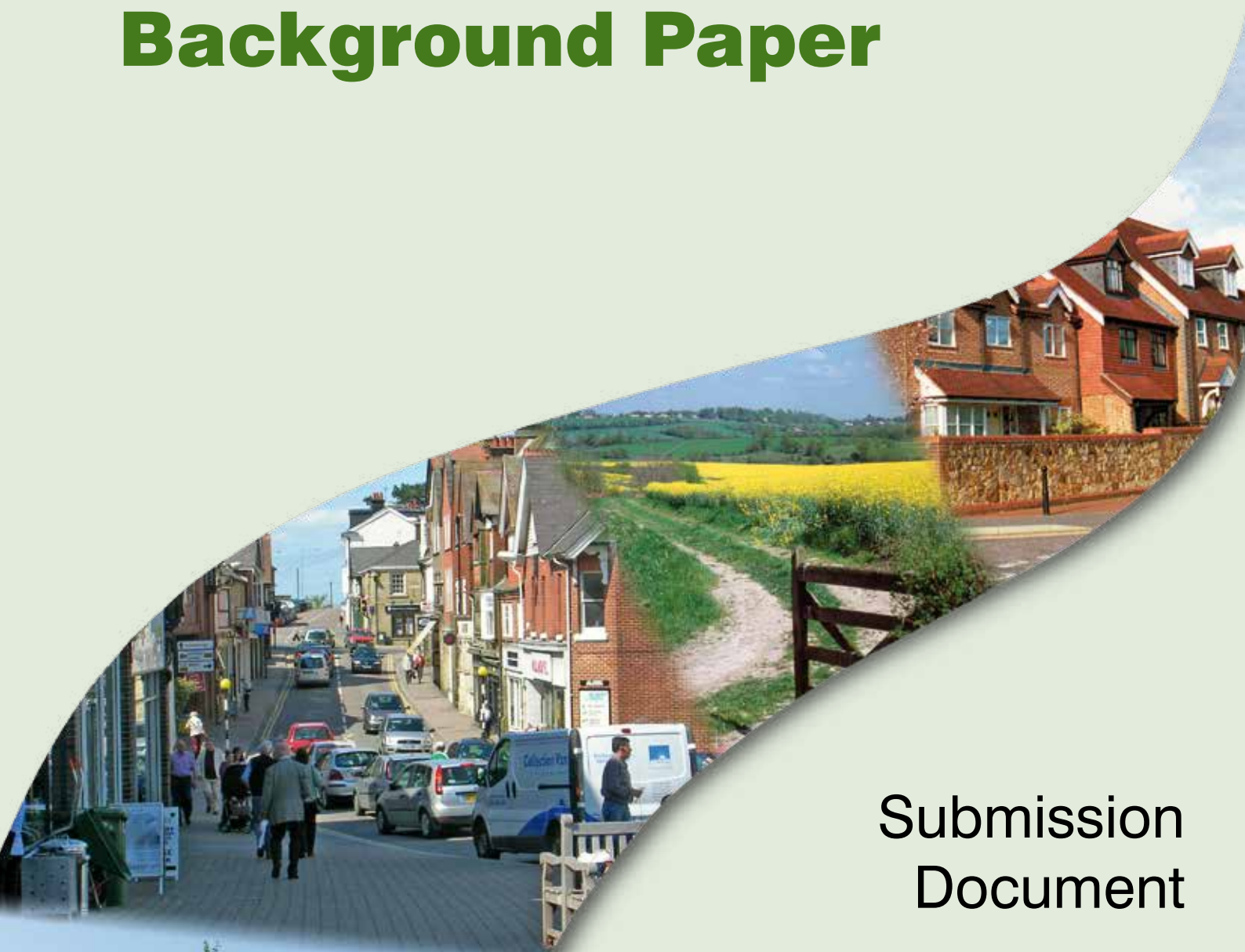
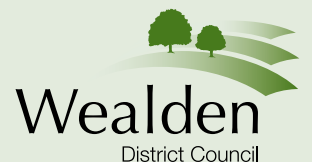


Wealden Local Plan

Settlement Hierarchy Background Paper



Submission
Document



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Contents

1 Background

1.1 The Council has prepared a series of Background Papers to accompany the emerging Wealden Local Plan. The papers cover a range of issues and provide technical and detailed information, derived from a number of our specialist studies, or summaries of relevant work undertaken by others with inform the strategy and policies of the emerging Wealden Local Plan.

1.2 This Background Paper provides information on how relevant policy guidance and evidence has been used to form the emerging Wealden Local Plan objectives and policy in relation to its strategic housing policy with regard to the settlement hierarchy.

1 Background

2 Introduction

2.1 In general terms, a settlement hierarchy involves identifying and grouping together settlements that have similar sustainability characteristics. It is a useful tool as a starting point to enable policies to be developed that respond better to the different roles that settlements perform.

2.2 The settlement hierarchy used by the Wealden Local Plan is based upon the Core Strategy methodology and updated to take into account consultation responses and national policy. The Core Strategy contains a settlement hierarchy which sets the range of settlements in the district in the context of larger towns in adjoining authorities such as Eastbourne, Tunbridge Wells, East Grinstead and Lewes. Within the Core Strategy District settlements are identified as District Centres, Service Centres, Local Service Centres, Neighbourhood Centres or Other Unclassified Settlements. In the Core Strategy final report to the Council dated 30th October 2018 it was concluded at paragraph 42 that this approach was “sensible” and at paragraph 47 that “taking all the above matters into account.....the settlement hierarchy and strategy for rural areas are soundly based”.

2.3 The hierarchy has been updated since the Core Strategy examination but it remains to be based upon national policy and sustainability criteria. The criteria for categorisation relates to facilities within the settlement, accessibility by public transport to services and environmental criteria. All of these criteria are fundamental to the sustainability appraisal and therefore intrinsically incorporates sustainable development. By including accessibility to services outside of settlements, the hierarchy also takes into account relationships with other settlements. This is important in a rural area where settlements may not be self-sufficient, which is identified in the NPPF (paragraph 55).

2.4 Although the settlement hierarchy is a fundamental part of the method of developing the Local Plan it is not the only factor that determines where growth should take place. However it is a very important piece of information to start that process. In addition to the settlement hierarchy the Council has had to consider matters including: land availability; national policy concerning areas of outstanding natural beauty; the outcomes of the Habitat Regulations Assessment; sustainability objectives to improve the economy and health and wellbeing; and the need for and the ability to deliver additional strategic infrastructure. Therefore whilst it is acknowledged that the hierarchy is based upon existing facilities and accessibility other work in plan development considers the overall strategy to meet needs and improve infrastructure/ facilities in line with growth.

2.5 The purpose of the paper is to explain the role of national policy and sustainability objectives in setting the criteria and methodology and how the settlement hierarchy has been used in developing the Wealden Local Plan. The development of the methodology since the Core Strategy is also provided in this paper.

2 Introduction

3 Context

3.1 Wealden is a large district (835 square kilometres) predominantly rural in character, and contains a number of settlements from market towns to hamlets. The District contains five main settlements: Crowborough; Hailsham; Heathfield; Uckfield; and Polegate which are located across the District. Each of these settlements has a rural hinterland with villages and hamlets relying upon the services that these settlements offer. The character of each of the settlements varies, and each has a unique identity with different sizes, building types and relationships with the surrounding landscape. The high quality and attractive nature of the countryside makes the District a desirable place to live and work, and it is therefore necessary to help retain these characteristics and ensure that the key features make the District attractive to businesses and support the local economy.

3.2 However, with the rural nature of the District there are a number of issues which may not be as prevalent in larger urban areas. A number of facilities such as hospitals, further education, shopping malls are not contained within the District and residents travel outside of the District to meet needs that go beyond the day to day requirements. As a result, the District has high levels of out commuting with around half of the population working outside of the area. In addition to this public transport provision is, in general, very poor. Bus services are limited in rural areas and train services vary dependant on whether they are located to the north or south of the District. The size of settlement within the District does not necessarily correlate with its accessibility or the range of facilities on offer.

