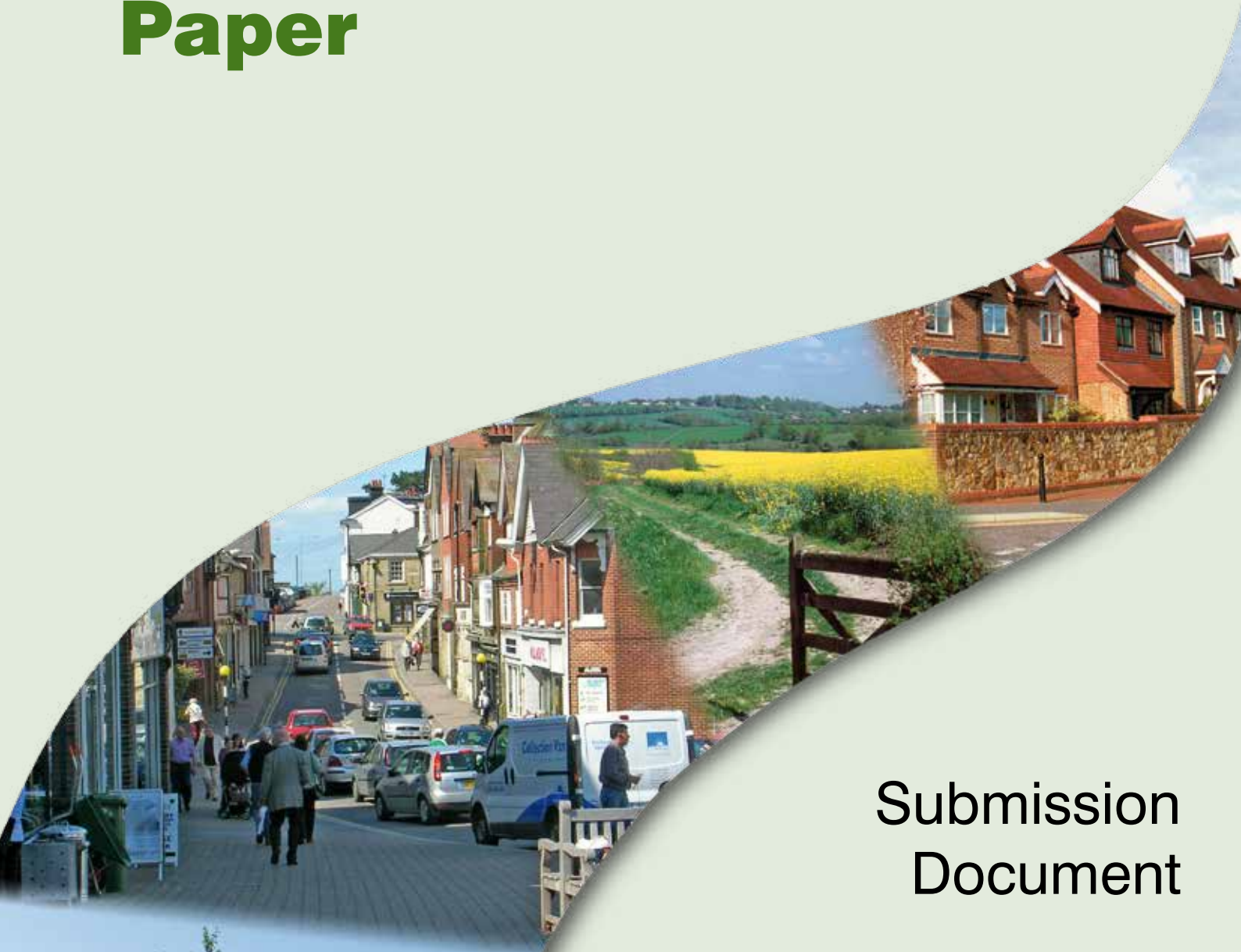
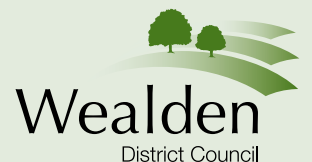


Wealden Local Plan

Economy Background Paper



Submission
Document



January 2019

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1 Introduction

An Introduction to the Background Paper

1.1 Consultants were commissioned by Wealden District Council to carry out an Economy Study (as part of a wider Economy, Retail and Town Centre Study) to inform the emerging Wealden Local Plan. The study was set in the context of the National Planning Policy Framework requirements (published in March 2012) and the specific supporting Planning Practice Guidance on meeting economic needs. The Council's original study was completed and published in December 2016, providing; the baseline evidence; a needs and demands analysis; options and recommendations; and a duty to cooperate paper.

1.2 A review was undertaken of the Wealden Economy Study in February 2018, to take account of a revised 15 year planning period of 2013-2028 for the emerging Wealden Local Plan. The previous period considered was from 2015-2037. In addition to looking at a revised planning period, this provided an opportunity to update an assessment of the overall employment land need for the District, reflecting changes in the overall economic context at the local, regional and national level. This evidence base formed the basis for identifying the baseline employment land floorspace need for the District. Further, more detailed analysis has been undertaken by the Council with regards to the capacity for employment development within disaggregated Middle Super Output Areas (MSOAs) based on job growth numbers forecast for the 2014-2028 time period. This aligns with employment forecast used in TEMPRO and the Transport model for the Ashdown Forest, and supports the economic regeneration aims of the Council.

1.3 The evidence has been used in the development of employment land policy for the Local Plan in relation to the following which will be explained in more detailed within this Background Paper:

- Allocation of employment land (strategic site in order to meet local need) for mixed use business floorspace;
- Provision of jobs and maximum capacity for mixed use business floorspace in MSOAs across the whole District.

Structure and Content of Background Paper

1.4 This Background Paper provides an assessment of the identified Functional Economic Market Area for Wealden District, setting a context of the economic issues for the local authority. The key policy implications are addressed for the Local Plan, along with identified growth scenarios and recommendations which are then translated into a quantifiable employment land need. An assessment is then made on the allocations of sites to meet this need, along with setting maximum capacity figures for the disaggregated MSOAs, with any other final policy conclusions or recommendations. A detailed appendix provides a list of employment sites that have been taken account of in the Wealden Local Plan, with their associated maximum capacity and windfall delivery since the start of the Plan period on 1 April 2013.

Requirements of the National Planning Policy Framework (NPPF)

1.5 In referencing national policy it is appropriate for the purposes of the Wealden Local Plan to refer to both the 2012 and 2018 revised version of the NPPF. The NPPF (2012) is clear in its ambition to deliver sustainable development and for Local Authorities to build a strong competitive economy alongside supporting a prosperous rural economy. Wealden District Council is committed to meet the development needs of business and support an economy fit for the 21st century (NPPF 2012, para. 20). These ambitions are a continued emphasis in the 2018 version of the NPPF.

1.6 The NPPF (2012, para. 21; 2018 para. 81) outlines the following requirements relevant to this Background Paper:

- Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth;
- Set criteria and identify strategic sites for local inward investment to match the strategy and meet anticipated needs over the plan period;
- Support existing and identify new and merging sectors. Policies should be flexible to accommodate the needs not anticipated in the plan and allow a rapid response to changes in economic circumstances;
- Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- Facilitate flexible working practices such as integration of residential and commercial uses.

1.7 The NPPF is clear that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of site being used for that purpose. Economic growth should be supported in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote this the Local Plan should (NPPF 2012 para. 28; 2018 para 83):

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas;
- Promote the development and diversification of agricultural and other land based rural businesses;
- Support rural tourism and leisure developments that benefit businesses in rural areas which respect the character of the countryside; and
- Promote retention and development of local services and facilities in villages.

1.8 In order to deliver the needs of the Local Authority the NPPF (2012, para 160-161) states that the business needs of the area should be assessed, working together with neighbouring authorities and key partners to generate a robust evidence base of business needs addressing any barriers to growth. The evidence base will be used to assess:

- The needs for land/floorspace for economic development over the plan period; and
- Existing and future supply of land available for economic development and its suitability to meet identified needs, evidenced in a Strategic Housing and Economic Land Availability Assessment.

