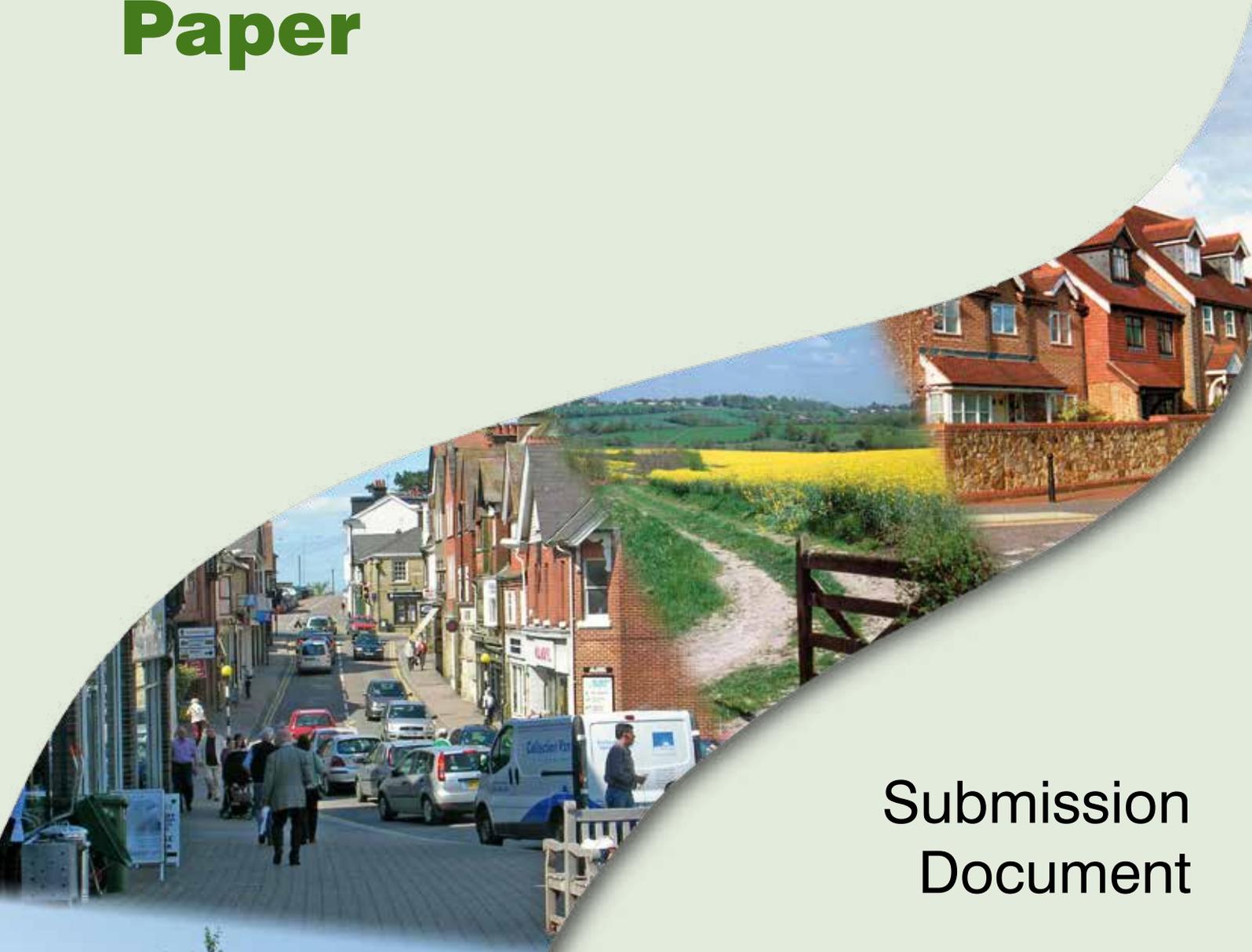
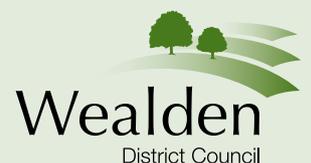


Wealden Local Plan

Housing Background Paper



Submission
Document



January 2019

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1 Introduction

1.1 Introduction

1.1.1 This Background Paper, entitled the Housing Background Paper, forms part of the evidence base for the Wealden Local Plan (2013-2028) and examines both affordable and housing market requirements as they relate to planning policies contained within the Wealden Local Plan. The Housing Background Paper also provides information in relation to housing land supply within the District and this is considered in latter sections of this document, specifically in terms of new housing allocations contained within the Wealden Local Plan, and moreover, managing the delivery of new housing over the plan period to ensure that the specified housing target is met.

1.1.2 There are a number of evidence base documents that have been reviewed and collated within this document to ensure an understanding of the Council's approach in relation to housing need, housing land supply, affordable housing policies and policies relating to the design and layout of new housing development within the Wealden District. Although not exhaustive, the following list of documents forms the main part of the evidence base for the Wealden Local Plan in relation to housing issues:

- Wealden District Council: Strategic Housing Market Assessment (SHMA) Final Report (August, 2016);
- Wealden Objectively Assessed Need (OAN) Update Draft Paper: 2013 to 2037 (February, 2017);
- Wealden Objectively Assessed Need (OAN) Update Draft Paper: 2013 to 2028 (March, 2017);
- Wealden Local Plan - Viability Study (July, 2017);
- The Strategic Housing and Economic Land Availability Assessment (SHELAA) (August, 2018);
- The Brownfield Land Register - Part 1 (December, 2018);
- Wealden Gypsy and Traveller Accommodation Needs Assessment (GTAA) (November 2016);
- The Authority Monitoring Report (AMR) 2017/18 (December 2018);
- Wealden District Density Background Paper (January, 2019); and
- Wealden District Duty to Cooperate Background Paper (January, 2019)

1.1.3 In terms of the planning policies relating to housing issues, the Wealden Local Plan includes an overall target for new housing development in the Wealden District across the Plan period, policies relating to the distribution of housing development across the District, policies providing explanation for the delivery timescales of new residential development and the release of land, specific housing allocation policies, and policies relating to affordable housing provision, extra care housing, rural exceptions sites, self-build homes, housing mix and design (including space standards and density). The planning policies cited above form just one element of the Wealden Local Plan and will interrelate with other land use policies within the Wealden Local Plan. A brief explanation of the main aims and objectives of the Wealden Local Plan is provided below.

1.2 The Wealden Local Plan

1.2.1 The Wealden Local Plan is a Development Plan Document (DPD) ⁽¹⁾ and covers the geographical area of the Wealden District, excluding the area which is contained within the South Downs National Park (SDNP). For the purposes of this document, the geographical extent of the Plan will be referred to as either the Wealden District or the District.

1.2.2 The Wealden Local Plan outlines the growth and change that will take place within the Wealden District between 2013 and 2028 and provides both strategic and local planning policies for development and change. The Wealden Local Plan includes the South Wealden Growth Area (SWGA). This area includes all or part of the Parishes of Hailsham, Polegate, Hellingly and Westham and is identified to deliver the majority of growth and change within the District, including the majority of housing growth.

1.2.3 The Wealden Local Plan needs to contain planning policies in relation to housing issues, including an overall target figure for the number of new homes to be built over the Plan period between 2013 and 2028. This housing figure needs to be based on a robust evidence base and to be set in the context of Government Guidance on such matters, which for this Plan is the National Planning Policy Framework (NPPF) that was published in March 2012. The Government has now published a revised version of the NPPF (July, 2018), but for the remainder of this document, unless otherwise stated, the acronym NPPF will refer to National Planning Policy Framework that was published in March 2012.

1.2.4 It is anticipated that the Wealden Local Plan will cover all land use policy requirements for the Wealden District, excluding the parts of the District within the SDNP. This will effectively mean that all planning policies contained within the new Wealden Local Plan, when adopted, will supersede all the adopted Core Strategy (2013) policies, all saved policies within the adopted Wealden Local Plan (1998) as well as the Affordable Housing Delivery Local Plan (2016). For monitoring purposes, the new Wealden Local Plan will be the only DPD, when adopted, to be monitored through the Authority Monitoring Report (AMR) process, with housing completions being monitored from start of the Wealden Local Plan period (i.e. 1 April 2013).