3 Context

4 National Policy, Guidance and Sustainability Objectives

4.1 National planning policies are set out in the National Planning Policy Framework (NPPF) (DCLG, 2012). Paragraph 6 indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 states there are three dimensions to sustainable development: economic, social and environmental and this gives rise to a need for the planning system to perform economic, social and environmental roles. In relation to planning's social role the paragraph goes on to describe this as supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The NPPF was updated in July 2018 and reiterates these principles at paragraphs 7 and 8.

4.2 The most pertinent aspects of the NPPF in relation to the development of a settlement hierarchy are:

- Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it (paragraph 17 bullet point 5)
- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances (paragraph 55)
- Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (paragraph 28 bullet point 4)
- Where practical, particularly within large scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties (paragraph 38)
- Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable (paragraph 17 bullet point 11)
- Transport policies have an important role to play in facilitating sustainable development... however, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable development solutions will vary from urban to rural areas (paragraph 29)

4.3 The new NPPF July 2018 reiterates the above principles in paragraphs 9, 72, 77, 78, 83, 91, 103 and 104.

4.4 The National Planning Practice Guidance (PPG) reiterates many of the objectives set out in national policy, and in particular states that a thriving rural community in a living

working countryside depends, in part, on retaining local services and community facilities such as schools, local shop, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities. It goes on to state that so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

Sustainability Objectives

4.5 The sustainability objectives contained within the Sustainability Appraisal are based upon the NPPF and other national and local policies as well as local issues. There are 18 objectives in total and they are identified in Appendix A. The relevant objectives include:

- To protect and enhance biodiversity and geodiversity within the District (objective 1);
- Reduce the risk of flooding and the resulting damage to public wellbeing, the economy and the environment (objective 7);
- Achieve a pattern of development which minimises journey lengths and encourages the use of more sustainable transport modes (objective 10);
- Improve access to services, facilities, the countryside and open spaces (objective 12);
- Diversify and strengthen the local economy through stimulating the regeneration of town centres, enhancing the Districts rural economy, increasing the vitality of the Districts villages and promoting sustainable tourism (objective 18); and
- Mitigate the causes and adapt to the effects of climate change through reducing emissions of greenhouse gases and promoting appropriate design measures in development (objective 11).

Analysis

4.6 In general terms, it is accepted that the most sustainable developments are those which are located close to employment opportunities and have a good range of local services and facilities, such as shops, schools, doctors surgeries, and recreational facilities. In order to promote equal opportunities and to reduce carbon and other emissions sustainable development should also be easily accessed public transport, and have a minimal impact on the environment, with no impact on important habitats and species and requiring low levels of resource consumption. The decision as to where to locate development is therefore a key factor in achieving sustainable development.

4.7 Whilst new settlements are not discounted in national policy, they have certain sustainability issues that they would need to overcome. This includes providing significant new infrastructure including employment provision in order to make the settlement sustainable. Through the SHELAA and the sustainability appraisal process a new settlement is not considered necessary within the Wealden Local Plan.

4.8 National policy identifies that smaller, rural settlements, also have a part to play in the sustainable development of areas. In an area such as Wealden where there are a number of types of smaller settlements, usually dependent upon larger high order

settlements, it is considered important to categorise these in addition to the larger sustainable settlements.

4 National Policy, Guidance and Sustainability Objectives

5 Core Strategy Local Plan

5.1 The current adopted Core Strategy Local Plan (adopted 2013) undertook an assessment of settlements to create a settlement hierarchy. The methodology is contained within the Core Strategy Background Paper 1, Chapter 7, Appendix 3 and Appendix 4. In order to create a settlement hierarchy the accessibility of settlements and the self-sufficiency of settlements were assessed independently. These two elements were then combined with a further qualitative assessment of the settlement in order to categorise the settlement.

Table 1 Core Strategy Local Plan Settlement Hierarchy

Settlement Type	Function	Towns/villages/Hamlets
Primary centre	A large accessible settlement by road and public transport with a centre containing a large range of shops, including the sale of high order goods, a range of leisure opportunities and facilities including a hospital with Accident and Emergency services. Settlement meets all its own needs.	Tunbridge Wells/ Tonbridge and Eastbourne (All outside of the District boundaries)
Secondary Centre	An accessible settlement by road and public transport containing a range of shops, including high street chains, and facilities including a hospital. Settlement meets the majority of its own needs.	East Grinstead, Lewes and Haywards Heath (All outside of the District boundaries)
District centre	An accessible settlement by road and public transport containing a range of shops, employment opportunities and facilities including secondary school. Not reliant upon other centres within the District to meet day to day needs, but requires support from other secondary or primary centres to meet needs of the residents.	Crowborough, Uckfield and Hailsham
Service centre	Sustainable locations with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to larger centre.	Heathfield, Polegate and Willingdon, Stone Cross, Wadhurst and Forest Row
Local service centre	Settlements that have a more limited supply of social and economic infrastructure including employment and	Mayfield, Frant, Buxted, Herstmonceux, Ninfield, Pevensey Bay, Horam,

	where local residents depend upon other centres to meet a broad range of needs with some form of accessibility to those centres.	Alfriston, Groombridge, Hartfield, Westham, and Rotherfield
Neighbourhood Centre	A settlement with limited, basic or no facilities but with access to another centre, or a settlement with facilities but poor accessibility or access only to a service or local centre	Pevensey, East Hoathly, Maresfield, Danehill, East Dean, Five Ash Down, Berwick Station, Broad Oak, Withyham, Fletching, Nutley, Boreham Street, Laughton, High Hurstwood, Little Horsted, Isfield, Upper Dicker, Lower Horsebridge, Hellingly, Ripe, Selmeston, Magham Down, Windmill Hill, Rushlake Green, Bells Yew Green, Mark Cross, Cross-in-Hand, Chelwood Gate,
Other unclassified settlements	This category covers a wide range of settlements with few or no facilities and services, and where further development would be unsustainable.	All other settlements in Wealden

5.2 Since the adoption of the Core Strategy Local Plan (February 2013), and as part of the preparation of the Wealden Local Plan the Core Strategy hierarchy has been revisited.

6 Methodology Development for the Wealden Local Plan

6.1 In developing the methodology for the Wealden Local Plan, the fundamental principles of categorisation through consideration of facilities and accessibility from the Core Strategy was retained. On the basis that the Core Strategy was found sound under the NPPF it was considered appropriate to retain the underlying characteristics.

6.2 In order to assess the sustainability of the District's settlements, work on confirming the facilities contained within the settlements as well as their accessibility by public transport to certain key facilities, whether within the settlement itself or in a nearby settlement, was undertaken. The assessment takes into account the current situation with regard to settlements and not what could or will happen once growth has taken place as identified in the emerging Wealden Local Plan.

6.3 Owing to the nature of the settlements within the District there is no one settlement that can meet all the needs of the residents for the purposes of shopping, health care facilities and education provision. It can also not be assumed that everyone has access to a private car and this has been taken into account to ensure sustainable development is considered. Residents do not confine themselves to only using facilities within their home settlement and make use of neighbouring areas, especially when they are closely related.

6.4 The Sustainability Appraisal Scoping Report (2015) identified that when travelling to work, many residents who had access to a private car actually chose public transport and so this is a key trend that the Wealden Local Plan should take account of.

6.5 Despite the lack of a settlement providing all the facilities needed by residents in one place, it is taken that the five main settlements of Crowborough, Uckfield, Heathfield, Hailsham and Polegate and Willingdon are sustainable due to their level of facilities, services and accessibility. An assessment of each Town within the District is set out in Appendix B

6.6 Information on service provision in all other stated settlements was gathered as part of desktop research as to whether a settlement benefits from, and/or has good access to other settlements with, the following:

- Nursery/Pre School
- Library
- Primary/Secondary School
- Doctor surgery
- Dentist
- Pharmacy
- Hospital
- Convenience Store
- Post Office
- Public House
- Place of Worship

- Community Hall
- Petrol Station
- Business area
- Play area
- Playing Pitches
- Multi-green spaces
- Pavilion/Facilities
- Bus service

6.7 A matrix was used to assess all the settlements in the District, with the settlement listed in the vertical column and the services listed horizontally, and then a count of how many services were within each settlement. This was compared to the result from the matrix used to formulate the Settlement Hierarchy in the adopted Core Strategy Local Plan (2013) to ascertain whether there had been any change in service provision. The assessment matrix is set out in Appendix C.