1.9 The Economy Background Paper demonstrates that the formulation of employment policy through the Local Plan is fully compliant with the requirements of the NPPF. References to compliance will be drawn out throughout the Paper. The paper demonstrates that the proposed economic strategy and policy provides the most sustainable strategy, supported by the Council's full Sustainability Appraisal (2017 and 2018 Version).

Consultation Previously Undertaken

1.10 The Wealden Local Plan Issues and Options Report (October 2015) contained a Preferred Option for Testing 4 which identified a focus for employment provision (including retail) along the A22 Corridor. Consideration was then given to Hailsham Town Centre and options on the edge of centre and close to new residential developments. The provision of opportunities to attract larger businesses into the area and for existing businesses to grow was identified, within sustainable settlements and locations such as industrial estates. The need to develop skills within the local workforce and flexibility to allow emerging sectors to thrive was also identified.

1.11 The Preferred Option for Testing 5 in relation to Business Areas identified a need to reconsider business areas and their categorisation. Consideration was given to the extension or intensification of existing successful estates and the provision of new areas to meet future need.

1.12 Concern was raised during the consultation on the ability for infrastructure to support economic growth and the need for further analysis to support the provision of 12,000 jobs that was identified. The strategy for business areas was generally supported.

1.13 As a result of the consultation, the Council considered it appropriate to commission further work regarding the economy in order to refine the policy and consider economic needs across the District both in rural and urban locations, along with delivering a step change in the local economy. As a result the Economy Study was commissioned at the beginning of 2016.

1 Introduction

2 Wealden Context

Functional Economic Market Area (FEMA)

2.1 The Economy study highlights that there is no standard approach to defining a place's Functional Economic Market Area (FEMA) and has identified several factors that could be considered, including travel to work areas, housing market areas, the flow of goods, services and information within the local economy, administrative areas, catchment areas for facilities providing cultural and social well-being, and the local transport network. A review of these indicators showed that the District continues to have strong commuting flows to Eastbourne to the south and to Tunbridge Wells to the north, along with a strong housing market with its surrounding local authorities.

2.2 Wealden District is located within the administrative boundary of East Sussex County Council and forms part of the South East Local Enterprise Partnership (LEP). In its Strategic Economic Plan (SEP) the LEP identifies several growth corridors and locates the District as forming part of the A22/A27 Eastbourne-South Wealden growth area which includes Eastbourne, Lewes, Hailsham and Uckfield. In looking at all the evidence, it has been assessed that the District's FEMA is broad and is defined as consisting of the following local authorities ⁽¹⁾: Wealden, Tunbridge Wells, Eastbourne, Lewes, Mid Sussex and Rother. Although other linkages exist with other areas such as Crawley and Brighton & Hove, these are not as strong as the areas identified within the FEMA.

2.3 The FEMA has been subject to discussions with all relevant Local Authorities through the development of the Wealden Economy Study, which is supported by a Duty to Cooperate Statement (December 2016) for the study. The following Local Authorities were contacted and invited to comment on the report at an early stage in the development of the FEMA (15 September 2016) and in the development of a Final Draft Report (21 February 2017):

- Rother District Council (responded to both stages);
- Tunbridge Wells Borough Council (responded to both stages);
- Hastings Borough Council (responded to FEMA stage);
- Mid Sussex District Council (responded to Final Draft stage);
- Lewes District Council (no response to either stage);
- Eastbourne Borough Council (no response to either stage).

2.4 Whilst there were no substantive comments from Hastings Borough Council and Mid Sussex District Council, comments of support of the approach and forecasting method was provided by Tunbridge Wells Borough Council. Although Rother District Council disputed the inclusion of Rother within the FEMA, the Economy Study (2016, para 2.36) clearly justifies the FEMA with the following conclusions:

- The Housing Market Area implies a sensible approach for the FEMA for Wealden District, with strong migration links and reaching the threshold of 70% self-containment as identified in Planning Policy Guidance;

¹ Some of the Local Authority areas include the South Downs National Park as a separate Local Planning Authority

- Strong commuting flows are evidenced with all neighbouring authorities, with significant influence from the Tunbridge Wells and Eastbourne Travel to Work Areas;
- House prices in Wealden align with those in Lewes, Mid Sussex, Tunbridge Wells and Rother; and
- The transport network, A22/A2G/A27 and growth corridors identified in the SEP and East Sussex Growth Strategy influence each of the local authorities in the FEMA.

Employment Profile and House Prices

2.5 The District is estimated to have around 48,000 employees which represents around a fifth of total employment within the FEMA. Approximately 69% of employees live and work within Wealden District (2011 Census). Between 2010-2016 employment levels have increased by 9%, comparable to levels across the wider FEMA. Wealden is currently home to around 8,500 businesses which represent a fourth of all businesses in the FEMA. The business base has increased by 13% between 2010 and 2017, which is slightly lower than the rate for the FEMA (15%). Overall the District is highly engaged with the labour market, with high economic activity rates (82%). Despite this, unemployment levels (4.3%) remain higher than the FEMA as a whole (3.4%).

2.6 The key employment sectors within the District include wholesale and retail trade, human health and social care, as well as accommodation and food services. Growth in recent years (since 2010) has been driven by ICT, the professional, scientific and technical sectors as well as administrative and business support services. Although employment in public administration and agriculture have both experienced a considerable decline since 2010, this reflects structural changes within the wider economy and signals a shift towards higher skilled professional services.

2.7 House prices in the District are in line with those for the surrounding areas and are characterised by a north-south divide with areas in the northern half (Uckfield, Mayfield and Crowborough) having higher median house prices than areas in the south (Heathfield, Hailsham, Polegate and Willingdon). The District's housing market supports the concept of the London commuter belt market, with relatively high commuting flow to the capital. Recent Census information indicates the District's Housing Market is relatively self contained (defined as at least 70% containment) and identifies strong migration (both in and/or out of District) between Wealden and other local authorities with the Housing Market Area and particularly Eastbourne to the south.

2.8 A total of 33,154 employees live and work in Wealden District. Travel time by all modes of transport (private car, cycle, public transport or walking) to employment destinations in Wealden is typically longer than the South East region as a whole, with the greatest disparity being with public transport. This indicates a key requirement to improve the public transport opportunities and frequency of services, as well as providing opportunities for local employment development across the District.

3 Policy Context

3.1 The emerging Wealden Local Plan seeks to deliver the required level of growth justified through evidence summarised in this Background Paper. The identified Local Plan period of 2013-2028 is set to enable infrastructure projects to come forward to support growth. There is significant infrastructure and environmental constraints to growth in the Wealden District beyond 2028, which will be addressed further in future Local Plans. These issues are addressed in other supporting documents such as the Housing Background Paper, the Habitats Regulation Assessment and in particular the Infrastructure Delivery Plan (IDP).

3.2 There have been key changes that have occurred to employment land provision since the Council published its Issues and Options consultation document on the Local Plan in 2015. There has been an evident increased demand in housing, but an overall decline in the employment land needed. This is due to the previous supply of employment land outstripping economic forecasts and population growth, resulting in a slight reduction in overall employment land needed in the future. However, there is still a maintained strategic focus on the A22 Corridor (in line with the Strategic Economic Plan, 2014) and a need to encourage flexibility and diversification within the local economy. It is therefore important to prioritise the A22 Corridor as an allocation to ensure the intensification of business use at this location, and allow smaller amounts of business development and growth in other areas of the District through planning policy within the Local Plan.

3.3 The East Sussex Growth Strategy (2014) provides a number of key messages for the local economy. There is clear focus on innovation and productivity to faster grow the local economy by 2020. The key growth corridors of Eastbourne - Polegate - Uckfield - Crowborough (A22/A26/A27) have been identified as helping to achieve this, where Local Plans are sought to unlock the employment potential of land and enable business growth. This growth corridor builds upon the SEP A22/A27 Eastbourne-South Wealden Corridor by also including the A26 up to Crowborough. The SE LEP is currently refreshing its Strategic Economic Plan (SEP) and has produced an evidence base for consultation which has been reviewed in the Economy Study. The LEP continues to support infrastructure improvements in the region, including investment in the A22/A27 growth corridor.