1.3 Structure of the Paper

1.3.1 The remainder of this Housing Background Paper is structured as follows:

- **Section 2** outlines the previous consultation on the Wealden Local Plan document and the main issues for housing originating from the Issues, Options and Recommendations Document;
- **Section 3** outlines the Housing Market Area (HMA) for the Wealden District;

¹ Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act, 1990 applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- **Section 4** identifies national planning policy and guidance in relation to housing needs and the local evidence base documents that have been used to identify the Objectively Assessed Housing Need (OAN) for the Wealden District;
- **Section 5** identifies how affordable housing policy was established through local evidence base documents and the reasoning for the planning policy;
- **Section 6** considers the self-build and custom-build housing policy within the District and the current self-build and custom-build housing register;
- **Section 7** identifies how housing will be distributed across Wealden's Towns and rural areas and also includes a commentary on the function of Core Areas; and
- **Section 8** relates to housing land supply and includes the individual components of housing delivery in the District from 2013-2028. This also includes a commentary on windfall development and how this is incorporated into the delivery of housing development within the District across the Plan period.

1 Introduction

2 Previous Consultations on the Wealden Local Plan

2.1 Wealden Local Plan Issues, Options and Recommendations (2015)

2.1.1 The Wealden Local Plan Issues, Options and Recommendations Consultation Document was published for receipt of responses between the 19 October 2015 and the 14 December 2015. The consultation is a legal obligation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which requires local planning authorities to invite certain bodies and persons to make representations to the local planning authority about what the Local Plan ought to contain. This consultation was also accompanied by a Sustainability Appraisal (SA), and other background documents, that most notably included an SHMA (October, 2015) and a Housing Market Area Position Statement (October, 2015),⁽²⁾ that outlined both the geographical Housing Market Area for the Wealden District and housing needs within the District at that time.

2.1.2 The SHMA⁽³⁾ at that time indicated that the latest household projections identified a need for 588 dwellings per annum and after a further analysis of household formation rates, that this number should be increased to 648 dwellings per annum to take account of improving household formation. The SHMA also sought to review past economic performance and employment forecasts and stated that growth in employment of around 18% was considered 'reasonable' given the information available at that time and indicated that this would further increase the need for housing to around 736 dwellings per annum, which was considered reasonable if an economic growth agenda was pursued.

2.1.3 The Wealden Local Plan Issues, Options and Recommendations Consultation Document did outline a number of different scenarios for housing provision across the District and confirmed in paragraph 8.48 of the document that the total number of dwellings identified within that document amounted to 19,963, which included a total number of additional dwellings as 14,635.⁽⁴⁾ It was stated that based on a plan period from 2013 to 2033, this equated to 998 dwellings per annum, which was 262 dwellings per annum greater than the Objectively Assessed Housing Need (OAN) figure identified in the SHMA.

2.1.4 The strategy behind this approach was to test the accommodation of the District's OAN figure, and meeting some undersupply within the Housing Market Area (HMA) through concentrating the majority of the growth in the South Wealden, specifically in the Hailsham/Hellingly/Polegate area. It was identified at this time that this approach may not be acceptable in terms of impacts upon Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA), the High Weald Area of Outstanding Natural Beauty (AONB) and the SDNP. It was also recognised that such a housing target may be undeliverable if the infrastructure required was not in place at the appropriate time.

2 The Wealden Local Plan Issues, Options and Recommendations Consultation Document, the accompanying SA and background papers can be found here: [Wealden Local Plan - Issues, Options and Recommendations](#)

3 See paragraph 7.71 of the SHMA (October, 2015)

4 The remainder of the dwellings were either housing completions between April 2013 and April 2015, or all consents granted or resolved to be granted for strategic sites contained within the Wealden District Core Strategy (2013) up until September 2015

2.1.5 In terms of the consultation process, there were some 2,028 responses to 46 questions from 413 separate individuals/organisations that were received during the consultation period. The second question of the consultation process related to the strategic housing strategy in the Plan and included the OAN, strategic constraints, the plan period, the settlement hierarchy, overall growth and the spatial distribution of housing. Although only a minority of the 221 representations on this question agreed (around 14%) with the Council's approach at that stage, there was general support by the development industry and neighbouring local authorities for Wealden District Council to meet its own OAN target and some unmet need from the Housing Market Area if possible. However, there was overwhelming opposition from local residents towards the South Wealden growth option as it was considered that the amount of growth within South Wealden was excessive, undeliverable, inequitable (with the North Wealden) and environmentally unsound.

2.2 Wealden Local Plan (March, 2017) Version

2.2.1 Wealden District Council published a draft version of the Wealden Local Plan through a report to Full Council on 22 March 2017⁽⁵⁾. This document was not the subject of a formal public consultation under the Town and Country Planning (Local Planning) (England) Regulations 2012, but was nonetheless published in public for Full Council on 22 March 2017. At this Full Council meeting, it was resolved:

1. that the Local Plan to date be welcomed;
2. that, based upon the evidence published to date, the strategic direction set out in the current draft Local Plan be supported; and
3. that the Local Plan Draft Document be brought back to Full Council for consideration at the earliest opportunity.

2.2.2 This draft version of the Wealden Local Plan proposed to reduce the overall number of new homes, from the 19,963 dwellings contained within the Wealden Local Plan Issues, Options and Recommendations Consultation document to 11,456 dwellings. The timescale of the plan was also changed from 2013 to 2037 in the Issues, Options and Recommendations Consultation document to 2013 to 2028 within the draft version of the Wealden Local Plan. Of the 11,456 dwellings contained within the Plan, some 7,392 new homes had already been agreed for release (through extant planning permissions) or have already been completed since January 2013. The draft version of the Wealden Local Plan therefore provided for an additional 4,064 new homes to be built within the District by 2028. There was no windfall allowance considered as part of this Plan.

2.2.3 At that time, there were two main reasons why the housing figures were revised in the interim period that included:

1. Following updated population and household figures, the OAN was recalculated and resulted in a higher figure of over 900 dwellings per annum compared to the Issues,

5 [Wealden Local Plan \(May, 2017\)](#)

Options and Recommendations Consultation document of 735 dwellings per annum; and

2. That data was available for three years of nitrogen deposition monitoring in the Ashdown Forest SAC. This showed that the ecology of the forest is in a poor condition, caused by nitrogen emissions from motor vehicles and other sources. The evidence was clear that additional housing would increase nitrogen deposition alongside roads close to the Ashdown Forest SAC and could therefore harm the integrity of the Ashdown Forest SAC.

2.2.4 In response to the above factors, the Council proposed to reduce the number of new homes in its Local Plan (as discussed above) and to introduce compensation measures before any new development in the District that involves vehicle usage can go ahead.

2.2.5 Following from Full Council meeting held in March 2017, a further version of the Wealden Local Plan, together with its accompanying evidence base, has been published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for the representations stage before submitting to the Secretary of State for examination by the Planning Inspectorate. The representation stage took place between 13 August and 8 October 2018. This document iterates on the previous version of the Wealden Local Plan and will become Council policy on land use matters within the District, including housing need and supply.

2 Previous Consultations on the Wealden Local Plan

3 The Wealden Housing Market Area

3.1 The Wealden Housing Market Area

3.1.1 Section 110 of the Localism Act 2011 places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other on strategic planning matters on cross boundary issues in so far as they are relevant to their administrative areas throughout the preparation of their local plans. The NPPF⁽⁶⁾ reiterates this duty and requires an independent inspector to assess whether the DPD they are examining has been prepared in accordance with the duty-to-cooperate mechanism.

