield	3
Locksfield Terrace	Uckfield	Uckfield	2
79 Framfield Road	Uckfield	Uckfield	1

49 Framfield Road, Uckfield	Uckfield	Uckfield	1
Oakrise, Lewes Road, Uckfield	Uckfield	Uckfield	-1
94B & 94C High Street, Uckfield	Uckfield	Uckfield	3
Land adjacent to 2 The Drive, Uckfield	Uckfield	Uckfield	2
39A New Town, Uckfield	Uckfield	Uckfield	2
Land adjacent Lewes House, New Town	Uckfield	Uckfield	2
Land adjoining 141 High Street, Uckfield	Uckfield	Uckfield	1
67/69 Nevill Road, Uckfield	Uckfield	Uckfield	1
Land adjoining 23 Senlac Green	Uckfield	Uckfield	1
Land adj.to 8A Warburton Close, Uckfield	Uckfield	Uckfield	1
Homelea, 131 & 129 The Drive, Uckfield	Uckfield	Uckfield	2
Prendoran	Wadhurst	Wadhurst	3
Wadhurst Castle	Wadhurst	Wadhurst	1
Newingtons, High Street	Wadhurst	Wadhurst	1
2 Davies Place	Wadhurst	Wadhurst	1
Buttons Barn, Churchsettle Lane	Wadhurst	Wadhurst	1
The Pump House, Coombe Farm, Coombe Ln	Wadhurst	Wadhurst	1
The Paddock, Turners Green Road	Wadhurst	Wadhurst	3
The Old Bakery, High St. Wadhurst	Wadhurst	Wadhurst	1
Old Forge Offices, Highbury Place, Sparrows Green	Wadhurst	Wadhurst	1
Woodlands Farm	Wadhurst	Wadhurst	1
Langmoor, Station Road, Wadhurst	Wadhurst	Wadhurst	1
Oast house, Washwell Lane, Wadhurst		Wadhurst	2
Bartley Mill Barn, Bells Yew Green		Wadhurst	1
Blue Caps Barn, Sleepers Stile Road, Cousley Wood		Wadhurst	1
2&3 Davis Place, Sparrows Green, Wadhurst	Wadhurst	Wadhurst	4
Maze Pond, Mayfield Lane, Wadhurst	Wadhurst	Wadhurst	1
Church House, Church Street, Wadhurst	Wadhurst	Wadhurst	1
Oast Barn, Little Crouches Farm	Other	Warbleton	1
Land in Dittons Road	Stone Cross	Westham	1
3 Boyles Cottages	Stone Cross	Westham	1

Plot between Oak Tree Lane & Wildwood	Westham	Westham	1
17 Pelham Close	Westham	Westham	1
Land adjacent 2 North Cottages, Dittons Road	Stone Cross	Westham	1
1&2 Peelings Farm Cottages, Hankham	Other	Westham	1
52 & 54 High Street	Westham	Westham	2
Land North of 2 Pevensey Park Road, Westham	Westham	Westham	1
The Orchard	Groombridge	Withyham	1
Duckings Farm	Other	Withyham	2
Land at 11 Oaklands Road	Other	Withyham	1
The Sussex Oak Inn	Other	Withyham	2
The Granary, The Warren, Crowborough		Withyham	1
Land to the rear of 41-65 Wannock Avenue	Willingdon	Willingdon and Jevington	0
Willows Barn, Mornings Mill Farm, Lower Willingdon	Other	Willingdon and Jevington	1
1 Manor Close	Willingdon	Willingdon and Jevington	1
92 Eastbourne Road	Willingdon	Willingdon and Jevington	2
106 Wannock Lane	Willingdon	Willingdon and Jevington	2
The Hungry Monk, Jevington Road, Jevington	Other	Willingdon and Jevington	3
Lister House	Polegate	Willingdon and Jevington	3
The Smugglers Wheel, Boreham Street	Other	Wartling	1
The Lamb Inn, Wartling	Other	Wartling	-1
<b>Total</b>			<b>352</b>





Published by  
Wealden District Council  
Council Offices  
Vicarage Lane  
Hailsham  
East Sussex BN27 2AX  
Tel: 01323 443322  
Fax: 01323 443333  
Website: [www.wealden.gov.uk](http://www.wealden.gov.uk)