6.8 Using this scoring as a baseline, the District’s settlements were then assigned an ‘accessibility ranking’ and a ‘facilities ranking’. This is set out in Appendix D. The ‘accessibility’ and ‘facility’ rankings were determined using the following criteria in Table 2 and 3.

Table 2 Accessibility Criteria

1	Inaccessible by public transport	Poor intermittent service during the week (less than 5 days service) and low frequency
2	Poor accessibility	Limited service to a limited centres and a frequency of up to around 2 hours
3	Accessible	A very good service of one type of transport option, or a good bus service 6 to 7 days per week frequency of one hour and duration up to and around 30 minutes.
4	Very accessible	A range of public transport options preferably 7 days a week, up to around 30 minutes frequency and duration generally less than 30 minutes.

Table 3 Facilities Criteria

1	No facilities or social facilities (pub and or community hall present) but no primary school or convenience store
2	No facilities but with a primary school or convenience store

3	Social facilities (pub and or community hall present) with primary school but no convenience store
4	Social facilities (pub and or community hall) with convenience store but no primary school
5	Social facilities (pub and or community hall) with convenience store and primary school
6	Social facilities (pub, community hall etc. at least one) with convenience store, primary school and doctors
7	Social facilities (pub, community hall etc. at least one) with convenience store, primary and secondary school (not private fee school) and doctors and a number of retail outlets

6.9 As a result of the scoring and ranking, a revised Settlement Hierarchy set out in Table 4 below was devised based on the function of the settlement. Similar to the Core Strategy, this hierarchy considered that settlement types with accessibility and facilities were sustainable and therefore could benefit from a development boundary. The provision of a development boundary shows that that settlement is inherently sustainable in line with the NPPF and sustainability appraisal objectives. In this new methodology and in accordance with the NPPF the function of Town with Development boundaries and villages with Development Boundaries in relation to other settlements was also considered. For example, a larger village in an area where higher order service centres are located a considerable distance away may act as a local service centre for smaller villages.

6.10 In this new methodology, and in accordance with the NPPF, the function of Towns with development boundaries and Villages with development boundaries in relation to other settlements was also considered.

Table 4 Revised Settlement Hierarchy

Settlement Type	Function	Settlement name
Towns with development boundaries	Very accessible with good local facilities/ accessible with good local facilities	Crowborough; Forest Row; Hailsham; Heathfield; Polegate; Stone Cross; Uckfield; Willingdon
Villages with development boundaries	Very accessible with good local facilities/ accessible with good local facilities	Buxted; East Hoathly; Frant; Groombridge; Hartfield; Herstmonceux; Horam; Mayfield; Ninfield; Rotherfield; Wadhurst; Westham

Neighbourhood centres – no development boundaries	Accessibility with local to very limited facilities	Bells Yew Green; Berwick Station; Boreham Street; Chelwood Common; Chelwood Gate; Colemans Hatch; Cross-in-hand; Danehill; Five Ash Down; Five Ashes; Framfield; Halland; Hellingly; Isfield; Little Horsted; Lower Dicker; Lower Horsebridge; Magham Down; Maresfield; Mark Cross; Maynards Green; Pevensey; Town Row; Upper Hartfield; Windmill Hill; Withyham
Infill settlements – no development boundaries	No accessibility but some facilities	Arlington; Ball Green; Blackboys; Broad Oak; Chiddingly; Hadlow Down; Hankham; High Hurstwood; Laughton; Muddles Green; Nutley; Old Heathfield; Pevensey Bay; Punnetts Town; Ripe & Chalvington; Ruslake Green; Selmeston; Upper Dicker
Non sustainable- no growth	No accessibility and no/ very limited facilities	Best Beech Hill; Blackham; Bodle Street Green; Cade Street; Cousley Wood; Cowbeech; Fairwarp; Hooe Common; Fletching; Rosers Cross; Vines Cross; Waldron

6.11 This settlement hierarchy was the initial hierarchy used to develop the final hierarchy contained within the Issues, Options and Recommendations Consultation Document. This hierarchy and the subsequent hierarchy published at Issues, Options and recommendations assisted with policy development in the absence of up to date information evidence including housing and employment land availability.

6.12 The settlement hierarchy comprised five classifications of settlement, with Towns and Villages with development boundaries categorised as the most sustainable settlements. Those settlements without development boundaries were considered to be unsustainable settlements. The hierarchy highlights those settlements with the highest level of services/ accessibility, which are therefore considered more sustainable, and may be more suitable for higher levels of development.

6.13 A description of each of the classifications and the methodology for allocating housing growth to them, at the early stage of plan preparation, is below:

Towns with development boundaries

6.14 This classification contains the principal locations for accommodating housing growth (open market and affordable), as well as other development. They are the most

accessible of settlements and will be the main focus for development in the District. They are also the most sustainable settlements in the District.

Villages with development boundaries

6.15 These settlements are mostly smaller in population size than Towns with development boundaries and provide important local services to their own and surrounding communities but they do not necessarily possess the wide range of facilities and functions found in the towns.

Neighbourhood Centres – no development boundaries

6.16 These smaller settlements provide a narrow range of local services and facilities, generally less than those offered by Towns and Villages with development boundaries but more than lower classified settlements. They have good or very good accessibility in general and by public transport. These small settlements are important to their local communities and provide a focus for rural living and opportunities for social interaction.

Infill settlements – no development boundaries

6.17 These settlements provide a good range of local services and facilities but have poor access though public transport. As Neighbourhood Centres these settlements are important to their local communities and provide a focus for rural living and opportunities for social interaction.

Non-sustainable

6.18 These settlements are generally the smallest in terms of size (number of households) and function and often possess few if any services. They also suffer from poor accessibility in general and by public transport.

6.19 Following the initial Settlement Hierarchy classification the first two categories (Towns and Villages with development boundaries) were merged to form the Sustainable Settlement category. This resulted in there being four settlement classifications instead of five, however the fundamental ethos of the Settlement Hierarchy and the methodology underpinning it (and assessed above) was not altered and is based on the accessibility and facilities ranking set out in Appendix D.

6.20 The classifications for settlements under the Settlement Hierarchy were renamed since the initial work as follows:

- **Sustainable Settlement** – very accessible with good local facilities / accessible with good local facilities
- **Local Settlement** – accessible with local to very limited facilities
- **Neighbourhood Settlement** – no accessibility but some facilities
- **Residential Settlement** – no accessibility and no / very limited facilities.

6.21 This reclassified settlement hierarchy was presented in the Issues, options and Recommendations Consultation Document as identified below.

Table 5 Wealden Local Plan - Issues, options and recommendations settlement hierarchy

Settlement type	Function	Settlement name
Sustainable settlements	Very accessible with good local facilities/ accessible with good local facilities	Crowborough; Forest Row; Hailsham; Heathfield; Polegate; Stone Cross; Uckfield; Willingdon; Buxted; East Hoathly; Frant; Groombridge; Hartfield; Herstmonceux; Horam; Mayfield; Ninfield; Rotherfield; Wadhurst; Westham
Local Settlements	Accessible with local to very limited facilities	Bells Yew Green; Berwick Station; Boreham Street; Chelwood Common; Chelwood Gate; Colemans Hatch; Cross-in-hand; Danehill; Five Ash Down; Five Ashes; Framfield; Halland; Hellingly; Isfield; Little Horsted; Lower Dicker; Lower Horsebridge; Magham Down; Maresfield; Mark Cross; Maynards Green; Pevensey; Town Row; Upper Hartfield; Windmill Hill; Withyham
Neighbourhood Settlements	No accessibility but some facilities	Arlington; Ball Green; Blackboys; Broad Oak; Chiddingly; Hadlow Down; Hankham; High Hurstwood; Laughton; Muddles Green; Nutley; Old Heathfield; Pevensey Bay; Punnetts Town; Ripe & Chalvington; Rushlake Green; Selmeston; Upper Dicker
Residential Settlements	No accessibility and no/ very limited facilities	Best Beech Hill; Blackham; Bodle Street Green; Cade Street; Cousley Wood; Cowbee; Fairwarp; Hooe Common; Fletching; Rosers Cross; Vines Cross; Waldron

6.22 Within the Issues, options and Recommendations Consultation Document two development options were subject to consultation. These development options took into account the classification within the hierarchy and the size of settlement. The Multi Centre option distributed growth as a proportion of its size to settlements identified as a Neighbourhood Settlement and settlements identified as a Local Settlements. The South Wealden Housing Option – with improvements to the Strategic Road Network distributed growth as a proportion of its size to settlements identified as Neighbourhood Settlements, Local Settlements and Sustainable Settlements within the South and East of the District. Development proposed within the AONB was constrained numerically owing to the landscape constraints.