3.1.2 It is expected that engagement and cooperation will be constructive, active and ongoing and in order to maximise effectiveness throughout plan preparation as well as implementation, delivery and subsequent review. It is noted that the Planning Practice Guidance (PPG) provided by the government confirms that this is not a duty to agree but that local planning authorities should make every effort to secure the necessary cooperation on cross boundary strategic matters before submitting DPDs for examination. It further notes that local planning authorities are not obliged to accept the unmet needs of other planning authorities if they have a robust evidence that this would be inconsistent with the policies set out in the NPPF, for example policies on Green Belt, or other environmental constraints⁽⁷⁾. The examination will test whether the duty has been complied with.

3.1.3 The NPPF and PPG draw attention to the need to plan for housing across Housing Market Areas. Paragraph 10 of the PPG (Reference ID: 61-010-20180913) states the following:

'A housing market area is geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. This can be broadly defined by analysing:

- *The relationship between housing demand and supply across different locations, using house prices and rates of change in house prices. This should identify areas which have clearly different price levels compared to surrounding areas.*
- *Migration flow and housing search patterns. This can help identify the extent to which people move house within an area, in particular where a relatively high proportion of short household moves are contained, (due to connections to families, jobs and schools).*
- *Contextual data such as travel to work areas, retail and school catchment areas. These can provide information about the areas within which people move without changing other aspects of their lives (e.g. work or service use).'*

3.1.4 In April 2014, Wealden District Council appointed Bilfinger GVA to undertake a SHMA to understand Wealden District Council's current and future housing market and how this relates to the District's housing growth and needs. The first draft of the SHMA report was issued in December 2014 but was iterated on, with the final SHMA report

6 See paragraphs 178 to 181 of the NPPF

7 See paragraph: 014 Reference ID: 61-014-20180913 of the PPG

published in August 2016. This report included a section entitled 'Defining the Housing Market Area', which sought to identify the wider housing market within which Wealden sits and included a review of the latest migration and travel to work trends, house price data and other market signals in order to establish an Housing Market Area (HMA).

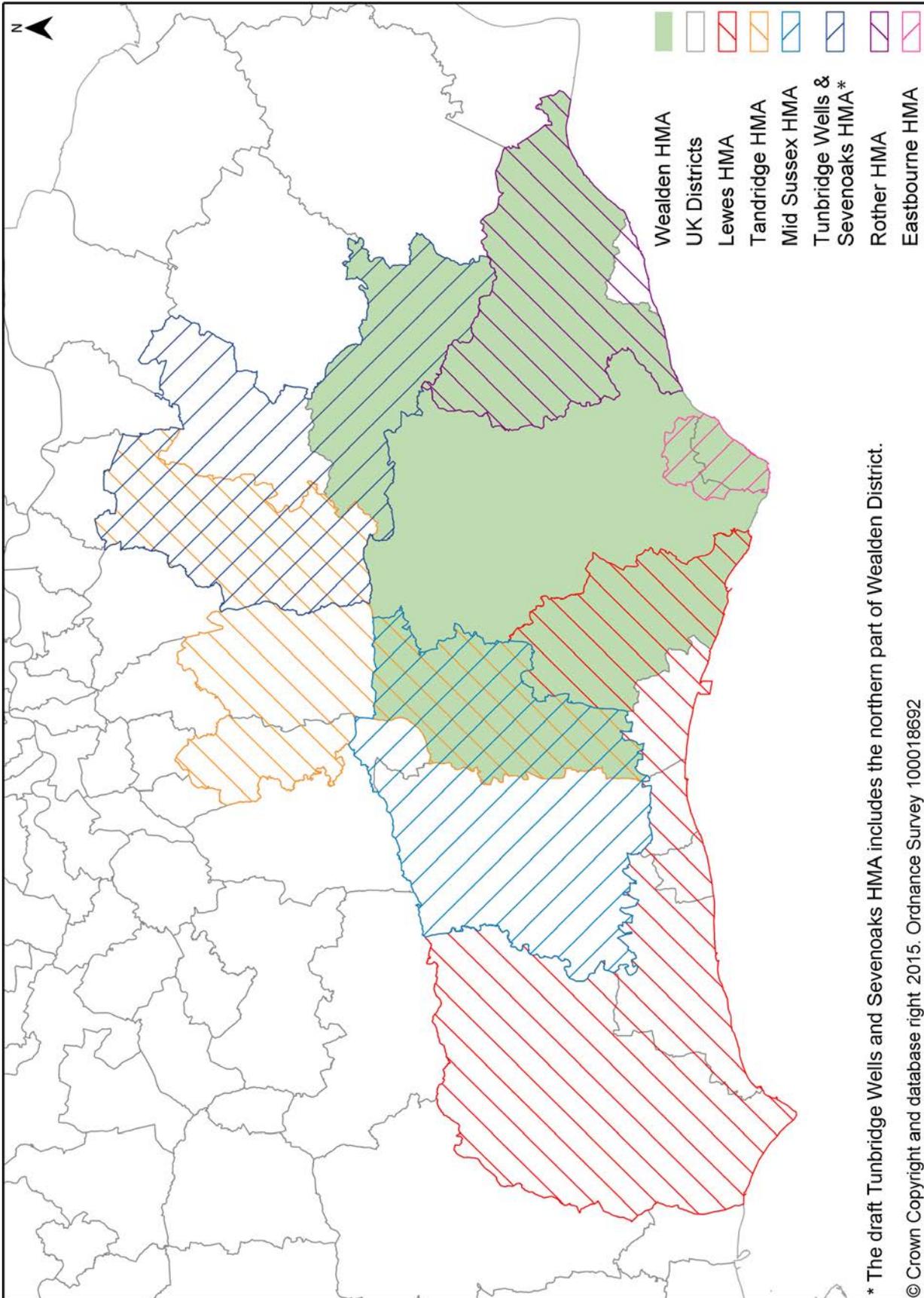
3.1.5 The housing market area, shown in the Figure below shows the extent to which Wealden District is influenced by its neighbours. Data from the 2011 Census shows that in 12 months to the census, there were around 6,800 internal moves within the District, representing over half (50.4%) of all moves originating from Wealden. There are strong migration flows between Wealden and Eastbourne, Tunbridge Wells, Rother, Lewes and Mid Sussex. The Housing Market Area which considers a number of factors, including migration, achieves a level of 70% self-containment.

3.1.6 A number of other Housing Market Areas overlap the Wealden Housing Market Area showing that other relationships exist outside of our Housing Market Area. It is considered that these overlapping areas have a weaker relationship with the Wealden Housing Market Area which includes Tunbridge Wells Borough, Rother District, Lewes District and Mid Sussex District. Eastbourne Borough is the only authority to be solely contained within the Wealden Housing Market Area and owing to administrative constraints is reliant upon Wealden District in terms of housing. The South Downs National Park is also partly contained within south west corner of the Wealden District.

3.1.7 It is noted that the outcomes of the duty to cooperate meetings and subsequent correspondence with neighbouring authorities has confirmed that all relevant authorities remain in agreement with the HMA with the exception of Rother District Council, which maintains its position that it does not form part of the HMA. Whilst Wealden District Council understands this position, it is considered that it does not materially affect the outcome of the Wealden Local Plan because the Rother District remains a neighbouring authority and therefore in terms of housing, their needs should be considered. Eastbourne Borough Council considers that although it forms part of the HMA, it has a discrete HMA with the South Wealden, based on its own evidence base. As discussed above, the Wealden District has confirmed that there is a substantial amount of internal moves within the Wealden District (data from the 2011 Census shows that in the 12 months to the census there were around 6,800 internal moves within the District, representing over half (50.4%) of all moves originating from Wealden) and therefore, together with internal employment markets, it is unable to distinguish an internal market area between north and south Wealden.

3.1.8 It should be noted that a separate Duty to Cooperate Background Paper has been produced by Wealden District Council that includes a section on housing market and Wealden District's role within the HMA. This paper also includes wider duty to cooperate issues such as Gypsy and Traveller provision, employment and retail land provision, infrastructure, flooding, the Habitats Regulations Assessment and green infrastructure.