3 Policy Context

4 Growth Scenarios

4.1 Future growth scenarios of the District concentrate on the B-Class employment floorspace and land needs. B-Class refers to all planning uses that have a planning use class in the B categories as identified in Table 1:

Table 1 B Class Employment

Use Class	Description of Development
B1 (Business)	B1(a): Offices (other than those that fall within the A2 Use Class that includes financial and professional services). B1(b): Research and development of products and processes. B1(c): Light industry appropriate in a residential area.
B2 (General Industry)	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 (Storage and Distribution)	This class includes open air storage.

4.2 The methodology used to calculate future employment growth is consistent with National Guidance and is justified in the Economy Study. Three approaches are used to consider employment land needs: employment led scenarios based on economic forecasts; past completion rates over the last 5 and 10 year periods; and the labour supply approach based on how the local labour force is affected by housing delivery.

4.3 It is important to note that all forecasts are subject to a degree of uncertainty when dealing with local and sub-regional economies. It is therefore important to identify which forecast best represents the most accurate and appropriate view of future prospects for the District. Whilst the three models point towards a similar level of growth it is important to note the key differences, especially the economic conditions under which each forecast was developed.

4.4 While there is some disparity between the outputs of the three models, they all concur that employment between 2013 and 2028 is expected to increase by around 1% each year. This growth is expected to be driven by service based sectors, including food and accommodation along with professional services and public sector jobs, and construction and real estate. The district is expected to see a decline in manufacturing, business services and agriculture. When looking specifically at B-Class industries, growth is expected to be driven by professional services, IT services, publishing, broadcasting and electronics. The difference between the three models is the number of jobs added to the District's economy each year. Whilst Experian data indicates around 600 jobs are created each year, the other two models suggest a figure close to 700 new jobs each year.

4.5 Overall employment in the District is expected to increase by between 9,000 and 10,400 jobs between 2013 and 2028. This need is then translated to floorspace requirements using typical floorspace per Full Time Employee estimates provided by the Homes and Communities Agency (now Homes England). This demand for floorspace is

then translated into overall land requirements. This is based on typical plot ratios for each B Class land use type, and is explained in detail in the latest Economy Study (2018).

5 Employment Need

5.1 The assessment of employment land, as identified in the Economy Study, indicates that:

- Employment land need in the district is expected to be driven by growth in the professional, scientific and technical sectors, resulting in increased demand for employment land dedicated to office (B1a and B1b) uses;
- There is some disparity on the quantum of employment land needed for office uses (B1a and B1b), manufacturing (B1c and B2) and distribution (B8) based on the assumptions used in the three models;
- An assessment of manufacturing-related jobs in the district highlights an emerging trend in employment land uses for manufacturing purposes; which includes a shift from industrial and manufacturing (B2) uses to lower density light industrial uses (B1c); i.e, requiring more floorspace for the equivalent number of jobs. This means that despite an overall decline (of c. 60 FTE jobs by 2028) in manufacturing (defined as B1c and B2 uses), demand for floorspace is expected to increase.
- Demand for distribution (B8) space is also expected to increase, and is expected to range from 1.01-4.31 hectares.

5.2 The assessment presented in the Economy Study outlines demand based on scenarios looking at how the district's economy is expected to change by 2028. It is important to note, that this study has not considered the quality of the current stock. As discussed in the Economy Study, the quality of current stock (particularly that of manufacturing and storage and distribution floorspace) needs to be improved to support both current and future opportunities. There is opportunity to achieve this through renovation, redevelopment and windfall development up to identified capacities in the Wealden Local Plan that are provided under Policy WLP9 - Provision of Jobs. In allowing new business floorspace in other locations across the District, it creates positive sustainability benefits overall. By creating more localised employment and commercial development it is considered that local people can utilise these employment opportunities, and therefore not travel further afield for work and as such minimise traffic movements in and around the Ashdown Forest particularly. This approach also allows for economic growth in rural areas in line with other Development Management policies in the Plan and conforms with NPPF policies to support a prosperous rural economy (NPPF 2012, para. 28; NPPF 2018, para. 83).

5.3 Based on the assessment of demand for employment land in Wealden District, it is considered that the economic scenarios are more realistic, as they consider how the district's economy could be expected to change by 2028. In particular, the Experian-based estimates are considered favourable as these are the most recent forecasts available to the study and therefore reflect the most up to date information available.

5.4 Overall, the Experian-based forecast identifies a baseline need for 45,100 sq. metres of employment floorspace which translates into a need for 5.80 hectares of employment land. This is forecast to consist of 3.92 hectares for office uses, 0.87 hectares for manufacturing and 1.01 hectares for distribution uses. This represents a departure from

the previous Economy Study (December 2016) which identifies the labour market scenario as the preferred scenario. This departure is based in part on the difference between the updated labour market scenario and population projections in the 2014-based Sub-National Population Projections (SNPP). Whilst the labour force scenario in the December 2016 study closely reflects the 2014-based SNPP (ie. 7,700 vs 7,800 working age residents respectively between 2015-37), the labour force scenario in this study is expected to result in 2,300 fewer Wealden residents in employment by 2028.

5.5 Furthermore, the employment land need outlined by the labour force scenario in this study (despite reflecting trends in the equivalent scenario in the December 2016 study) represents a major shift in the employment land needed when compared with economic forecasts for the 2013-28 period, and past completion trends (both short and long-term scenarios).

5.6 It is important that the figure of 45,100 sq m is considered as a baseline need, as the Council has already benefited from a number of completions and commitments on employment sites across the District in recent years. This would therefore result in no further need for employment provision, based on development already committed. Identified completions and commitments, along with identified sites for development are presented in Appendix A to this report. It is therefore relevant to look at a higher growth scenario of business floorspace, matching historic completion rates and translating this into future growth opportunities and capacities for areas across the District. This helps to realise and provide further opportunities for growth in strategic locations (such as the A22 Corridor). The following section goes on to explain the calculations for jobs growth and business capacity across the District.

6 Employment Allocations

A22 Employment Sector

6.1 The Local Plan has further developed since the Issues and Options Stage, supported by an underlying Sustainability Appraisal (SA). The area of South Wealden, in particular around the settlement of Hailsham was chosen as the location for employment growth, and appraised and justified in the SA, for a number of reasons:

- South Wealden has typically lower wages, and there are strategic objectives to increase these;
- There is a significant level of housing growth developed and planned around Hailsham. There was need to focus residential and employment growth to reduce out-commuting;
- The area benefits from better transport links and flexible bus services compared to the rest of the District;
- The wider area has a greater source of population with a variety of skills than other areas of the District;
- The area is in need of regeneration and this is a key focus of the Local Plan;
- There are good potential road links, where improvements to the local network in combination with other growth can improve connectivity; and
- General infrastructure for the local area requires investment, which can be secured more effectively in combination with residential development, to deliver greater benefits.

6.2 The A22 Employment Sector has been identified as an appropriate site for an employment allocation within the wider area for consideration, west of Hailsham. The following section explains the reasons for and extent of its designation.

6.3 The A22 Employment Sector is a standalone development area on the edge of Hailsham. The area already has a number of businesses fronting the A22 and stretching back to the existing tree belt. There have been recent developments in this area due to its close links to Hailsham and accessibility to the A22 and it is considered that the area can be consolidated for employment uses. The designation of a boundary that stretches from the Boship roundabout to Nash Street, running the north-side of the A22 provides flexibility to accommodate a mixed use B Use Class scheme within the allocation. The allocation is supported through the Strategic Housing and Employment Land Availability Assessment (SHELAA) which has assessed a number of sites/land parcels within the boundary for their development potential.

6.4 Whilst there are residential properties within the sector, large businesses tend to dominate the corridor and it is therefore considered that the area should be identified for employment (B Use Floorspace) or services associated with the industry on site. It provides an opportunity for large scale development in order to meet the residual employment land requirements and will assist in the Council meeting its strategic economic objectives, as assessed in the Sustainability Appraisal. The SHELAA supports this recommendation, and a summary of the sites which have been assessed is provided within this section.