7 Hierarchy and Policy Development since Issues, Options and Recommendations

7.1 The Council consulted on the Wealden Local Plan Issues, Options and Recommendations document between October 2015 and December 2015. As part of this consultation the Council sought views on the revised settlement hierarchy (as set out in Table 5 above) as part of the strategic housing strategy. A total of 219 comments were received which was the highest response of any question in the consultation document. Several detailed comments were received including general support from agents and developers for the principle of the settlement hierarchy due to its relationship with the National Planning Policy Framework, although some matters were caveated. This area of support included the use of the settlement hierarchy to allocate growth to sustainable settlements. Of those persons opposing the hierarchy, comments mainly related to broad categorisation of settlements, particularly with regards to what is defined as a sustainable settlement. Additional points were raised relating to specific settlements and suggestions as to further information to be included, such as infrastructure capacity, or excluded, such as petrol stations. A particular theme running through the comments objecting to the hierarchy was the need to base the settlement hierarchy on train stations. Developers and agents seeking growth in the north of the District also sought the inclusion of other centres outside of the District to be reflected in the hierarchy. Although other centres are mentioned a number of representations focus upon Tunbridge Wells.

7.2 After considering the results of the consultation on the Issues, Options and Recommendations document and further analysis a further iteration of the Settlement Hierarchy was developed as set out in Table 6 below. This version was a result of the sustainable settlement category from Table 5 being subdivided into four categories to better reflect the differences within each settlement. This hierarchy helps to inform a growth strategy that seeks levels and types of growth that, in addition to other considerations such as accessibility to public transport, are appropriate to the service roles of individual settlements and helps to enhance or maintain the vitality of rural communities. This reflected comments made in the Issues, Options and Recommendations consultation. Appendix E sets out the revised classification of each settlement based on this criteria including a revised accessibility and facilities ranking using the methodology set out in section 6 above.

Table 6 Proposed Submission Wealden Local Plan August 2018 Settlement Hierarchy

Category of settlement	Sustainability Category	Settlement	Description
Tunbridge Wells	Sustainable Settlement	Edge of Tunbridge Wells in Wealden District	Close to regional centre of Tunbridge Wells with excellent accessibility to

			facilities and public transport
Town	Sustainable Settlement	Hailsham, Uckfield, Crowborough, Heathfield	A District Centre for purposes of retail with good local facilities to meet the day to day needs of residents. These settlements have a wider draw of visitors from the rural hinterland to use the centre and for employment.
Urban Settlement	Sustainable Settlement	Polegate and Willingdon, Stone Cross	A settlement with very good accessibility to nearby regional centre (Eastbourne) by virtue of rail (for Polegate and Willingdon) and bus in relation to Stone Cross. There are good local facilities but without high order shops or multiple supermarkets or significant leisure facilities within the centres owing to the proximity to Eastbourne.
Large Village - type 1	Sustainable Settlement	Forest Row, Wadhurst	The largest villages within the District which is either very accessible by public transport with good local facilities or accessible by public transport with good local facilities.
Large Village - type 2	Sustainable Settlement	Buxted, East Hoathly, Frant, Groombridge, Hartfield, Herstmonceux, Horam, Mayfield, Ninfield, Rotherfield and Westham	Settlement which is accessible with very good local facilities but relatively smaller than type 1 village.
Local Settlement	Unsustainable Settlement	Bells Yew Green, Boreham Street,	Settlement with accessibility by public

		Chelwood Common, Colmans Hatch, Cross in Hand, Danehill; Five Ash Down; Five Ashes; Framfield, Halland, Hellingly, Isfield, Little Horsted, Lower Dicker, Lower Horsebridge, Magham Down, Maresfield, Mark Cross, Maynards Green, Town Row, Pevensey, Upper Hartfield, Windmill Hill, Withyham, Berwick Station	transport with local to very limited facilities.
Neighbourhood Settlement	Unsustainable Settlement	Arlington, Balls Green, Blackboys, Broad Oak, Chiddingly, Hadlow Down, Hankham, High Hurstwood, Laughton, Muddles Green, Old Heathfield, Punnetts Town, Ripe & Chalvington, Rushlake Green, Upper Dicker	Settlement with no accessibility but with some facilities.
Residential Settlement	Unsustainable Settlement	Best Beech Hill, Blackham, Bodle Street Green, Cade Street, Cousley Wood, Cowbeech, Fairwarp, Hooe Common, Fletching, Rosers Cross, Vines Cross, Waldron	Settlement with no accessibility and no or very limited facilities.

7.3 Following the publication of the settlement hierarchy in March 2017 further work was undertaken with regard to classification of settlements. A number of smaller settlements were removed. The settlements and the reasons for removal are identified below.

Areas to be removed from the Settlement Hierarchy

7.4 Upper Hartfield - Is a loosely knit linear form of development which is situated between Forest Row and Hartfield. It does not have the cohesive form of a settlement and is not considered as part of the settlement hierarchy.

7.5 Little Horsted - Constitutes a small number of houses with a school off the main A26. Owing to the scale of the housing it is considered for the purposes of the settlement hierarchy not to be a settlement.

7.6 Lower Dicker - Is not considered to be a settlement but a road lined with some housing and employment uses in sporadic patches. It is not viewed as one cohesive settlement.

7.7 Old Heathfield - Is a linear form of development separated from Heathfield by Heathfield Park. It is very small scale in nature and is akin to rural sporadic development, albeit with a church. It is considered that this is not a settlement for the purposes of the settlement hierarchy.

7.8 Colemans Hatch - Is not considered to be a settlement in itself, being formed of a small number of houses more akin to a rural estate with surrounding dwellings with some scattered linear development which is not viewed as a cohesive settlement. Notwithstanding this, a majority of Colemans Hatch is within 400 metres of Ashdown Forest Special Protection Area (SPA). In accordance with the Habitat Regulations Assessment, it is considered that development within the 400 metres cannot be mitigated and an adverse effect on integrity cannot be ruled out. Therefore, development cannot proceed and it is concluded that the settlement is unsustainable on environmental grounds.

7.9 Withyham - is a small settlement close to Balls Green. Whilst there is a public house, the settlement in itself is limited and does not have a core to its centre. On this basis, Withyham is not included in the settlement hierarchy.

7.10 Eridge - is a very small settlement comprising a sporadic linear development severed from any facilities by the fast moving A26. On this basis Eridge is not included in the settlement hierarchy.

Areas to be reclassified as an Unsustainable Settlement on Natural/ Built Environment grounds

7.11 In addition to the reconsideration of settlements as outlined above further consideration was given to the inclusion of settlements within the hierarchy that were considered too unsustainable owing to environmental constraints. This added an extra layer of consideration of sustainability to include environmental sustainability as well as facilities and accessibility. The following settlements were reclassified.

7.12 Selmeston - Is a small settlement situated off the A27, close to the South Downs National Park. It has some amenities including a Village Hall and a Petrol Station with associated convenience store facilities. A pub is situated close by, albeit severed by the fast moving and heavily trafficked A27. It could be argued that Selmeston is so small scale in nature that it does not function as a settlement for the purposes of considering sustainability, however its location and the nature of development, together with its facilities, does read as a settlement. A significant proportion of the settlement area and beyond is designated as a conservation area and the remaining dwellings include a number of listed buildings (as well as those found within the Conservation Area). It is considered that on

the basis of the size and historic nature of the majority of the settlement, Selmeston is classified as unsustainable for growth.

7.13 Pevensey Bay - Pevensey Bay is a coastal town within the District. It is relatively large scale in nature, however it is predominately at risk from flooding. There have been occasions when the settlement has had to be evacuated owing to the possibility of tidal over-topping of the sea defences. In this regard it is considered that the settlement is unsustainable.