Figure 1 :Housing Market Areas Relevant to the Wealden District



3.2 Review of the Wealden Local Plan

3.2.1 Policy WLP 13 (Review of the Wealden Local Plan) of the Wealden Local Plan outlines a number of significant and serious constraints that may impact upon growth within the Wealden District, and moreover, outlines the scenarios the Council will require a review, in part or as a whole, of the Local Plan. The scenarios that require a review, in part or in whole, of the Local Plan are as follows:

- the solution to the Hailsham North and Hailsham South is not delivered by 2022;
- the delivery of the South Wealden Growth Area is not in line with the housing trajectory;
- the continuous review of nitrogen deposition and other relevant pollutants on Ashdown Forest SAC, Lewes Downs SAC, and Pevensey Levels SAC and Ramsar Site allows more growth or restricts growth further;
- the mitigation measures for the Ashdown Forest SAC, Lewes Downs SAC, and Pevensey Levels SAC and Ramsar Site are not effective;
- the need for a comprehensive off line A27 solution between Lewes and Polegate is considered necessary to be delivered within the plan period.

3.2.2 In a scenario where the continuous review of nitrogen deposition on the Ashdown Forest SAC allows for more housing growth within the Wealden District, and/or the new Local Plans of neighbouring Districts/Boroughs requires further growth (and therefore exacerbates unmet housing needs within the HMA), this policy allows for the review of the housing target identified in the Wealden Local Plan, and allows flexibility in terms of when the Wealden Local Plan can be reviewed. It is considered that such a planning policy would ensure that Wealden District Council is meeting as much of its own OAN and (if possible) the unmet housing needs of the HMA as it can, without causing detrimental environmental impacts upon the Ashdown Forest SAC, Lewes Downs SAC, and Pevensey Levels SAC and Ramsar Site.

4 Identifying Market Housing Needs

4.1 National Planning Policy and Guidance

4.1.1 Both the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) set out the Government's national policies and guidance on aspects of planning in England. This includes policies and guidance in relation to how local planning authorities undertake assessments of both market and affordable housing needs within their areas. The NPPF ⁽⁸⁾ for plan-making, states that local planning authorities should have a clear understanding of housing needs in their area. It states that local planning authorities should:

- prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:
 1. meets household and population projections, taking account of migration and demographic change;
 2. addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
 3. caters for housing demand and the scale of housing supply necessary to meet this demand;
- prepare a Strategic Housing Land Availability Assessment⁽⁹⁾ to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

4.1.2 The previous PPG⁽¹⁰⁾ noted that the starting point to establish the overall need for housing within a District would be the use of household projections as published by the Ministry of Housing, Communities and Local Government (MHCLG). Those household projections are trend based (i.e. they provide the household levels and structures that would result if the assumptions based on previous demographic trends in the population and rates of household formation were to be realised in practice). Such projections do not predict the impact of future government policies, changing economic circumstances, or any other factor that may have an impact on demographic behaviour.

8 See paragraph 159 of the NPPF

9 This evidence base document now incorporates an assessment of land for economic purposes and is entitled the Strategic Housing and Economic Land Availability Assessment (SHELAA) as discussed further on in this document

10 [Paragraph 015: Reference ID: 2a-015-20140306](#) of the PPG

4.1.3 The household projections used by Wealden District Council were published in July 2016⁽¹¹⁾ and were named the 2014-based household projections in England, 2014 to 2039 and were based on the 2014-based Sub-National Population Projections (SNPP), published by the Office for National Statistics (ONS) in May 2016. It should be noted at this juncture that the most up-to-date SHMA (August, 2016) used the previous 2012-based SNPP that were published in May 2014, although Wealden District Council did then commission further work in the form of the Wealden Objectively Assessed Need (OAHN) Update Paper: 2013 to 2028 (March, 2017) that did consider the 2014-based SNPP. It is noted that the ONS has now published a further set of 2016-based household projections (September, 2018) that used the 2016-based subnational population projections (SNPPs) published on 24 May 2018. At the time of writing, that the PPG (last updated 13 September 2018) still uses the 2014-based projections, in line with the local evidence base for the Wealden Local Plan.

4.1.4 The Ministry of Housing, Communities & Local Government has now published a further technical consultation on updates to national planning policy guidance⁽¹²⁾ that runs from the 26 October to 7 December 2018 and states under paragraph 19 of the consultation document, the Governments intended approach in terms of responding to the new ONS 2016-based projections. This is, for the short term, to specify that the 2014-based household data will continue to provide the demographic baseline for the assessment of local housing need and to make clear in national planning practice guidance that lower numbers through the 2016-based household projections do not qualify as an exceptional circumstance that justifies a departure from the standard methodology.

4.1.5 Given the proposals above, Wealden District Council has not sought to update the local evidence base with the 2016-based household projections data and will continue to use the local evidence base papers that utilised the 2014-based household projections data, that is considered by the Government to be the preferred option in the short term to provide the demographic baseline for the assessment of local housing need.

4.1.6 Paragraph 20 of the aforementioned consultation document confirms that the use of the standard method applies to plan-making for plans submitted on or after the 24 January 2019. The revised NPPF (July, 2018) confirms at Annex 1 (paragraph 214) that the policies in the previous Framework (i.e. March, 2012) will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Given that the Wealden Local Plan is to be submitted before this deadline, it is considered that the 2014-based household projections, considered under the previous Framework, is still the appropriate method for the assessment of housing need within the District for the new Wealden Local Plan. Both the local evidence base documents are summarised in the sections that follow below.

4.1.7 The previous PPG also confirms three other significant factors that should be incorporated in terms of identifying an OAN figure within an administrative area, which includes an understanding of future changes to demographic and migration trends, employment past trends and economic forecasts, and market signals, which includes land

11 [2014-based household projections in England, 2014 to 2039](#)

12 [Technical consultation on updates to national planning policy and guidance \(October, 2018\)](#)

prices, house prices, rents, affordability, rates of development and overcrowding. Such factors should be considered locally as part of the evidence base on housing needs and a worsening trend in any of the market signal indicators will likely require upward adjustment to planned housing. The assessment should also consider the implications for affordable housing, which is discussed in detail in Section 5 of this document.

4.1.8 The previous PPG⁽¹³⁾ confirms that the housing need target elicited through household projections should be adjusted to reflect appropriate market signals, as well as other market indicators and provides guidance as to how market signals should be taken into account. It notes that long term changes in terms of house or land prices or rents rising faster than the national/local average over the longer term may well indicate particular market undersupply relative to demand. Furthermore, the use of 'affordability' ratios that compares housing costs against the ability to pay is also suggested and may indicate a need to provide further homes.

Ministry of Housing, Communities and Local Government (MHCLG) - Planning for the Right Homes in the Right Place: Consultation Proposals

4.1.9 The MHCLG undertook a consultation on further measures set out in the housing white paper to boost housing supply in England; the consultation ran from 14 September 2017 to 9 November 2017. This consultation document sought to standardise the approach for assessing housing need and establishing a housing requirement for all local authorities in the country. This is a three stage approach and consists of baseline data (i.e. the latest ONS household projections), market signals (using a workplace-based median house price to median earnings ratio) and a cap to the level of increase based on the status of the local plan in each authority. This consultation, along with the Government's Housing White Paper (Fixing our Broken Housing Market, February 2017) has been incorporated within a draft revised version of the National Planning Policy Framework. The revised NPPF is discussed below.

Revised National Planning Policy Framework (July, 2018)

4.1.10 The revised National Planning Policy Framework (NPPF) published in July 2018, incorporates policy proposals previously consulted upon in both the Government's Housing White Paper (February, 2017) and the Planning for the Right Homes in the Right Places consultation (September 2017) and outlines national planning policy in relation to all aspects of land use planning, including the requirements in terms of calculation of the OAN for local planning authorities across England. The consultation on the draft revised text of the NPPF ran from 5 March to 10 May 2018 and was published on the 24 July 2018.

4.1.11 In terms of the proposed transitional arrangements between the previous NPPF (published in March 2012) and the revised NPPF, paragraph 214 of the revised NPPF confirms the following:

'The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in the Framework will apply to any subsequent plan produced for the area concerned'.