The sustainability of the location for business land has been assessed in the Sustainability Appraisal. The Council has not included land to the south of the A22 as this is primarily residential use with some interspersed employment uses, with limited opportunities for consolidation. Previous employment land to the south of the A22 at the most eastern section next to the Lions Boship Farm Hotel (former Sheps Plastics site) is safeguarded by East Sussex Council as a Waste Transfer site. Existing employment sites to the south of the A22 Employment Sector allocation have the opportunity to improve/expand/extend their premises up to the overall capacities identified for MSOA18 Hailsham North in the Jobs Growth Policy of the Wealden Local Plan.

6.5 It is considered that the identified sector (Picture 1) will be able to accommodate 22,500 sq m floorspace, and this aligns with the capacity available in MSOA 18 North 'Hellingly & North Hailsham' based on job growth and floorspace equivalent. For the purposes of the Wealden Local Plan the entirety of the designated A22 Employment Sector boundary is located within MSOA 18 North. The sector is allocated for a mix of office, industrial and warehousing floorspace (B1, B2 and B8 Use Class), with particular regard being made to delivering small flexible units, to meet the need of small and medium sized enterprises.

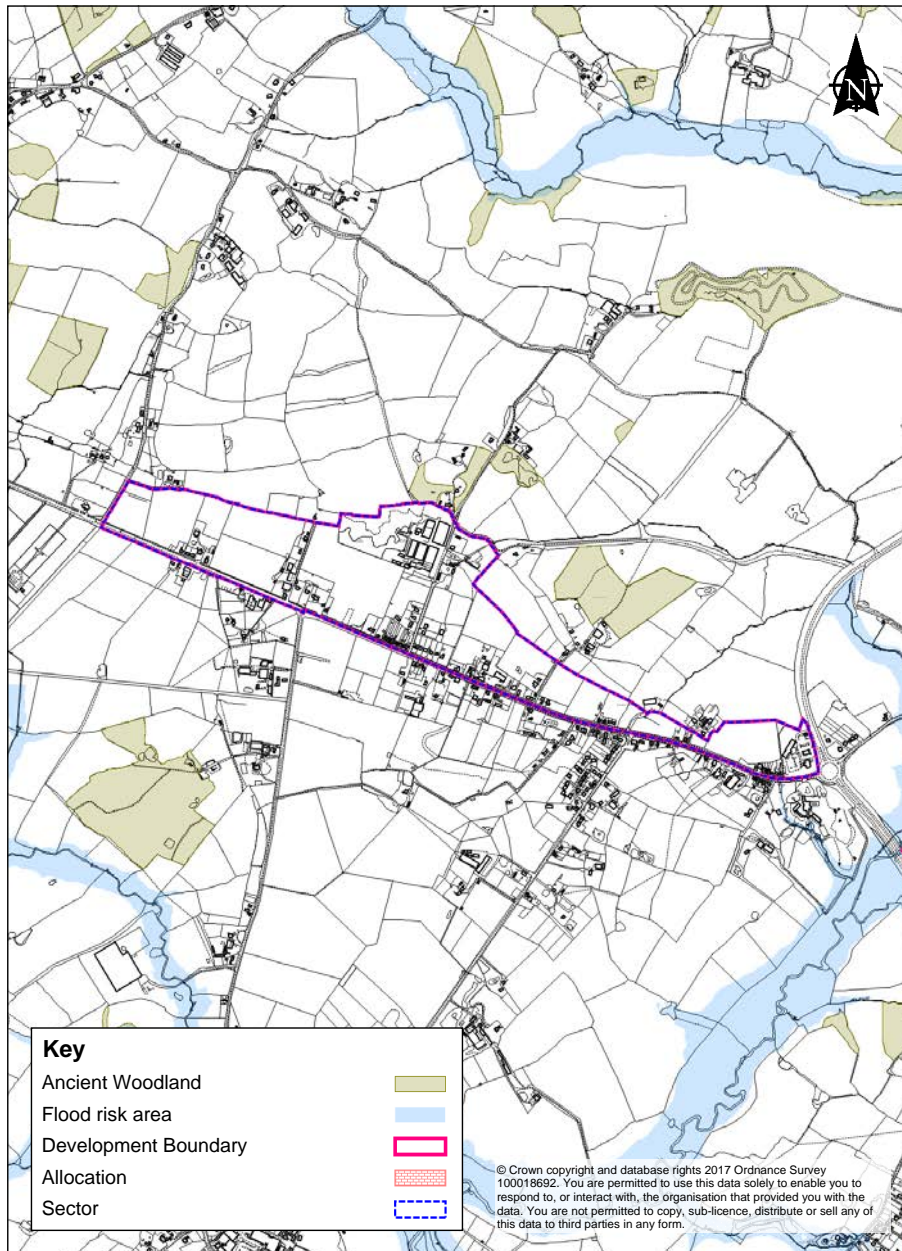
6.6 The boundary of the A22 Employment Sector is provided below and incorporates the following sites that were assessed in the SHELAA (with their site references):

- Land to the rear of Terra (802/3090);
- Land to the rear of Prospect House (803/3090);
- Land comprising Units 7 and 4 plus concrete hardstanding to rear, Hackhurst Lane (579/3090);
- Land west of Hackhurst Lane (233/3090);
- Land adjoining Rosendale, Hackhurst Lane (010/3090);
- Meadowsweet, Caldicotts Lane (869/3090);
- Laurelhurst Farm (870/3090);
- Land adjoining Laurel Cottages (940/3090);
- Land at Marigolds Farm, Nash Street (888/3090);
- Marigolds Farm, Nash Street (880/3090)

6.7 The following site has benefited from extant planning permissions and has been built out as the first phase of the Swallow Business Park:

- *Swallow Business Park, land to the West of Hackhurst Lane (WD/2015/0667) - Planning permission to construct a commercial building with associated landscaping and parking.* This site has now been built out and is occupied by VACGEN, a global supplier of vacuum components and manipulation devices to industry, education, research and development, and the scientific community.

Picture 1 A22 Employment Sector



6.8 The occupation of VACGEN on Swallow Business Park provides a strong catalyst for further prospective commercial development within the A22 Corridor, with an access road to the A22 and some landscaping already being created to open up further sites.

6.9 The summary of the development potential for each site in the SHELAA concludes that a number of the sites are deliverable, but others are not suitable in isolation. However, policies in the Wealden Local Plan support the comprehensive development of the whole sector, and subject to suitable access being established and any additional infrastructure requirements being incorporated into the plan, the sites is combination are considered developable within the 6-15 year period.

6.10 The supporting Infrastructure Delivery Plan to the Local Plan provides an assessment of the transport infrastructure that is required to support the site allocation in combination with the overall level of residential growth in the wider Hailsham area. A detailed Transport Assessment has been undertaken on the basis of the amount of floorspace proposed in the allocation, along with the windfall allowances for employment growth. Any further proposed growth to that identified will have to be considered in combination with other development in order to assess the impact on junctions within the wider South Wealden Growth Area.

7 Jobs Growth and Business Use Capacity

Provision of Jobs and Capacity

7.1 The higher growth scenario, taking into account completions and commitments, results in the need for some 22,462 sqm (approximated to 22,500 sqm.) of employment floorspace). This allows for growth within the District in accordance with previous rates, which is not constrained by economic forecasts which have a lower requirement.

7.2 Balanced against the calculation for baseline employment need, is the need to support business growth across the whole of the District, to support sustainability ambitions for the Council and to ensure no negative environmental impacts on the Ashdown Forest, e.g associated trip movements along transport routes close to the Ashdown Forest.

7.3 It is considered that providing opportunities for job growth and commercial development within smaller, more peripheral locations across the District, would result in a reduced volume of traffic requiring to travel to work as they would be more localised in nature. This would therefore have positive sustainability benefits with regards to traffic flows across the Ashdown Forest.

7.4 The Transport Model for the Ashdown Forest uses the Trip End Model Presentation Programme (TEMPRO) total for employment within Wealden District⁽²⁾. This total is distributed in Modified Middle Super Output Areas (MSOAs) in accordance with TEMPRO. This results in a maximum job growth and equivalent employment floorspace for each MSOA.