7.14 Chelwood Gate - The vast majority of the small settlement of Chelwood Gate is within 400m of the Ashdown Forest Special Protection Area (SPA). In accordance with the Habitat Regulations Assessment, it is considered that development within 400 metres cannot be mitigated and an adverse effect on integrity cannot be ruled out. Therefore, development cannot proceed and it is concluded that the settlement is unsustainable on environmental grounds.

7.15 Nutley - The vast majority of Nutley is within 400m of the Ashdown Forest Special Protection Area (SPA). In accordance with the Habitat Regulations Assessment it is considered that development within 400 metres cannot be mitigated and an adverse effect on integrity cannot be ruled out. Therefore development cannot proceed and is concluded that the settlement is unsustainable on environmental grounds.

7.16 Eridge Station - This is a loosely constructed settlement based around the station on the A26. There are significant flood risk areas within and around the settlement that limits the amount of land within and around it outside areas of high probability of flood risk. As a result this settlement is considered an unsustainable settlement.

7.17 Fairwarp - The vast majority of Fairwarp is within 400m of the Ashdown Forest Special Protection Area (SPA). In accordance with the Habitat Regulations Assessment it is considered that development within 400 metres cannot be mitigated and an adverse effect on integrity cannot be ruled out. Therefore development cannot proceed and is concluded that the settlement is unsustainable on environmental grounds.

Table 7 Proposed Submission Wealden Local Plan August 2018 Settlement Hierarchy

Category of settlement	Sustainability Category	Settlement	Description
Tunbridge Wells	Sustainable Settlement	Edge of Tunbridge Wells in Wealden District	Close to regional centre with excellent accessibility to facilities and public transport options.

Town	Sustainable Settlement	Hailsham, Uckfield, Crowborough, Heathfield	A District Centre for purposes of retail with good local facilities to meet the day to day needs of residents. These settlements have a wider draw of visitors from the rural hinterland to use the centre and for employment.
Urban Settlement	Sustainable Settlement	Polegate and Willingdon, Stone Cross	A settlement with very good accessibility to nearby regional centre (Eastbourne) by virtue of rail (for Polegate and Willingdon) and bus in relation to Stone Cross. There are good local facilities but without high order shops or multiple supermarkets or significant leisure facilities within the centres owing to the proximity to Eastbourne.
Large Village - type 1	Sustainable Settlement	Forest Row, Wadhurst	The largest villages within the District which is either very accessible by public transport with good local facilities or accessible by public transport with good local facilities.
Large Village - type 2	Sustainable Settlement	Buxted, East Hoathly, Frant, Groombridge, Hartfield, Herstmonceux, Horam, Mayfield, Ninfield, Rotherfield and Westham	Settlement which is accessible with very good local facilities but relatively smaller than type 1 village.
Local Settlement	Unsustainable Settlement	Bells Yew Green, Boreham Street, Chelwood Common, Cross in Hand,	Settlement with accessibility by public transport with local to very limited facilities.

		Danehill; Five Ash Down; Five Ashes; Framfield, Halland, Hellingly, Isfield, Lower Horsebridge, Magham Down, Maresfield, Mark Cross, Maynards Green, Pevensey, Windmill Hill, Berwick Station	
Neighbourhood Settlement	Unsustainable Settlement	Arlington, Balls Green, Blackboys, Broad Oak, Chiddingly, Hadlow Down, Hankham, High Hurstwood, Laughton, Muddles Green, Punnetts Town, Ripe & Chalvington, Rushlake Green, Upper Dicker	Settlement with no accessibility but with some facilities.
Residential Settlement	Unsustainable Settlement	Best Beech Hill, Blackham, Bodle Street Green, Cade Street, Cousley Wood, Cowbeech, Hooe Common, Fletching, Rosers Cross, Vines Cross, Waldron	Settlement with no accessibility and no or very limited facilities.

7.18 The edge of Tunbridge Wells was added to the settlement hierarchy to take into account the Issues, Options and Recommendations consultation responses relating to Tunbridge Wells.

Conclusion

7.19 The role and the methodology of the settlement hierarchy has developed and changed throughout the preparation of the Wealden Local Plan. It retains the function of the Core Strategy as the mechanism by which sustainability of settlements is identified. Through this settlements are identified as to whether they are subject to a development boundary or not. It is also the basis of the policy tool of Core Area. This policy approach takes into account smaller unsustainable settlements which are rural in nature which can accommodate limited growth in line with the NPPF. The amount of growth allocated to these Core areas are based upon initial consultation undertaken at Issues and Options and Recommendations which considered the proportional increase of settlements. Although the settlement hierarchy identifies sustainable settlements, and as a result sustainable settlements accommodate a greater proportion of growth, each settlement is assessed

on its own merits taking into account a number of relevant factors. These issues and assessments are shown in the Sustainability Appraisal. In addition to this broad locations around larger settlements, and in particular within south Wealden, are considered within the Sustainability Appraisal which provides an additional layer of assessment in relation to growth and change of settlements.

7.20 An important difference between the methodology of the settlement hierarchy of the Wealden Local Plan compared to the Core Strategy is that a new category of unsustainable settlement on natural/built environmental grounds has been created. This provides an extra layer of sustainability assessment to the hierarchy. A number of settlements have also moved categories within the hierarchy owing to responses to consultations and changes to facilities and accessibility.

Appendix A

Appendix A

Appendix A: Sustainability Appraisal Objectives

SA Objective
1. To protect and enhance biodiversity and geodiversity within the District
2. Conserve and enhance the District's countryside, landscape, historic environments and cultural assets
3. Where appropriate enhance and provide access to the District's countryside, landscape, historic environments and cultural assets for residents and visitors
4. Improve the quality of the built environment
5. To maintain and improve the water quality of the District's rivers and groundwater, and to achieve sustainable water resources management
6. Manage natural resources sustainably, minimising waste and maximise the re-use of materials, recycling and composting
7. Reduce the risk of flooding and the resulting damage to public wellbeing, the economy and the environment.
8. Reduce air pollution and ensure local air quality continues to improve; promote energy efficiency measures and encourage the use of renewable energy
9. Ensure the best use of previously developed land and existing buildings
10. Achieve a pattern of development which minimises journey lengths and encourages the use of more sustainable transports modes (walking, cycling and public transport)
11. Mitigate the causes and adapt to the effects of climate change through reducing emissions of greenhouse gases and promoting appropriate design measures in development
12. Improve access to services; facilities; the countryside and open spaces
13. Ensure everyone has the opportunity to live in a good quality, sustainably constructed and affordable home
14. Improve the level of skills, education and training amongst the population and develop a skilled workforce to support long term

SA Objective
economic competitiveness
15. Facilitate improved health and wellbeing of the population including enabling people to stay independent and reducing inequalities in health
16. Create vibrant, active, inclusive and open minded communities and reduce poverty and social exclusion for all sectors of the community
17. Create new employment opportunities and improve access to jobs through facilitating appropriate development opportunities to meet the needs of the economy including support for small and local businesses
18. Diversify and strengthen the local economy through stimulating the regeneration of town centres, enhancing the Districts rural economy, increasing the vitality of the Districts villages and promoting sustainable tourism