4.1.12 In other words, the policies contained within the NPPF (2012) still apply for the purposes of examining those plans providing that they are submitted on or before 24 January 2019. It is anticipated that the Wealden Local Plan will be examined based upon the policies within the previous NPPF (2012).

4.1.13 Nevertheless, using the new Government methodology that has been proposed as part of the revised NPPF, this would result in a local housing need of 1,130 net dwellings per annum (from 2017 to 2027). Using the calendar year methodology (which is the basis of calculating the Local Housing Need annual requirement), within the period 2017 to 2028, the need is calculated as 13,559 dwellings. This also, by virtue of Government statistics, includes the south west corner of the Wealden District that is within the SDNP and therefore is an overestimate of need within the Wealden District, as some of the new homes will come forward within the SDNP during the Plan period and would count towards their requirement for providing new homes. The Government's new methodology for housing need within the Wealden District and how this compares with Council's own local evidence base for housing need is considered below.

4.2 Local Evidence Base Documents

The Strategic Housing Market Assessment (SHMA) August, 2016

4.2.1 As discussed previously, in April 2014, Wealden District Council appointed Bilfinger GVA to undertake a SHMA to understand Wealden District Council's current and future housing market and how this relates to the District's housing growth and needs. The first draft of the SHMA report was issued in December 2014 but was iterated on, with the final SHMA report being published in August 2016.

4.2.2 In terms of the SHMA and OAN requirement for the District, the document outlines the methodology that was used to identify this requirement that largely mirrors the approach suggested within the PPG. In short, the methodology was as follows:

- assess the latest household projections ⁽¹⁴⁾ and their assumptions to understand if they could be appropriate measures of future population and household growth in the subject area.
- review of past economic performance and employment forecasts to understand if projected working age population can support economic growth in the subject area.

14 At this time, the 2012-based Sub-National Population Projections (SNPP) that was published in May 2014 was used.

- assess housing market signals to understand the balance between housing demand and supply.
- assess the need for affordable housing and whether there is a justification to increase the delivery of market housing to meet affordable housing needs.

4.2.3 In terms of the starting point for housing projections, the SHMA concluded that on the whole, household growth of around 650 dwellings per annum (dpa) appeared to be a 'reasonable' reflection of longer term trends in terms of migration and household formation, and therefore a good basis for understanding the future demographic needs. The report noted that it is likely that there will be an increase in household formation following an improvement in the local economy and credit conditions, although it seemed unlikely that the full expression of long term trends would return given the significant break from these trends which were occurring in part before the economic downturn. The table below (see also page 157 of the SHMA, August 2016) shows the different rates of household formation (mid-point, index and catch-up), which have a significant impact on overall dwelling needs. Given the above, the mid-point scenario was considered a pragmatic assumption given the uncertainties involved.

Table 1 : Annual Dwellings Needs In Wealden. 2012 SNPP

	Annual Dwelling Needs 2013 to 2033				
	2011 - interim Household Projections rolled forward	Midpoint	Index	Catch-up	2012- Based Household Projections
2012 SNPP	598	648	652	699	667

Source: GVA / ONS SNPP and Household Projections

4.2.4 In terms of the 'starting point' for the analysis, this was considered to be 667 dpa over 20 years from 2013 (i.e. the 2012-based Household Projections), although the analysis of longer term migration has justified adjustment to a lesser annual need of only 660 dpa.

4.2.5 In terms of a review of past economic performance and employment forecasts, it was considered that a growth in employment of approximately 18% (to 2033) has been assessed as being a reasonable assumption, and this indicates an increased need for housing of around 736 dpa. It was noted that this economic-led scenario should be kept under review to ensure that changing circumstances are taken into account.

4.2.6 It was concluded within the SHMA that from the evidence available, in terms of market signals, that the housing market is experiencing a level of stress with regards to high demand and insufficient supply. This is apparent from rents and levels of affordability, but also house prices more generally. This would, in line with the provisions of the PPG,

warrant a significant increase in the OAN based purely on household projections. As noted above, the adjusted 2012-based Household Projections was considered to be 660 dpa, whilst the use of the economic-led scenario (736 dpa) increases the adjusted household projections by 11.5%. It was noted in the SHMA ⁽¹⁵⁾ that this figure was a significant increase on past completions (which had averaged at 485 dpa between 2007/08 and 2011/12) and it was therefore considered that the economic-led scenario of 736 dpa would address affordability, providing that a commensurate level of housing is delivered in the wider Housing Market Area (HMA).

4.2.7 Given the uncertainty with the economic-led scenario, a range of between 660 dpa and 735 dpa (rounded to the nearest 5 dpa) was considered appropriate for the OAN in Wealden District, with the top of that range providing additional housing to meet the job growth of the economic forecasts, but also improving affordability.

4.2.8 Lastly, in terms of affordable housing, for the assessed projection period (2013-2033) a need for 6,617 affordable dwellings (331 dpa) was calculated within the SHMA. If the total number of dwellings required to deliver the OAN in the economic growth scenario is 736 dpa, the affordable housing requirement would constitute 45% of this OAN figure. Wealden District Council's current affordable housing target is only 35% and if this rate were to be applied to the economic growth scenario, this would set a target of 258 dpa, so would not meet the fully identified affordable housing needs of the District. There would only be two ways of ensuring that the full affordable housing needs of the District could be delivered, which would a) be to increase the percentage of affordable housing being delivered (i.e. raising the affordable housing requirement to 45%, although this would be subject to viability considerations) or increasing the quantum of homes provided. The Wealden Local Plan does provide a refined affordable housing policy (see Policy HG 2 – Provision of Affordable Housing) and this element of the Plan is considered further within Section 5 of this document.

Wealden Objectively Assessed Need (OAN) Update Paper: 2013 to 2028 (March, 2017)

4.2.9 As discussed, the latest SHMA (August, 2016) utilised the 2012-based SNPP that have since been superseded by the 2014-based SNPP, published by the ONS in May 2016. In response to this update in housing projections, Regeneris Consulting Ltd was commissioned by Wealden District Council to undertake a short review of the SHMA that focused on the OAN figure. The aim of this work was to provide an updated assessment of the OAN based on the more recent 2014-based population and household projections released by the ONS as discussed above. An initial update focused on a proposed plan period for 2013 to 2037 (known as the Wealden Objectively Assessed Need (OAN) Update Paper 2013 to 2037, that was published in February 2017), but this was updated to reflect the new Plan period from 2013 to 2028 and was published in March 2017. It is noted that both papers largely use the same assumptions, although there are some changes based on the plan period's examined.

15 [See paragraph 7.64 \(page 172\) of the SHMA August, 2016](#)

4.2.10 The methodology used to establish the OAN within this paper is similar to that identified within the PPG and the SHMA, but the starting point for establishing Wealden's OAN had changed to the 2014-based SNPP (and household projections). This confirms that based on the ONS data, overall housing need in the Wealden District between 2013 and 2028 is expected to be around 13,700 additional dwellings or 913 dpa, which is substantially higher than the 667 dpa previously identified in the SHMA. The table below⁽¹⁶⁾ shows the starting point for establishing Wealden's OAN based on the 2014-based SNPP and is effectively the unadjusted projections. It should be noted that the 'total' figures are rounded to the nearest multiple of 100 and annual figures are not rounded.

Table 2 : Starting Point Projections - Wealden District OAN

Starting point for Establishing Wealden's OAN based upon MHCLG Projections, 2013-2028	
Population increase	23,900
% increase in Population	15.7%
Household increase	13,400
% Increase in Households	20.7%
Additional Dwellings (2013-28)	13,700
Dwellings per annum	913

4.2.11 In terms of economic forecasts, the paper uses two different scenarios that includes Experian Local Market forecasts (from June 2016) and Cambridge Econometric forecasts (from November 2016) with the former presenting the least optimistic view of housing need in the Wealden District, and the housing need figure based on these forecasts was 876 dpa, which is marginally lower than the need identified by the starting demographic projections. On the other hand, housing need based on Cambridge Econometrics forecasts is 916 dpa, which is in line with the demographic needs cited above. Between 2013 and 2028, overall employment in the Wealden District is expected to grow by 6,200-6,800 jobs, (the lower figure using forecasting from Experian and the higher number using forecasts from Cambridge Econometric forecasts) that would result in an overall population growth of between 22,600 and 24,000 and the need for between 13,100 and 13,700 additional dwellings over the Plan period.