7.5 This methodology means that employment needs are met through allocations and rural economic policy can also be met. This method of identifying windfall is considered important as it allows for certainty and meets the need for the Plan to be fully assessed in terms of Habitat Regulations as well as Strategic Environmental Assessment⁽³⁾. This is similar to how housing windfall is treated in the Local Plan process albeit not generally in geographic sectors.

7.6 Windfall employment development is supported in the Local Plan explicitly through policy WLP9 'Provision of Jobs', and through policies EC2 'New Employment Land', and RAS5 'Rural Commercial Activities'. This provides a policy tool for the development of commercial and business use, to allow windfall development to be delivered.

7.7 The table below presents the maximum capacity for each of the MSOAs. The monitoring of commitments and completions through the Council's Implementation and Monitoring Framework Background Paper (August 2018) that accompanies the emerging Wealden Local Plan, will ensure that the capacities for growth are not exceeded. Where this may already be the case for a couple of settlements, a practical and reasonable

2 TEMPRO is the industry standard tool for estimating traffic growth, required when assessing the traffic impact of a development on the local highway network. The datasets used are approved by the Department for Transport

3 The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations), and the European Directive 2001/42/EC known as the Strategic Environmental Assessment or SEA Directive

approach is taken, allowing the net loss of business floorspace uses where appropriate, until the monitoring of sites indicates otherwise

Job Growth Scenario and Maximum Capacity

Middle Super Output Area (Modified)	General Area (settlements)	Jobs Growth (2014-2028)	Maximum Capacity Mixed B Use Floorspace Equivalent (Sq. m)
Wealden 001 South	Forest Row	75	3,375
Wealden 001 North	Hartfield	75	3,375
Wealden 002 North East	Frant	55	2,481
Wealden 002 South	Rotherfield	55	2,481
Wealden 002 North West	Groombridge	55	2,481
Wealden 003	North Crowborough	92	4,145
Wealden 004	West Crowborough	189	8,523
Wealden 005 North East	Wadhurst	67	2,994
Wealden 005 South West	Mayfield	67	2,994
Wealden 006	East Crowborough	160	7,187
Wealden 007 Central	Nutley	46	2,049
Wealden 007 West	Danehill	46	2,049
Wealden 007 East	Duddleswell	46	2,049
Wealden 008 North	Buxted & Hadlow Down	89	4,014
Wealden 008 South	Framfield & Waldron	89	4,014
Wealden 009	North Uckfield	276	12,424
Wealden 010	Heathfield	164	7,381
Wealden 011 South	Horam	64	2,894
Wealden 011 North	Broad Oak	64	2,894
Wealden 012	South Uckfield	398	17,896
Wealden 013 North	Maresfield	521	23,438
Wealden 013 Central	Little Horsted & Isfield	50	2,255
Wealden 013 South	East Hoathly	50	2,255
Wealden 014 North	Herstmonceux	58	2,627

Middle Super Output Area (Modified)	General Area (settlements)	Jobs Growth (2014-2028)	Maximum Capacity Mixed B Use Floorspace Equivalent (Sq. m)
Wealden 014 South	Ninfield	58	2,627
Wealden 015	East Hailsham	196	8,813
Wealden 016	Central and South West Hailsham	137	6,169
Wealden 017	South East Hailsham	67	3,014
Wealden 018 North	Hellingly & North Hailsham	883	39,753
Wealden 018 Central	Berwick & Alfriston	79	3,559
Wealden 018 South*	East Dean & Friston*	79*	3,559*
Wealden 019	Polegate	128	5,777
Wealden 020	Stone Cross & Pevensey	389	17,506
Wealden 021	Willingdon	75	3,378
		TOTAL	218,871

*Note - Middle Super Output Area East Dean and Friston (Wealden 018 South) will be removed for the purposes of the Wealden Local Plan as it is wholly located within the South Downs National Park.

Calculation of Employment Provision Based on Historic Completion Rates

7.8 Historic completion rates for employment sites in Wealden District present a higher employment growth option for Wealden District Council, as development levels in the 10 year period from 2005-2015 outstripped the level of need. The annual delivery rate of 6,600sq m was translated over the plan period to create employment provision figure for the Local Plan timeframe. In order to consider the residual employment provision (to be delivered on an allocated site) existing commitments and completions were subtracted along with adjustments to be made for the redistribution and loss of employment sites within the settlement of Hailsham.

7.9 The following calculation was used as the basis of working out the residual employment floorspace provision, to be delivered on the A22 Employment Sector in the Wealden Local Plan under Policy SWGA 29 (A22 Employment Sector).

Annual average employment delivery = 6,600 sq m
Translated Employment Provision over the plan period (2013-2028) = 99,000 sq m

Employment Provision minus Completions and Commitments (since start of plan period)⁽⁴⁾ = 22,462 sq m (approximated at 22,500 sq m)

7.10 The floorspace of 22,500 sq m is able to be accommodated on one site as identified in Chapter 6, which will be allocated through policy in the Local Plan. This amount of development is taken account of when setting the maximum capacity for the MSOAs, and as such will result in a lower amount that can be further accommodated in MSOA 18 North where the allocation is situated.

4 This figure allows for the redistribution/loss of sites in Hailsham

8 Summary

8.1 In conclusion an allocation of 22,500 sq m at the A22 Employment Sector in combination with the identified Jobs Growth capacity figures across the District will meet the business land requirements for the District and aligns with the testing for the Transport Assessment. The jobs growth figures and further capacities for settlements will not compromise the ability of the Council to deliver the site allocation as this will be a strategic location for larger scale business land growth. The location of the A22 Employment Sector has been assessed (in the Sustainability Appraisal, March 2017) as a sustainable location, benefiting from proximity to high levels of residential growth in Hailsham and the wider South Wealden Growth Area.

8.2 The higher amount of proposed employment land development overall (compared to calculated need and forecasts) provides flexibility to assist in meeting the employment needs of Eastbourne Borough Council who have identified an issue with delivering its required B8 floorspace requirements, due to a lack of suitable development sites within their local authority. This also meets the requirements of the NPPF (2012, para. 21) in being flexible to accommodate unidentified need and changing economic circumstances.

8.3 Economic forecasts for Wealden District are below the previous trend for supply within the District. This may be an indirect result of meeting Eastbourne Borough Council's (EBC) undersupply. In their most recent Annual Monitoring Report (AMR), EBC state (para 7.18) that "Eastbourne is developing less employment land than required and the Employment Land Local Plan seeks to address this issue through policies that will provide sufficient employment land development to meet the needs of the future. Over the monitoring year there was a decrease in the overall number of people employed by around 1,000." and that the trend of loss of office accommodation to other uses, particularly residential, continues. EBC's most recent Economic Development Needs Assessment (EDNA) 2017, increases their overall business floorspace need to 70,090 sq m (of which 50,770 sqm is Class B8), compared to their Employment Land Local Plan requirement of 48,750 sqm over the period 2012-2027. It is therefore clear that the Employment Land Local Plan will not be able to assist in meeting recent identified need (albeit for a longer planning period). The flexibility within Wealden District Council's policy approach allows the Council to assist in meeting Eastbourne's unmet need by the Council oversupplying against local forecasts.

8.4 It is considered that the employment land provision identified in this Background Paper is supported by robust evidence and is compliant with the NPPF (2012 and 2018). Monitoring employment and business land delivery in the District through the Authority Monitoring Report (AMR) will enable the capacity figures for MSOA's to be tracked through the development management process.

8 Summary

9 Appendix A - Employment Sites

9.1 The following table provides an assessment of the level of windfall employment development, along with commitments on identified sites. This is cross-referenced with the calculated maximum capacity for each of the MSOAs, based on jobs growth figures for the 2014-2028 time period.