Appendix B

Appendix B

Appendix B: Facilities assessment of Wealden Settlements

Settlement	Nursery/Pre School	Primary School	Secondary School	Doctor	Dentist	Dispensary	Convenience Store	Post Office	Library	Public House	Place of Worship	Community Hall	Petrol Station	Business Area	Significant Employment Opps	Children's Play Area	Playing Pitches (All Types)	Pavilion/Facilities	Multi-Green Spaces	Services Provided New SH	Core Strategy Matrix	Change in Services (Core Strategy/New SH)
Arlington	0	0	0	0	0	0	0	0	1	1	1	1	0	0	-	0	0	0	1	5	5	0
Balls Green	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	1	1	0
Bells Yew Green	0	0	0	0	0	0	1	0	1	1	1	1	0	0	-	0	1	1	1	8	7	1
Berwick Station	0	0	0	0	0	0	1	1	1	1	0	1	1	0	-	1	1	0	1	9	5	4
Best Beech Hill	0	0	0	0	0	0	0	0	0	1	0	0	0	0	-	0	0	0	0	1	1	0
Blackboys	1	1	0	0	0	0	0	0	1	1	0	1	1	0	-	1	1	1	1	10	12	-2
Blackham	0	0	0	0	0	0	0	0	0	0	0	1	0	0	-	0	0	0	0	1	3	-2
Bodle Street Green	0	0	0	0	0	0	0	0	1	1	1	1	0	0	-	0	0	0	0	4	5	-1
Boreham Street	0	0	0	0	0	0	0	0	0	1	0	0	1	0	-	0	0	0	0	2	4	-2
Broad Oak	1	1	0	0	0	0	1	1	1	0	1	1	0	1	-	1	1	0	1	11	9	2
Buxted	1	1	0	1	0	1	1	0	1	1	1	1	1	1	-	1	1	1	1	15	13	2
Cade Street	1	0	1	0	0	0	0	0	0	1	1	0	0	0	-	1	1	1	1	8	7	1
Chelwood Common	0	0	0	0	0	0	0	0	0	1	0	0	0	0	-	0	0	0	0	1	2	-1
Chelwood Gate	1	0	0	0	0	0	0	1	1	1	1	1	0	0	-	0	1	0	1	8	6	2
Chiddingly	0	0	0	0	0	0	1	0	1	1	1	1	0	0	-	0	1	1	1	8	7	1
Colemans Hatch	0	0	0	0	0	0	0	0	0	1	1	0	0	0	-	0	0	0	0	2	1	1
Cousley Wood	0	0	0	0	0	0	0	0	0	1	0	0	0	0	-	0	1	1	1	4	3	1
Cowbeech	0	0	0	0	0	0	0	0	0	1	0	0	0	0	-	0	0	0	0	1	0	1
Cross in Hand	0	0	0	0	0	0	1	0	0	1	1	1	1	0	-	1	1	1	1	9	10	-1
Danehill	0	1	0	0	0	0	1	1	1	0	1	1	0	0	-	1	1	1	1	10	12	-2
East Hoathly	1	1	0	1	0	1	1	1	1	1	1	1	0	1	-	1	1	1	1	15	14	1
Eridge	1	0	0	0	0	0	0	0	0	1	1	1	0	0	-	0	0	0	0			

Settlement	Nursery/Pre School	Primary School	Secondary School	Doctor	Dentist	Dispensary	Convenience Store	Post Office	Library	Public House	Place of Worship	Community Hall	Petrol Station	Business Area	Significant Employment Opps	Children's Play Area	Playing Pitches (All Types)	Pavilion/Facilities	Multi-Green Spaces	Services Provided New SH	Core Strategy Matrix	Change in Services (Core Strategy/New SH)
Eridge Station	0	0	0	0	0	0	0	0	0	1	0	0	0	0	-	0	0	0	0			
Fairwarp	0	0	0	0	0	0	0	0	1	1	1	1	0	0	-	1	1	1	1	8	7	1
Five Ash Down	0	0	0	0	0	0	1	1	0	1	1	1	0	0	-	0	0	0	1	6	6	0
Five Ashes	1	1	0	0	0	0	0	0	0	1	1	1	0	0	-	1	1	0	1	8	7	1
Fletching	1	1	0	0	0	0	1	0	1	1	0	1	0	0	-	1	1	1	1	10	10	0
Forest Row	1	1	0	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	17	17	0
Framfield	1	1	0	0	0	0	0	0	0	1	1	1	0	0	-	1	1	1	1	10	11	-1
Frant	1	1	0	1	0	0	1	1	1	1	1	1	0	0	-	1	1	1	1	13	13	0
Groombridge	1	1	0	1	0	1	1	1	1	1	1	1	0	0	-	1	1	1	1	14	14	0
Hadlow Down	0	1	0	0	0	0	0	0	0	0	1	1	0	0	-	1	1	1	1	7	8	-1
Halland	0	0	0	0	0	0	0	0	0	1	1	0	0	0	-	0	0	0	1	3	3	0
Hankham	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	1	1	0
Hartfield	1	1	0	1	0	0	1	0	1	1	1	1	0	0	-	1	1	1	1	12	12	0
Hellingly	1	1	0	0	0	0	0	0	0	1	1	1	0	0	-	0	0	0	1	6	9	-3
Herstmonceux	1	1	0	1	0	1	1	1	1	1	1	1	0	0	-	1	1	1	1	14	13	1
High Hurstwood	1	1	0	0	0	0	0	1	0	1	0	1	0	0	-	1	1	1	1	9	9	0
Hooe Common	0	0	0	0	0	0	0	0	0	1	0	1	0	0	-	0	1	1	1	5	7	-2
Horam	1	1	0	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	17	16	1
Isfield	1	0	0	0	0	0	0	1	0	1	1	1	0	0	-	1	1	1	1	9	9	0
Laughton	1	1	0	0	0	0	1	1	1	1	1	1	0	0	-	0	1	1	1	11	8	3
Little Horsted	0	1	0	0	0	0	0	0	0	0	1	0	0	0	-	0	0	0	1	3	3	0
Lower Dicker	0	0	0	0	0	0	0	0	0	0	1	0	0	1	-	1	0	0	1	4	6	-2
Lower Horsebridge	0	1	0	0	0	0	1	1	0	1	0	1	1	0	-	1	1	1	1	10	6	4

Settlement	Nursery/Pre School	Primary School	Secondary School	Doctor	Dentist	Dispensary	Convenience Store	Post Office	Library	Public House	Place of Worship	Community Hall	Petrol Station	Business Area	Significant Employment Opps	Children's Play Area	Playing Pitches (All Types)	Pavilion/Facilities	Multi-Green Spaces	Services Provided New SH	Core Strategy Matrix	Change in Services (Core Strategy/New SH)
Magham Down	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	1	1	0	1	3	1	2
Maresfield	1	1	0	0	0	0	1	1	1	1	1	1	0	1	-	1	1	1	1	13	12	1
Mark Cross	1	1	0	0	0	0	0	0	1	1	1	1	0	0	-	0	0	0	1	7	4	3
Mayfield	1	1	0	1	1	1	1	1	1	1	1	1	0	0	-	1	1	1	1	15	13	2
Maynards Green	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	1	2	4	-2
Muddles Green	0	1	0	0	0	0	1	0	1	0	0	0	0	0	-	1	1	0	1	6	3	3
Ninfield	1	1	0	1	0	0	1	1	1	1	1	1	1	0	-	1	1	1	1	14	12	2
Nutley	1	1	0	0	0	0	1	1	1	1	1	1	1	0	-	1	1	1	1	13	10	3
Old Heathfield	0	1	1	0	0	0	0	0	0	1	1	0	0	0	-	0	1	1	1	7	5	2
Pevensey	1	0	0	0	0	0	0	0	0	1	1	1	1	0	-	1	1	1	1	9	7	2
Pevensey Bay	0	0	0	1	0	1	1	1	1	1	1	1	0	0	-	0	0	0	1	9	11	-2
Punnetts Town	1	1	0	1	0	0	0	0	1	0	1	1	0	0	-	1	1	0	1	9	7	2
Ripe (w Chalvington)	1	0	0	0	0	0	1	1	1	1	1	1	0	0	-	0	1	1	1	10	7	3
Rosers Cross	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0
Rotherfield	1	1	0	1	0	0	1	1	1	1	1	1	0	0	-	1	1	1	1	13	14	-1
Rushlake Green	0	0	0	0	0	0	1	1	1	1	0	1	0	0	-	0	0	0	1	6	5	1
Selmeston	0	0	0	0	0	0	0	0	1	1	1	1	1	0	-	0	1	1	1	8	7	1
Stone Cross	1	1	0	1	1	1	1	0	0	1	1	1	0	0	-	1	1	0	1	12	12	0
Town Row	0	0	0	0	0	0	1	1	0	0	0	0	0	0	-	0	0	0	0	2	2	0
Upper Dicker	0	1	0	0	0	0	1	0	0	1	1	1	0	0	-	1	1	0	1	8	13	-5
Upper Hartfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0
Vines Cross	0	0	0	0	0	0	0	0	0	1	1	0	0	0	-	0	0	0	0	2	1	1