4.2.12 The paper also tests whether an appropriate market signals adjustment is necessary, by testing the implications of applying uplift to the starting (demographic) projection. In this paper, two tests were undertaken, including flat rate increase of 10% applied to starting projection (913 dpa), which would imply an additional 91 dpa to account for affordability issues for the Wealden District, resulting in an implied housing need of 1,005 dpa (or 15,100 dwellings over plan period).

4.2.13 The other potential market signals adjustment tested was to forecast the implications of applying a form of recovery to household formation rates, especially to those age groups which have either seen suppressed household formations rates (i.e. 24 to 44 years) for an extended period and/or where these are projected to fall substantially over the plan period. The implications of making adjustments to household formations

16 [Table 1.1 \(page 1\) of the Wealden Objectively Assessed Need \(OAN\) Update Draft Paper: 2013 to 2028 \(March, 2017\)](#)

rates for the 25 to 44-year old age cohorts, based on a return to conditions similar to those in 2001 are presented in the table below - ⁽¹⁷⁾once more the total figures are rounded to the nearest multiple of 100 and annual figures are not rounded.

Table 3 : Market Signals Adjustment based on headship rate variations

Market signals adjustment based on headship rate variations			
	SNPP 2014	Cambridge Econometrics	Experian
Additional dwellings (2013-2028)	13,700	13,700	13,100
Dwellings per annum	913	916	876
Uplift HR variations for 25-44 years old	55	56	54
% uplift	6.0%	6.1%	6.2%
OAHN for Wealden District (dpa)	968	972	930
Total Dwellings (2013-2028)	14,500	14,600	13,900

4.2.14 As is illustrated in the table above, the SNPP 2014 projections and two economic forecast projections, adjusted for the headship rate variations for the 25-44 years old cohort as described above, would result in an uplift of around 6% in each case, with a range between 930 and 972 dpa for the plan period when such adjustments are made.

4.2.15 Lastly, the Wealden OAN Update Draft Paper: 2013 to 2028 tested the implications of identifying housing need for the Wealden District based on the method proposed by Local Plan Expert Group (LPEG) ⁽¹⁸⁾ that was published in March 2016 and is summarised in both tables 1.8 and 1.9 of the Wealden OAHN Update Draft Paper: 2013 to 2028 for two different starting points that includes the 2014-based SNPP and the same approach based on long-term migration trends. It should be noted that the LPEG methodology was not taken forward by the Government and instead a standard methodology for calculating housing need was introduced under the revised NPPF (July, 2018).

4.2.16 When using the 2014-based SNPP, where the starting position equates to 892 dpa, the paper calculates Wealden's OAN figure as being 1,233 dwellings per annum (or 18,500 dwellings between 2013 and 2028) allowing for household formation rate adjustments (25-44 years old), market signals and affordable housing need. This is significantly higher than the other projections contained within this paper and higher than the 'standard methodology' incorporated as part of the revised NPPF. When using the figures based on long-term migration as the starting point (which equates to 635 dpa), than the paper calculates Wealden's OAN figure as being 946 dwellings per annum (or 14,200 dwellings between 2013 and 2028) allowing for household formation rate adjustments (25-44 years old), market signals and affordable housing need.

17 See Table 1.7 Page 6 of the [Wealden Objectively Assessed Need \(OAN\) Update Draft Paper: 2013 to 2028 \(March, 2017\)](#)

18 See Appendix 6 of the [Local Plan Expert Group report to the Communities Secretary and to the Minister of Housing and Planning](#)

4.2.17 In summary, the table below⁽¹⁹⁾ outlines the main outputs for housing need to establish the Wealden District's OAN for the Wealden Local Plan (2013-2028) through the Wealden OAN Update Draft Paper: 2013 to 2028. It should be noted that the total figures are rounded to the nearest multiple of 100, whilst the annual figures are not rounded.

Table 4 : OAN for Wealden District, 2013 - 2028

OAN for Wealden District, 2013 - 2028			
		Total Dwellings (2013 - 2028)	Dwellings Per Annum
Demographic Projections	Starting point projection	13,700	913
	Long term migration trends	9,400	625
	Short term migration trends	12,900	862
Economic Forecasts	Cambridge Econometrics	13,700	916
	Experian Local Market Forecasts	13,100	876
OAN for Wealden District (following market signal adjustments)			
10% uplift	Demographic	15,100	1,005
Household Formation Rates return to 2001 conditions	Demographic	14,500	968
	Cambridge Econometrics	14,600	972
	Experian Local Market Forecasts	13,900	930
LPEG method	Based on SNPP 2014 (as per LPEG)	18,500	1,233
	Based on long-term migration	14,200	946

4.2.18 However, since the publication of the Wealden Objectively Assessed Need (OAN) Update Draft Paper 2013 to 2028 (March, 2017), the Government has published a revised NPPF in July 2018 that incorporated a new Government methodology for calculating local housing need that resulted in a need of 1,130 dwellings per annum (from 2017 to 2027). Using the calendar year methodology (which is the basis of calculating the Local Housing need annual requirement), within the period 2017 to 2028 there is a calculated need for 13,559 dwellings. This also, by virtue of Government statistics, includes the part of Wealden District that is within the South Downs National Park and therefore is an overestimate of need. Taking into account the Plan proposals (as concluded below), there would be an under supply of 1,283 dwellings against the proposed Government methodology for calculating housing need using the calendar year approach. Using the annual requirement of 1,130 dwellings per annum and the monitoring year method of calculating need for the Local Plan (the Local Plan is based on a monitoring year April to March) then the overall housing requirement is 12,249 dwellings from 2017 to 2028. Using the Local Plan requirements, this would result in an undersupply against the Government's methodology for calculating housing need of only 153 dwellings.

19 See Table 1.10 [Wealden Objectively Assessed Need \(OAN\) Update Draft Paper 2013 to 2028 \(March, 2017\)](#)

4.2.19 As discussed previously, the Wealden Local Plan will be submitted to the Planning Inspectorate prior to 24 January 2019, so for the purposes of this examination, will be considered against the policies contained within the NPPF published in March 2012. Nevertheless, it is considered that this newly published methodology for calculating housing need would not result in a significant increase to the housing requirements within the Wealden District.

4.3 Conclusions

4.3.1 As discussed above, the SHMA (August, 2016) concluded that the OAN, accounting for the latest demographic projections at that time, economic trends and forecasts, market signals and affordable housing provision would be 736 dpa (i.e. the economic growth scenario), with this target figure being able to meet the economic growth scenario and to increase affordability in the District. However, following the publication of a 2014-based SNPP, by the ONS in May 2016, Wealden District Council commissioned further work in the form of Wealden Objectively Assessed Need (OAN) Update Draft Paper 2013 to 2028 that was published in March 2017. The outputs of this exercise are within the table above.

4.3.2 It is noted that four of the six outputs for the OAN for the Wealden District (following market signals adjustments) are between 930 dpa (or 13,900 dwellings between 2013 and 2028) and 972 dpa (or 14,600 dwellings between 2013 and 2028). This includes the demographic, Cambridge econometric and Experian local market forecasts scenarios when adjusted for household formation rates having returned to 2001 conditions at the end of the period, and the LPEG method based on long-term migration. If an artificial 10% uplift was applied to demographic the baseline (i.e. the 2014-based SNPP), then this would result in a housing target figure of 1,005 dpa (or 15,100 dwellings between 2013 and 2028), which is marginally higher than the other projections. The only outlier is the LPEG method based on the 2014-based SNPP that produced 1,233 dpa (or 18,500 dwellings between 2013 and 2028) that was based on a market uplift of 25% when compared to the demographic baseline and household formation rate adjustments for the 25-44 years old cohort. As discussed above, the LPEG methodology results in a higher housing need than the 'standard methodology' used for calculating housing need through the revised NPPF and has not been taken forward by the Government.