Table 2 List of employment sites committed or completed by Modified Middle Super Output Area

Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 001 SOUTH - Forest Row	3,375	-1,518		Cleanway, Lower Road, Forest Row (-456) Silverdale, Lower Road, Forest Row (-97) ATW House, Lewes Road, Forest Row (-360) 1st fl. offices, Hillside, The Square, Forest Row (-62) 1st Floor, The Old Bakery, Lewes Road, Forest Row (-59) Rookery, Highgate Works, Tomtits Lane, Forest Row (-44) The Yard, Lewes Road, Forest Row (-321) Lines Farm Barn, Parrock Lane, Colemans Hatch (69) Wier Wood Works, Priory Road, Forest Row (32) Unit 10 Riverview Bus Pk, Station Road, Forest Row (97) First floor, 20A Hartfield Road, Forest Row (-42) Office Unit, Ashdown Court, Lewes Road, Forest Row (19) Neylands Farm, Grinstead Lane, Forest Row (-220) The Yard, Lewes Road, Forest Row (-74)
Wealden 001 NORTH - Hartfield	3,375	-2,270		Land at Kenley, Thornhill, Ashurst Wood (-83) Central Garage, Catt Street, Upper Hartfield (-57) Landhurst (barn+shed), Newtons Hill, Hartfield (-1,007) Landhurst (sheds plot 7), Newtons Hill, Hartfield (-100) Landhurst (fit sim barn), Newtons Hill, Hartfield (-1,023)

9 Appendix A - Employment Sites

Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 002 NORTHEAST - Frant	2,481	-71		Unit O, The Brewery, Bells Yew Green Road, BYG (-96) 8 Noblesgate Yard, Bayham Road, Bells Yew Green (603) Stubby Grove Works, Bells Yew Green Rd, Frant (50) Court Lodge Farm, Bayham Road, Bells Yew Green (-250) Reflex House, Bells Yew Green Road, Frant (-378)
Wealden 002 SOUTH - Rotherfield	2,481	-578		Woodyard, Tunbridge Wells Road, Mark Cross (-380) The Estate Office, Town Row Green, Rotherfield (-26) Fairfields Farm, Tunbridge Wells Road, Rotherfield (366) Lews Farm, Sheriffs Lane, Rotherfield (8) The Barn, North Street, Rotherfield (-35) The Pines, Eridge Road, Boars Head, Crowborough (-511)
Wealden 002 NORTHWEST - Groombridge	2,481	-457		Benchmark Barn, Groombridge Lane, Eridge Green (32) Groombridge Old Station, Station Road, Groombridge (98) Unit 3, Birchden Farm, Broadwater Forest Lane, WIT (-143) Ashdown Business Park, Giiiridge Lane, Crowborough (-444)
Wealden 003 - North Crowborough	4,145	-1,805		The Regent, The Broadway, Crowborough (-969) Crowton House, The Broadway, Crowborough (-170) Unit 6, Connors Yard, Beeches Road, Crowborough (-105) The Forge, Park Road, Crowborough (-260) Calverly House, 6 The Broadway, Crowborough (-301)

Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 004 - west Crowborough	8,523	2,308		Wealden DC Offices, Pine Grove, Crowborough (-1,600) 3a Beacon Road, Crowborough (-55) Ground Floor Flat, 1 Beacon Road, Crowborough (-86) Off 2, Clock House Court, Beacon Road, Crowborough (-66) AS Farm, The Warren, Crowborough (3,755) Meadowbank, Croft Road, Crowborough (-74) Ambulance Station, The Grove, Crowborough (168) 4C Belmont Buildings, High Street, Crowborough (-127) Swan Timber Yard, The Warren, Crowborough (313) Conservative Club, Whitehill Road, Crowborough (100)
Wealden 005 N.EAST - Wadhurst	2,994	990		Bensfield Farm, Beech Hill, Wadhurst (175) Shepherds Fold, Beech Hill, Wadhurst (-67) The Place, Fairglen Road, Wadhurst (97) Pennybridge Farm, Best Beech Hill, Wadhurst (155) Tunnel House, Durgates, Wadhurst (103) Southfields, Southview Road, Wadhurst (333) Castle Keep Business Park, High Street, Wadhurst (194)
Wealden 005 S.WEST - Mayfield	2,994	-385		Round Wood, Newick Lane, Mayfield (-39) Moyses Barn, A267, Five Ashes (342) Mayfield Kitchen Studio, Wellbrook Hill, Mayfield (-318) Pennybridge Farm, Pennybridge Lane, Mayfield (-75) The Old Dairy, Cinderhill, Mayfield (143) Lakedown Farm, Broad Oak (-269) The Old Dairy and Bull Pen, Cinderhill, Mayfield (-169)

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Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 006 - east Crowborough	7,187	507		Mackton, Blackness Road, Crowborough (-49) Land east of Nightingales, Crowborough (390) The Forge, Mount Pleasant, Jarvis Brook (-77) Plot 5, Farningham Road, Crowborough (401) 2 Lexden Lodge IE, Jarvis Brook, Crowborough (-56) Orchid Garage, Walshes Road, Crowborough (35) Unit 1 Lexden Lodge, Crowborough Hill, Crowborough (-25) Vision House, Crowborough Hill, Crowborough (-137) U3+4, Wealden Bus. Pk., Farningham Rd, Crowborough (682) Brookfield Works, Crowborough Hill, Crowborough (-43) Sussex House, Farningham Road, Crowborough (-151) 18 Wealden Ind Est, Farningham Road, Crowborough (-205) Medmaw House (A), Farningham Road, Crowborough (-158) Medmaw House (B), Farningham Road, Jarvis Brook (-100)
Wealden 007 CENTRAL - Nutley	2,049	180		Argus Farm, A272, Pittdown (180)
Wealden 007 WEST - Danehill	2,049	-413		Danehill Chapel, School Lane, Danehill (65) The Old Forge, Freshfield Lane, Danehill (-343) Land ad. Black Pig Cottage, Tanyard Lane, Danehill (60) Wrens Stud Livery Yard, Down Street, Pittdown, Uck (-220) Acorn Garage, Bell Lane, Splaynes Green (25)
Wealden 007 EAST - Duddleswell	2,049	-905		Doma, Burrells Lane, Maresfield (-317) Land adj. Doma, Burrells Lane, Maresfield (-128) Neaves Pk Barn, Cotchford Hill, Paygate, Hartfield (-460)

Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 008 NORTH - Buxted & Hadlow Down	4,014	-1,659		The Rifle Butts, North Street, Rotherfield (-50) Rocks Farm Bus. Centre, Burnt Oak Rd, Crowborough (-525) Downsview Vineyard, Hadlow Down Rd, Crowborough (38) Grove Farm, Howbourne Lane, Buxted (-924) Owlsbury Coach Works, Hadlow Down Rd, Crowborough (-38) Little Tinkers, Scocus Farm, Five Ashes (-60) George Rose, High Street, Buxted (-100)
Wealden 008 SOUTH - Framfield & Waldron	4,014	2,281		Squires Farm IE, Palehouse Common, Framfield (900) Haynes Agric., Squires Farm IE, Palehouse Common (99) Little Dernwood Farm, Dern Lane, Waldron (450) Blackboys Service Station, Lewes Road, Blackboys (-335) Blackboys Vineyd, Pippens, Tickerage Ln, Blackboys (382) Squires, Squires Farm IE, Palehouse Common (-384) Unit 1, Squires Fm IE, Palehouse Common, Framfield (12) Cambridge Farm, Cambridge Lane, Waldron (-621) Little Dernwood Farm, Dern Lane, Waldron (225) Dower House Farm, Possingworth Lane, Waldron (-365) Unit 3, Firgrove BP, Firgrove Road, Cross in Hand (-9) Fairview Cottage, The Street, Framfield (-39) Dean Farm, Palehouse Common, Framfield (1,964) Dower House Farm, Possingworth Road, Blackboys (2)