Settlement	Nursery/Pre School	Primary School	Secondary School	Doctor	Dentist	Dispensary	Convenience Store	Post Office	Library	Public House	Place of Worship	Community Hall	Petrol Station	Business Area	Significant Employment Opps	Children's Play Area	Playing Pitches (All Types)	Pavilion/Facilities	Multi-Green Spaces	Services Provided New SH	Core Strategy Matrix	Change in Services (Core Strategy/New SH)
Wadhurst	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	18	18	0
Waldron	0	0	0	0	0	0	0	0	0	1	1	1	0	0	-	1	1	1	1	7	8	-1
Westham	0	1	0	1	0	1	1	1	1	1	1	1	0	1	-	0	0	0	1	11	10	1
Windmill Hill	0	0	0	1	0	0	0	1	1	1	0	0	0	0	-	0	0	0	1	5	6	-1
Withyham	0	0	0	0	0	0	0	0	1	1	1	1	0	0	-	0	0	0	1	5	5	0

Appendix C

Appendix C

Appendix C: Assessment of sustainability attributes of each Town

<p>Crowborough (District Centre)</p>	<p>The anchor function of Crowborough is food shopping with a number of large supermarket stores dominating its retail provision. Crowborough's High Street and Fernbank Shopping Centre also provide a variety of small shops and a number of service facilities for the local population.</p> <p>Crowborough can be accessed by car, bus and train, although the train station is located some distance (2.5 miles) from the town centre. The role and function of Crowborough is greatly influenced by its proximity Tunbridge Wells in terms of leisure and retail (comparison) provision. Whilst Crowborough is the largest of Wealden District's towns in terms of population, the percentage of people living and working in Crowborough is low. Successful employment centres have grown to the east of the town, however, there is significant out commuting from Crowborough and its surrounding settlements for (often higher paid) employment to Tunbridge Wells, East Grinstead and Uckfield.</p>
<p>Hailsham (District Centre)</p>	<p>Hailsham is the largest town in the southern part of the District both in terms of population and in terms of the services it provides. Hailsham can be accessed by car and bus only, the nearest train station is located in Polegate.</p> <p>Hailsham is the largest employment location out of all the Wealden towns, providing a range of jobs for the local population in manufacturing and services in its town centre and numerous industrial estates.</p> <p>In terms of employment, Hailsham is influenced by its proximity to Eastbourne where there are large commuting flows from Hailsham into Eastbourne and vice versa. The number of jobs in these two locations closely match the local population and the skills of many residents. A number of Hailsham residents also travel to Lewes, Polegate and Uckfield for employment. The proximity of the shopping centres of Eastbourne and Brighton influences Hailsham's town centre role as a local retail and service centre. Nonetheless, Hailsham has a good variety of shops. In contrast to other Wealden town centres Hailsham also has a limited amount of out of town retail floorspace. Overall, Hailsham's retail function is dominated by food shopping attracting residents from Hailsham and the</p>

	<p>immediate surrounding settlements.</p> <p>Whilst it has a limited number of national multiple non-food retailers located in the town, Hailsham town centre serves as a local retail, leisure and service centre to a number of local surrounding settlements. Therefore, despite its close proximity to Eastbourne, Hailsham's town centre and employment role extends beyond that of a local service centre. For these reasons Hailsham is considered to be a District service and employment centre attracting residents from the immediate town and its surrounding villages.</p>
Uckfield (District Centre)	<p>Uckfield is probably the most popular shopping destination in the District and has the largest amount of retail floorspace. Uckfield offers parking facilities and both bus and train services are well located to the town centre. Tesco's dominates Uckfield's convenience shopping, attracting a large number of residents from Uckfield and its surrounding settlements including Mayfield to the far east and shoppers from settlements located to the South. However, although Uckfield is a popular and attractive food shopping destination, its town centre role is limited due to Uckfield being surrounded by a number of larger attractive shopping destinations including Tunbridge Wells, Eastbourne and Brighton and Hove to the south-west. As a result only a limited number of residents within Uckfield's large catchment area use the town for non-food shopping despite its strong service offer and wide range of shops, including the largest representation of national multiple non-food retailers of all the Wealden towns.</p> <p>In terms of population Uckfield is the third smallest of Wealden's towns. A high percentage of the population are economically active. Uckfield is a significant employment location, offering employment in a wide range of sectors, both within the town centre and within its two industrial areas. However, there is still significant out-commuting from Uckfield residents for employment to other locations including Crawley, Gatwick, Tunbridge Wells, Brighton and Lewes. Similarly, Uckfield also attracts a reasonable number of workers from elsewhere in the District and beyond including Crowborough, Heathfield and Brighton and Hove.</p> <p>In view of the above, Uckfield serves as a local employment and shopping centre to its residents and neighbouring settlements. However, the role of Uckfield is affected by its proximity to a number of larger shopping centres and employment locations. Uckfield</p>

	<p>attracts residents for employment and its services and facilities, from a large catchment area of its surrounding settlements. For these reasons Uckfield is considered to be a District service and employment centre attracting residents from the immediate town and its surrounding villages.</p>
<p>Heathfield (District Centre)</p>	<p>Heathfield is a small town in terms of population. The town does not have a train station, however, there are bus services serving the town and surrounding area.</p> <p>Although Heathfield is a smaller town than Crowborough, it has a larger number of people employed within the town and its local business areas. However, the majority of Heathfield's population commute to Tunbridge Wells or other Wealden service centres.</p> <p>Heathfield is a small but vibrant town that primarily provides convenience and service provision to residents from Heathfield and its surrounding settlements including Mayfield to the east and Burwash and Etchingham to the north. Given the size and function of the town there is a very limited comparison goods offer, however, there is a high service offer for a town its size.</p>
<p>Polegate and Willingdon (service centre)</p>	<p>Polegate is by far the smallest town in Wealden both in terms of population, the services it offers and also in terms of the number of people employed in the town. Unlike Hailsham, Polegate has its own train station with good connections to the South Coast towns of Eastbourne, Hastings and Brighton. It also has good bus links between Hailsham and Eastbourne.</p> <p>Whilst the town centre itself has an above average service provision, the use of the town centre is limited and mainly used by people who live in close proximity to it, mainly for the purpose of top-up food shopping. Instead, the majority of Polegate residents tend to use Eastbourne for both food and non-food shopping. Eastbourne also provides employment for the majority of Polegate's working population, although there is limited out-commuting to Hailsham, Brighton and Lewes.</p> <p>Polegate is currently dominated by Eastbourne in terms of its function. It has a limited catchment area, a low provision of services compared to other Wealden towns and a high reliance on Eastbourne for the provision of services, facilities and employment. For this reason, Polegate's role is that of a service centre meeting the day-to-day needs of its local population.</p>

Appendix D

Appendix D

Appendix D: Settlement Hierarchy Ranking and Classification

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Arlington	1	3	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)
Balls Green	1	2	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)
Bells Yew Green	3	4	Accessible but with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Berwick Station	3	4	Accessible but with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Best Beech Hill	1	1	non sustainable settlement	No growth
Blackboys	2	5	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)
Blackham	1	1	non sustainable settlement	No growth
Bodle Street	1	1	non sustainable settlement	No growth

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Green				
Boreham Street	3	4	Accessible but with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Broad Oak	2	5	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)
Buxted	3	6	accessible with good local facilities	Development boundary
Cade Street	1	1	non sustainable settlement	No growth
Chelwood Common	3	3 slash 4	Accessible but with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Chelwood Gate	3	1	Accessible but with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Chiddingly	1	5	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Colemans Hatch	3	1	Accessible but with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Cousley Wood	1 slash 2	1	non sustainable settlement	No growth
Cowbeech	1	1	non sustainable settlement	No growth
Cross in Hand	3	6 minus primary school	accessible with local facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Danehill	3	5	accessible with local facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
East Hoathly	3	6	accessible with good local facilities	Development boundary
Fairwarp	1	1	non sustainable settlement	No growth
Five Ash Down	3	2	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Five Ashes	3	2	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Fletching	1	5	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)
Forest Row	3	6+	accessible with very good local facilities	Development boundary
Framfield	3	3	Accessible with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Frant	3	6	accessible with very good local facilities	Development boundary
Groombridge	3	6	accessible with very good local facilities	Development boundary
Hadlow Down	1	3	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Halland	3	1	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Hankham	1	2	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)
Hartfield	3	6	accessible with very good local facilities	Development boundary
Hellingly	3	3	Accessible with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Herstmonc eux	3	6	accessible with very good local facilities	Development boundary
High Hurstwood	1	3 / 5 depending on post office	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)
Hooe Common*	1 / 2	1	non sustainable settlement	No growth
Horam	3	6+	accessible with very good local facilities	Development boundary