4.3.3 Given the above evidence, it was considered that **950 dpa (or 14,250 dwellings between 2013 and 2028)** would be the appropriate OAN figure for the Wealden District and the Wealden Local Plan. This figure would correlate with four out of the six outputs for OAN for the Wealden District (following market signal adjustments) and would be in line with the PPG Guidance in terms accounting for latest 2014-based SNPP for the demographic starting point, economic forecasts and an assessment of market signals uplift. In addition, a requirement to deliver 950 dpa during the Plan period combined with a separate planning policy to deliver at least 35% of new homes as affordable (subject to certain criteria) could mean that 332 new affordable homes could be delivered each year. This would be in line with the total affordable housing requirement identified within the SHMA ⁽²⁰⁾ at page 213, (August 2016) allowing for a vacancy rate of 2.8%, that equated to 6,617 households over the projection period (2013-2033) or 331 households as an

20 See paragraph 8.141 of the SHMA August 2016

annualised requirement. This projection assumed the entire affordable need backlog is cleared by the end of the Plan period.

4.3.4 This would be a significant increase over the current adopted Wealden District Core Strategy Local Plan (2013) target of 450 dpa ⁽²¹⁾ and recent net housing completions that averaged 536 dpa between 2013/14 to 2017/18. As a consequence, an OAN of 950 dpa would represent a step change in house building across the District over the Plan period.

21 See Policy WCS1 – Provision of Homes and Jobs 2006-2027 of the [Wealden District Core Strategy Local Plan](#) that was adopted in February 2013

4 Identifying Market Housing Needs

5 Affordable Housing

5.1 National Policy and Guidance

5.1.1 The NPPF (March, 2012) confirms under paragraphs 47, 50 and 159 that local planning authorities, where they have identified that affordable housing is needed, should set policies for meeting this need on site, unless other off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.

5.1.2 Affordable housing has been defined in the NPPF (March, 2012) under Annex 2: Glossary as the following:

‘Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.’

5.1.3 In terms of ascertaining affordable housing need, the PPG⁽²²⁾ states that local planning authorities (with relevant colleagues within the local authority) will need to estimate the number of households and projected number of households

who lack their own housing or who cannot afford to meet their housing needs in the market. This calculation would involve adding together the current unmet housing need and the projected future housing need and then subtracting this from the current supply of affordable housing stock.

5.1.4 In terms of the total need for affordable housing, the PPG⁽²³⁾ states that this should then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures may need to be considered where it could help deliver the required number of affordable homes.

5.2 The Affordable Housing Delivery Local Plan (May, 2016)

5.2.1 Wealden District Council adopted the Affordable Housing Delivery Local Plan on 18 May 2016 and this superseded policy WCS8 Affordable Housing in the adopted Core Strategy Local Plan (2013). In summary, this document sought to adopt a single planning policy relating to affordable housing (named Policy AFH1 - Affordable Housing), which outlines the main requirements for new housing developments within the District in terms of affordable housing provision. The planning policy confirms that affordable housing is required at a level of 35% of the number of dwellings on development sites on development sites with 5 (net) dwellings or more.

5.2.2 The planning policy also notes that affordable housing provision should incorporate a mix of tenures and that the presumption is for development sites of 49 dwellings (net) or less that around 80% of the total number of affordable homes provided will be for social rented accommodation with the remainder being for intermediate accommodation. For development sites of 50 dwellings (net) or more around 40% of the total number of affordable homes provided will be for social rented accommodation, 40% will be affordable rent and 20% intermediate accommodation.

5.2.3 It is noted that at approximately the same time as the adoption of the Affordable Housing Delivery Local Plan in May 2016, that a written ministerial statement⁽²⁴⁾ first published in November 2014 regarding the specific circumstances where contributions for affordable housing (and other tariff style planning obligations) should not be sought from small scale and self-build development, came into effect following an order of the Court of Appeal that was also decided in May 2016. These circumstances are outlined in the PPG⁽²⁵⁾ and for clarity, are as follows:

1. contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area);

23 See [Paragraph 027: Reference ID: 2a-027-20180913](#) of the PPG.

24 [Written Ministerial Statement for Small-Scale Developers, Custom and Self-Builders, November 2014](#)

25 See [paragraph 031 Reference ID: 23b-031-20161116](#)

2. in designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-units or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty; and

3. affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.

5.2.4 Wealden District Council acknowledges that the current adopted planning policy within the Affordable Housing Delivery Local Plan (May, 2016) in relation to affordable housing does not accord directly with the material considerations set out through the aforementioned Written Ministerial Statement and the new Wealden Local Plan affordable housing policy will seek to address those conflicts where they exist.

5.3 Local Evidence Base Documents

The Strategic Housing Market Assessment (SHMA) August, 2016

5.3.1 As discussed previously, in April 2014, Wealden District Council appointed Bilfinger GVA to undertake a SHMA to understand Wealden District Council's current and future housing market and how this relates to the District's housing growth and needs. The first draft of the SHMA report was issued in December 2014 but was iterated on, with the final SHMA report published in August 2016.

5.3.2 It is noted that the SHMA followed the PPG on how to calculate affordable housing need and endeavoured to confirm what the *current* housing need for both the 2013 – 2033 period and the Core Strategy plan period (2013 – 2027), the *future* housing need for those periods and the *future* affordable housing supply for those periods. In line with PPG, to calculate total affordable housing need, the total current housing need (gross backlog) was to be added to the total newly arising need and then the total new affordable housing stock available is taken away from this figure. For the Wealden District, the total current housing need, consisting of homeless households and those in temporary accommodation, overcrowded or concealed households and those identified on the housing waiting list amounted to 210 homes annually. The future housing need (i.e. the proportion of newly emerging households unable to buy or rent and existing households falling into need) was identified as 545 homes annually. The total new affordable housing stock available was calculated as 92 homes annually. If both the total current housing need and future housing need are added together and the total new affordable

housing stock available have been taken away, then the total affordable housing need is 662 dwellings as an annualised figure ⁽²⁶⁾.

5.3.3 To calculate the net affordable housing need annualised figure, the SHMA also sought to remove future supply from existing affordable housing (this includes the supply of social re-lets and the supply of intermediate affordable housing for re-let or re-sale at sub market levels) that amounted to 340 dwellings annually. Therefore, the net affordable housing need is 322 dwellings as an annualised figure. Allowing for Wealden's 2.8% vacancy rate (which adequately facilitates housing market churn) this identifies an affordable housing requirement of 6,617 dwellings over the projection period (2013 -2033), 4,632 dwellings over the former Core Strategy plan period (2013 -2027) and **331 dwellings annually**. The full details of the calculation can be found within the SHMA at table 74 and 75 (pages 191 and 192) and at paragraph 8.141 (page 213).

5.3.4 As discussed at Section 4.3 of this Housing Background Document, the Objectively Assessed Housing Need (OAN) is considered to be 950 dwellings per annum, or 14,250 dwellings between 2013 and 2028 (the Plan period). It is noted that if the full net affordable housing needs were to be met (i.e. 331 dwelling per annum) through the delivery of the OAN figure, then this would amount to approximately 35% of the new homes needing to be affordable. As already discussed, national planning guidance confirms that smaller housing sites (dependent on their location and quantum) will not all be subject affordable housing requirement. However, the adoption of 35% target for affordable housing provision for the Plan period is considered to meet the vast majority of affordable housing needs within the District, although this target figure would be subject to viability considerations as outlined in the NPPF and as described below.

Viability Considerations and the Wealden Local Plan Viability Study (July, 2017)

5.3.5 The NPPF (March 2012) confirms that pursuing sustainable development requires careful attention to viability and costs in both plan-making and decision-taking and outlines such expectations of local planning authorities between paragraphs 173 and 177 of the NPPF.