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Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 009 - North Uckfield	12,424	5,638		<p>Kennedy Hygiene Products Ltd., Brookside, Uckfield (600)</p> <p>242 High Street, Uckfield (-56)</p> <p>244 High Street, Uckfield (-56)</p> <p>Sussex Studios, Grange Road, Uckfield (-271)</p> <p>Unit 37, Bell Lane, Bellbrook Ind Est, Uckfield (4,663)</p> <p>Bell House, Bell Walk, Uckfield (-158)</p> <p>6B Bolton Close, Bellbrook Ind. Estate, Uckfield (460)</p> <p>16 Horsted Square, Brambleside, Bellbrook Ind Est, Uk (72)</p> <p>Maltmead Cottage, Olives Yard, Uckfield (-67)</p> <p>Sussex House, Grange Road, Uckfield (-326)</p> <p>19 Church Street, Uckfield (-89)</p> <p>Unit 1, Bellbrook Bus. Pk., Bell Lane, Uckfield (-192)</p> <p>Barley Mews, Olives Yard, High Street, Uckfield (-40)</p> <p>Windmill Feeds, Bell Lane, Bellbrook IE, Uckfield (48)</p> <p>Unit 4, Bell Lane, Bellbrook Ind Est, Uckfield (1,713)</p> <p>Clearwater House, Bell Farm Lane, Uckfield (-211)</p> <p>Unit 9, Bell Lane, Bellbrook IE, Uckfield (-452)</p>
Wealden 010 - Heathfield	7,381	-2,759		<p>89 High Street, Heathfield (341)</p> <p>Wiltshire House, 73A High Street, Heathfield (-279)</p> <p>C & S Autos, Station Road, Heathfield (48)</p> <p>Units 17+18, Ghyll IE, Ghyll Road, Heathfield (-265)</p> <p>Ghyll Print Centre, Ghyll Road IE, Heathfield (-1,995)</p> <p>Rear of 3 Cherwell Road, Heathfield (-170)</p> <p>Robin of Heathfield, Hailsham Road, Heathfield (-57)</p> <p>The Old Printworks, Streatfield Road, Heathfield (-333)</p> <p>Little Byres, off A267, Little London (36)</p> <p>Pook Reed, Pook Reed Lane, Heathfield (11)</p>

Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 011 SOUTH - Horam	2,894	437		The Fabric Shop, High Street, Horam (-49) The Wood Yard, Marle Green, Horam (-205) Funnell's Farm, West Street Lane, Maynards Green (45) Oakhurst Farm, Horam Road, Horam (-106) U3 Tubwell Nurseries, Tubwell Lane, Maynards Green (-166) Bridge House, High Street, Horam (-105) Stables Hale Hill Fm, Nettlesworth Ln, Vines Cross (85) Unit 4, Tubwell Nurseries, Tubwell Lane, M Green (-200) Former Merrydown Cider Factory, A267, Horam (1,251) U5 Tubwell Nurseries, Tubwell Lane, Maynards Green (-133)
Wealden 011 NORTH - Broad Oak	2,894	195		The Cart Barn, Burwash Road, Heathfield (-154) Ashdown House, High Street, Cross in Hand (-87) Holly Barn CW , Coldharbour Lane, Punnetts Town (-170) Heatherlea, Newick Lane, Heathfield (-312) Crown Technical Centre, Burwash Road, Heathfield (350) Little Dudsland, Cross in Hand, Heathfield (-133) BARN ADJ OAKLEIGH, SWIFE LANE, BROAD OAK (-106) Design House, Swife B.Pk, Burwash Road, Broad Oak (895) Brockwells House, Burwash Road, Broad Oak (-398) Little Tottingworth Farm, Halley Road, Broad Oak (3) Satinstown Farm, Burwash Road, Broad Oak, Heathfield (108) Paragon Porsche, Mayfield Rd, Five Ashes (9) Workshop, Sheepwash Fm, Sheepwash Lane, Blackboys (-139) Mead Farm, Heathfield Road, 5 Ashes (-155) The Beehive PH, Burwash Road, Heathfield (385) Foxhole Farm Barn, Fox Hole Lane, Broad Oak (99)

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Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 012 - south Uckfield	17,896	-1,722	13,495	Land West of Uckfield (13,495) 57 Framfield Road, Uckfield (-507) Quarry House, Mill Lane, Uckfield (-215) Oakridge House, New Town, Uckfield (-258) 64 Framfield Road, Uckfield (-918) Uckfield WTW, Bridge Farm Road, Uckfield (212) Appliance Store, Baker Street, Uckfield (-36)
Wealden 013 NORTH - Maresfield	23,438	950	21,183	Ashdown Business Park (21,183) Mill Chase, London Road, Maresfield (-338) Mill House Farm, Maresfield (500) Piltown Service Station, Piltown, Uckfield (60) Millers Yard, Underhill, Maresfield (-130) Unit 1, Oak Ferrars Farm, Batts Bridge Rd, Piltown (1,168) Oakwood Park Bus Units, Oakwood Park, Maresfield (-310)
Wealden 013 CENTRAL - Little Horsted & Isfield	2,255	1,448		CRB Construction Ltd, Kiln Lane, Isfield (43) KPS Composting Site, Lewes Road, Isfield (113) Worth Farm, Worth Lane, Little Horsted (-589) KPS, Boathouse Farm, Isfield Road, Isfield (1,881)

Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 013 SOUTH - East Hoathly	2,255	3,875*		Hesmonds Farm Buildings, Waldron Road, E. Hoathly (-124) Holmes Hill Estate, Holmes Hill, Chiddingly (900) Units 2 & 3, Oakwood Business Park, Golden Cross (867) Vine Farm, Knowle Lane, Halland (52) Graywood Farm, Graywood Lane, East Hoathly (773) Nookfield workshops, Knowle Lane, Halland (75) Land at Pound Lane, Laughton (-106) Home Farm Bungalow, Lewes Road, Laughton (216) The Estate Office, Park Lane, Laughton (163) Blackbarn Farm, The Dicker, Lower Dicker (356) Ladder Safety Devices, Stream Farm, Dern Lane, Chiddingly (703)
Wealden 014 NORTH - Herstmonceux	2,627	-1,883		1/o Monkey Puzzle Close, Victoria Rd Windmill Hill (-290) The Warehouse, Gardiner Street, Herstmonceux (-18) Henners Vineyard, Church Road, Herstmonceux (56) Interclub Lotteries, Penlands Fm, Church Rd, Herstmonceux (120) Dormers Farm, Joes Lane, Windmill Hill (972) 2 The Willows, Gardner Street, Herstmonceux (-51) Woodcote Farm, Trolliloes Lane, Cowbeech (-2672)
Wealden 014 SOUTH - Ninfield	2,627	618		The School House, Mill Bank Farm, Top Road, Hooe (120) Forge Garage, Top Road, Hooe (-24) Down Barn Farm, Ninfield Rd, Bexhill (261) Down Barn Farm, Ninfield Road, Bexhill (152) Little Acre, The Green, Ninfield (135) Harris Bros., Boreham Hill, Boreham Street (-657) Standard Hill Yard, Standard Hill, Ninfield (150) Skinners Sheds, Bexhill Road, Ninfield (481)

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Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 015 - East Hailsham	8,813	-1,291		Neptune House, North Street, Hailsham (-16) 3 North Street, Hailsham (43) Rear of 3 Station Road (-89) 12 & upper floors of 8 & 10 High Street, Hailsham (-270) First Floor, 7-10 Vicarage Field, Hailsham (-189) First Floor 31-33 & 41-43 Vicarage Field, Hailsham (-440) The Red Lion, A271, Magham Down (-330)
Wealden 016 - Central & SW Hailsham	6,169	1,944		Briardene, Hempstead Lane, Hailsham (99) Units G1&G2, Ropemaker Pk, Diplocks Way, Hailsham (-584) Setyres Depot, Diplocks Way, Hailsham (184) Unit 3, Apex Bus. Ctr., Apex Way, Hailsham (-450) Unit 6, Apex Ent Ctr, Apex Way, Hailsham (443) 15 Apex Business Park, Hailsham (72) H. Ripley & Co., Apex Way, Hailsham (2,065) ESCC, Ropemaker Park, Diplocks Way, Hailsham (-23) Land at Ropemaker Park, South Road, Hailsham (138)
Wealden 017 - SE Hailsham	3,014	-725		20 Station Road Industrial Estate, Hailsham (128) Units 19/21 Station Rd IE, Station Road, Hailsham (-285) Unit 38, Station Road IE, Station Road, Hailsham (-179) Unit 1, Swan Bus Ctr, Old Swan Ln, Hailsham (29) Furniture Now, 13-15 Station Road, Hailsham (-418)

Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 018 NORTH - Hellingly & N Hailsham	39,753	5,885	10,344	<p>Land west of Hackhurst Lane (10,344)</p> <p>Block E, Hellingly Hospital, The Drive, Hellingly (-219) Leap Cross SBC, London Road, Hailsham (-560) The Woodyard, Upper Horsebridge Road, Hailsham (-198) Golden Martlet, Station Road, Hellingly (-67) Holmbury - Plot 5, London Road, Lower Horsebridge (-69) Metamorphosis, Lower Dicker (-30) U4, Caldicotts Farm, Caldicotts Lane, Lower Dicker (520) The Granary, Rural B C, Broad Farm, Hellingly (361) Hawthbush Farm, Gun Hill, Heathfield (131) Swallow Bus. Pk, west Hackhurst Lane, Lower Dicker (3,350) Rear of Setyres, Hackhurst Lane I E, Lower Dicker (810) Former NHS offices, Bowhill, The Drive, Hellingly (-993) Park Farm, New Road, Hellingly (108) Willow Barn, Hempstead Lane, Hailsham (1,202) The Flour Mill, Upper Horsebridge Road, Hailsham (1,198)</p> <p>Unit C, Danecroft Nursery, Station Road, Hellingly (-9) Blackstock Farm Craft Units, Grove Hill, Hellingly (350)</p>
Wealden 018 CENTRAL - Berwick & Alfriston	3,559	5,037*		<p>Mays Farm, Lower Wick Street, Selmeston (88) Rathfinny Estate, Whiteway, Alfriston (5,148) Langtye Farm (A), Langtye Lane, Ripe (-520) Church Farm, The Street, Littleington (55) Courtyard Office, Clifton Fm, Camberlot Rd, U. Dicker (75) Unit 4, Clifton Farm, Camberlot Road, Hailsham (191)</p>

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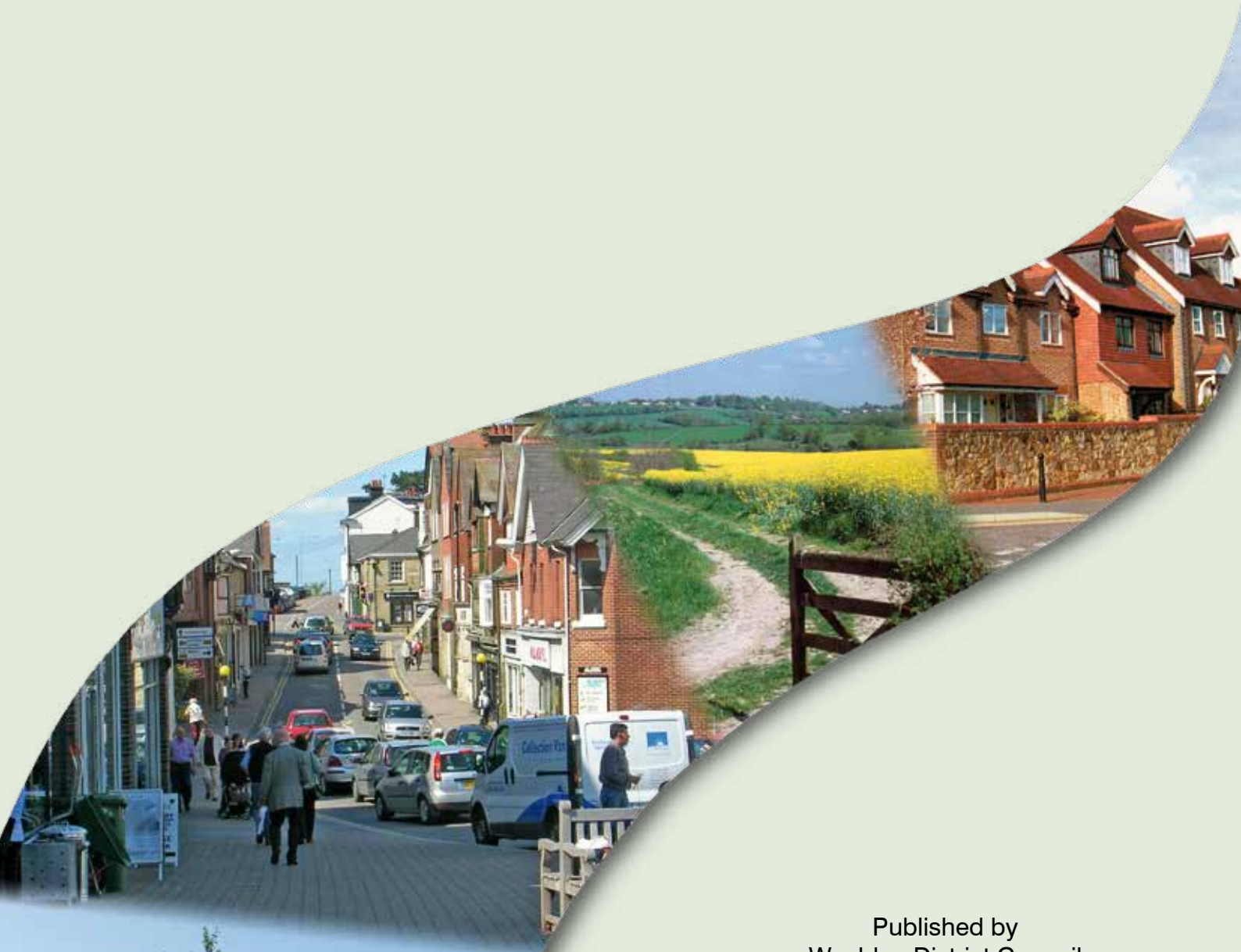
Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
Wealden 018 SOUTH - East Dean & Friston #	3,559 #	0 #		No sites
Wealden 019 - Polegate	5,777	4,899	12,776	Land adjacent Chaucher Bus + Phase 2, Land at Dittons Road, Dittons Farm Unit 2, Bay Tree Farm, Bay Tree Lane, Polegate (36) Units 3+4, Bay Tree Farm, Bay Tree Lane, Polegate (351) Units A3 & A4 Chaucer Ind Est, Dittons Rd, Polegate (-380) Former Waterhouse Coaches Site, Polegate (564)
Wealden 020 - Stone Cross & Pevensey	17,506	-1,447		Wallsend House, Richmond Road, Pevensey Bay (-305) Environment Agency, Coast Road, Pevensey Bay (-618) Unit 14, Westham Business Park, Westham (112) Eastbourne Transfer Stn, Eastbourne Rd, Westham (25) Mounthey Bridge, Eastbourne Road, Westham (161) Unit 5,Potts Marsh Ind Est, EB Road, Westham (66) Units 5,6,7, Chaucer Bus. Pk. Dittons Rd, Polegate (-689) Unit B3, Chaucer IE, Dittons Road, Polegate (-268) Unit B9/G2,Chaucer Business Park,Polegate (-219) Blackness Yard, Hailsham Road, Stone Cross (-145) Polegate Grid, Red Dyke, Dittons Road, Polegate (132) Lower Yard, Langsett, Rattle Road, Westham (355) West Lodge, Hailsham Road, Stone Cross (-54)
Wealden 021 - Willingdon	3,378	-60		Monks Rest, Jevington, Polegate (-61) 2 The Triangle, Willingdon (-33) The Former Public Conveniences, The Triangle, Willingdon (34)

Modified Middle Super Output Areas (MSOA)	Maximum Capacity Mixed B Use Floorspace Equivalent (sq m)	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Sites (with sq m)
TOTAL		17,244	57,798	
		75,042 (Windfall and Identified Sites)		

9.2 * There are two MSOAs where the stated capacity has already been exceeded. Where this is the case, a practical and reasonable approach is taken, allowing the net loss of business floorspace uses where appropriate without allowing any additional business floorspace, until monitoring indicates otherwise.

9.3 # Note - Middle Supper Output Area East Dean and Friston (Wealden 018 South) will be removed for the purposes of the Wealden Local Plan as it is wholly located within the South Downs National Park.

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