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Isfield	3	3 / 5 depending on post office	accessible with local facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Laughton	2	5	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)
Little Horsted*	3	2	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Lower Dicker*	3	1	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Lower Horsebridge	3	5	accessible with local facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Magham Down	3	1	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Maresfield	3	5	accessible with local facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Mark Cross	3	3	Accessible with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Mayfield	3	6+	accessible with very good local facilities	Development boundary
Maynards Green	3	2	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Muddles Green	1	5 minus social facilities	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)
Ninfield	3	6	accessible with very good local facilities	Development boundary
Nutley	2	5	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)
Old Heathfield	1	3	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)
Pevensey	3	3	Accessible with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Pevensey Bay	2 / 3	6 minus primary school	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)
Punnetts Town	1	6 minus convenience	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)
Ripe/Chalvington	1	4	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)
Rosers Cross	1	1	non sustainable settlement	No growth
Rotherfield	3	6	accessible with good local facilities	Development boundary
Rushlake Green	1	4	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)
Selmeston	1	4	In accessible with limited facilities	No growth proposed but may have limited infill (affordable needs)

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Stone Cross	4	6	very accessible with good local facilities	Development boundary
Town Row	3	2	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Upper Dicker	1	5	not accessible with local facilities	No growth proposed but may have limited infill (affordable needs)
Upper Hartfield	3	1	Accessible with very limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Vines Cross	1	1	non sustainable settlement	No growth
Wadhurst	3	7	accessible with very good local facilities	Development boundary
Waldron	1	1	non sustainable settlement	No growth
Westham	3	6	accessible with very good local facilities	Development boundary

Settlement	accessibility ranking	facilities ranking	Settlement Hierarchy	Proposal
Windmill Hill	3	6 minus primary school	accessible with local facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement
Withyham	3	3	Accessible with limited facilities	Neighbourhood Centre - no development boundary but has potential for limited growth in line with size of settlement

Appendix E

Appendix E

Appendix E: Settlement Hierarchy Ranking and Classification

Settlement	Accessibility ranking	Facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Arlington	1	3	In accessible with limited facilities	Neighbourhood Settlement
Balls Green	1	2	In accessible with limited facilities	Neighbourhood Settlement
Bells Yew Green	3	4	Accessible but with limited facilities	Local Settlement
Berwick Station	3	4	Accessible but with limited facilities	Local Settlement
Best Beech Hill	1	1	non sustainable settlement	Residential Settlement
Blackboys	2	5	In accessible with limited facilities	Neighbourhood Settlement
Blackham	1	1	non sustainable settlement	Residential Settlement
Bodle Street Green	1	1	non sustainable settlement	Residential Settlement

Settlement	Accessibility ranking	Facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Boreham Street	3	4	Accessible but with limited facilities	Local Settlement
Broad Oak	2	5	Inaccessible with limited facilities	Neighbourhood Settlement
Buxted	3	6	Accessible with good local facilities	Large Village – Type 2
Cade Street	1	1	Non-sustainable settlement	Residential Settlement
Chelwood Common	3	3/4	Accessible but with limited facilities	Local Settlement
Chelwood Gate	3	1	Accessible but with very limited facilities	Unsustainable Settlement
Chiddingly	1	5	Not accessible with local facilities	Neighbourhood Settlement

Settlement	Accessibility ranking	Facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Colemans Hatch	3	1	Accessible but with very limited facilities	Local Settlement
Cousley Wood	1 slash 2	1	Non-sustainable settlement	Residential Settlement
Cowbeech	1	1	Non-sustainable settlement	Residential Settlement
Cross in Hand	3	6 minus primary school	Accessible with local facilities	Local Settlement
Danehill	3	5	Accessible with local facilities	Local Settlement
East Hoathly	3	6	Accessible with good local facilities	Large Village – Type 2
Eridge Station	4	3	Accessible with very limited facilities	Unsustainable Settlement
Fairwarp	1	1	Non sustainable settlement	Residential Settlement
Five Ash Down	3	2	Accessible with very limited facilities	Local Settlement

Settlement	Accessibility ranking	Facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Five Ashes	3	2	Accessible with very limited facilities	Local Settlement
Fletching	1	5	Not accessible with local facilities	Residential Settlement
Forest Row	3	6+	Accessible with very good local facilities	Large Village – Type 1
Framfield	2	3	Accessible with limited facilities	Local Settlement
Frant	3	6	Accessible with very good local facilities	Large Village – Type 2
Groombridge	3	6	Accessible with very good local facilities	Large Village – Type 2
Hadlow Down	1	3	Inaccessible with limited facilities	Neighbourhood Settlement

Settlement	Accessibility ranking	Facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Halland	3	1	Accessible with very limited facilities	Local Settlement
Hankham	1	2	Inaccessible with limited facilities	Neighbourhood Settlement
Hartfield	3	6	Accessible with very good local facilities	Large Village – type 2
Hellingly	3	3	Accessible with limited facilities	Local Settlement
Herstmonc eux	3	6	Accessible with very good local facilities	Large Village – type 2
High Hurstwood	1	3/5 depending on post office	Not accessible with local facilities	Neighbourhood Settlement
Hooe Common*	1/2	1	Non sustainable settlement	Residential Settlement
Horam	3	6+	Accessible with very good local facilities	Large Village – type 2

Settlement	Accessibility ranking	Facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Isfield	3	3/5 depending on post office	Accessible with local facilities	Local Settlement
Laughton	2	5	Not accessible with local facilities	Neighbourhood Settlement
Little Horsted*	3	1	No sustainable development	Local Settlement
Lower Dicker*	3	1	Accessible with very limited facilities	Local Settlement
Lower Horsebridge	3	5	Accessible with local facilities	Local Settlement
Magham Down	3	1	Accessible with very limited facilities	Local Settlement
Maresfield	3	5	Accessible with local facilities	Local Settlement

Settlement	Accessibility ranking	facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Mark Cross	3	3	Accessible with limited facilities	Local Settlement
Mayfield	3	6+	Accessible with very good local facilities	Large Village – type 2
Maynards Green	3	2	Accessible with very limited facilities	Local Settlement
Muddles Green	1	5 minus social facility	Not accessible with local facilities	Neighbourhood Settlement
Ninfield	3	6	Accessible with very good local facilities	Large Village – type 2
Nutley	2	5	Not accessible with local facilities	Unsustainable Settlement
Old Heathfield	1	3	Inaccessible with limited facilities	Neighbourhood Settlement
Pevensey	3	3	Accessible with limited facilities	Local Settlement

Settlement	Accessibility ranking	Facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Pevensey Bay	2/3	6 minus primary school	Not accessible with local facilities	Unsustainable Settlement
Punnetts Town	1	6 minus convenience	Not accessible with local facilities	Neighbourhood Settlement
Ripe/ Chalvington	1	4	Inaccessible with limited facilities	Neighbourhood Settlement
Rosers Cross	1	1	Non sustainable settlement	Residential Settlement
Rotherfield	3	6	Accessible with good local facilities	Large Village – type 2
Rushlake Green	1	4	Inaccessible with limited facilities	Neighbourhood Settlement
Selmeston	1	4	Inaccessible with limited facilities	Unsustainable Settlement

Settlement	Accessibility ranking	facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Stone Cross	4	6	Very accessible with good local facilities	Urban Settlement
Town Row	3	2	Accessible with very limited facilities	Local Settlement
Upper Dicker	1	5	Not accessible with local facilities	Neighbourhood Settlement
Upper Hartfield	3	1	Accessible with very limited facilities	Local Settlement
Vines Cross	1	1	Non sustainable settlement	Residential Settlement
Wadhurst	3	7	Accessible with very good local facilities	Large Village – type 1
Waldron	1	1	Non sustainable settlement	Residential Settlement
Westham	3	6	Accessible with very good local facilities	Large Village – type 2

Settlement	Accessibility ranking	Facilities ranking	Settlement Hierarchy	Settlement Hierarchy Classification
Windmill Hill	3	6 minus primary school	Accessible with local facilities	Local Settlement
Withyham	3	3	Accessible with limited facilities	Local Settlement



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