5.3.6 Paragraph 173 of the NPPF confirms that plans should be deliverable and therefore, the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. It confirms that to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, housing standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. Paragraph 174 of the NPPF confirms

26 Please note that the annualised figures were derived from the total affordable housing figures for the Plan periods, which is why the annualised figure is 662 dwellings rather than 663 dwellings

that local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. It is noted that the cumulative impacts of these standards and policies should not put the implementation of the plan at serious risk, and should facilitate development throughout the economic cycle.

5.3.7 Wealden District Council did commission BPS Chartered Surveyors to carry out the Wealden Local Plan Viability Study to contend with the issues described above, that was published in July, 2017 and was based upon the draft planning policies contained within the Proposed Draft Submission version of the Wealden Local Plan March (2017)⁽²⁷⁾. The draft planning policy for affordable housing (Policy HG2 – Provision of Affordable Housing) at that time confirmed that affordable housing is required at a level of 35% of the number of dwellings on development sites of 6 dwellings (net) or more in areas defined on the Proposals Maps as being within the High Weald Area of Outstanding Natural Beauty (AONB). The draft planning policy goes on to state that affordable housing at 35% is required in all other areas on development sites of 11 dwellings (net) or more (or a combined floorspace of more than 1,000 sq m). This is in line with government guidance on the matter. The affordable housing policy incorporated a mix of tenures and it is presumed that around 80% of the total number of affordable homes provided would be for rented accommodation, with the remainder being for intermediate accommodation. This was the affordable housing policy tested as part of the Wealden Local Plan Viability Study (July, 2017) and correlates with the current Wealden Local Plan affordable housing policy (January, 2019).

5.3.8 Paragraphs 2.16 to 2.25 of the Wealden Local Plan Viability Study outlines how the viability of residential schemes within the Wealden Local Plan have been assessed and includes information as to the residential allocation sites tested through residual valuations that are reflective of the sites that have come forward within the Wealden District. The viability assessment does confirm that sites in the south of the District tend to have their financial viability constrained due to the relatively low residential values in this part of the District. However, it was concluded that with 35% affordable housing and the Draft Plan's prescribed unit mix⁽²⁸⁾ that the viability of the allocated schemes would largely be satisfactory, particularly in the north of the District where land values are relatively high.

5.3.9 The Wealden Local Plan Viability Study does identify the South Wealden Growth Area (SWGA) as a key element of delivering the Plan and constitutes a large proportion of the District's housing total. Therefore the marginality of viability in the SWGA, as shown by the results of the study, could represent a significant potential obstacle to meeting the housing target for the Wealden Local Plan. The key viability constraints that were identified through this study for the SWGA are as follows:

- i. Potentially higher off-site infrastructure costs;

²⁷ [The Draft Version of the Wealden Local Plan \(March, 2017\)](#)

²⁸ See the Housing Mix policy contained within the Draft version of the Wealden Local Plan (March, 2017).

- ii. Higher on-site infrastructure costs in the case of larger schemes; and
- iii. Cost implications of mitigating impact on protected areas.

5.3.10 It is the Council's contention that there is sufficient flexibility built into Policy HG2 of the Wealden Local Plan (January, 2019) that would ensure that the more marginal sites could still come forward in the south of the District. The following text relates to viability of affordable housing provision and does form part of the proposed affordable housing policy:

'Where it can be proven that affordable housing requirement cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets. It will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met, and the closest alternative target that can be achieved taking into account viability and need. The alternative target should initially consider a change in tenure before considering reducing the overall provision on site. When there is a reduction in provision, the remainder of the requirement must be 1 or 2 bed accommodation. If provision is not shown to be viable, then serviced plots for affordable housing could be provided. If this is not viable, a commuted sum in lieu of on-site delivery is required. This will be subject to independent assessment by the Council's appointed consultant the costs of which will be paid for by the applicant.'

5.3.11 It is noted that the definition of what constitutes 'affordable housing' has altered since the introduction of the revised NPPF (July, 2018), albeit that the Local Plan itself will be examined on the basis of the NPPF (March, 2012). The affordable housing planning policy (Policy HG2), as currently worded, states that the presumption is that around 80% of the total number of affordable homes provided will be rented accommodation with the remainder being for intermediate accommodation. However, as discussed above, if there are proven economic viability concerns with a housing scheme and the proposed mix of tenures, then alternative tenure mixes can be considered, this can include starter homes or discounted market sales housing where it is considered appropriate and economically viable to do so. It is therefore considered that Policy HG2 (Provision of Affordable Housing) of the Wealden Local Plan is flexible enough to consider alternative affordable housing types and tenures.

5.4 Conclusions on Affordable Housing

5.4.1 In conclusion, it is noted that if Wealden District Council was to meet its full objectively assessed housing need (OAN) target of 950 dpa and its full affordable housing need target of 331 dpa as required by the NPPF, then this would amount to at least 35% of all homes built within the District between 2013 and 2028 being affordable. In addition, and as discussed above, the Wealden Local Plan Viability Study (July, 2017) confirms that an affordable housing target of 35% would not jeopardise housing delivery within the District, although larger sites to the south of the District, including the SWGA, may be marginal in terms of viability with an 35% affordable housing target in place. As discussed above, Wealden District Council considers that there is sufficient

flexibility within the proposed affordable housing policy to allow for the reduction of affordable housing where it can be proven that the affordable housing requirement cannot be achieved. On this basis, it is concluded that the policy HG2 (Provision of Affordable Housing) of the Wealden Local Plan would strike the right balance between meeting as much of the affordable housing needs of District as it can (in line with bullet point 1, paragraph 47 of the NPPF) and not jeopardising the delivery of new dwellings within the Wealden District over the Plan period.

5.5 Affordable Housing Tenure Mix

5.5.1 The SHMA (August, 2016) does provide information on what type of affordable housing accommodation is most needed within the District, which has in turn, informed policy HG2 of the Wealden Local Plan in terms of tenure mix. The affordability of housing tenures within the District for the SHMA was based on the assumption that up to 30% of household income is spent on housing, which shows that only 51% of households within the District could afford market housing.

5.5.2 In terms of affordable tenures, the SHMA confirms that using the mid-point scenarios, the analysis shows that 78% of households can afford social rent, 59% of households can afford shared ownership (based on a 50% equity share), and 59% of households can afford affordable rent (which reflects affordability set at 60% and 70% of market rent, where at 80% of market rent, 51% of households cannot afford the tenure). Given the above, for all Wealden households, assuming those who cannot afford any tenure access social housing, the following potential future tenure distribution was calculated as 51% market tenures; 8% affordable rent/shared ownership and 41% social rent. For those who can only access affordable tenures (49% of all households), the split would be as follows:

- affordable rent/shared ownership at 16%
- social rent at 84%

5.5.3 Policy HG2 (Provision of Affordable Housing) in the Wealden Local Plan confirms that affordable housing provision should incorporate a mix of tenures. However, although it is clear that the greatest need is for social rented accommodation within the District (that are typically 40% to 50% of market rents and are the most affordable to those people in need of affordable rented accommodation within the District), this tenure is most difficult to provide for owing to a lack of social housing grant/subsidy and viability issues. There is clearly some demand for the affordable rented accommodation within the District, which is subject to rent controls that require a rent of no more than 80% of local market rent. Although this tenure of affordable housing is less affordable, in viability terms at least, affordable rent has proven to be vastly more successful in terms of delivery, where in the recent past, such tenures have been subsidised by Government fund initiatives where considered appropriate. Owing to the demographics of the Wealden District, there is less need for intermediate housing; this tenure covers a range of products and can include homes for sale and rent provided at a cost above social rent but below market levels.

5.5.4 As outlined above, the Wealden Local Plan Viability Study (July, 2017) did confirm that both the level of affordable housing provided for the Wealden Local Plan (at 35%) and the assumed tenure split of 80% affordable rent and 20% intermediate would be acceptable in viability terms for residential development in District (in conjunction with other policies contained within the Wealden Local Plan). Therefore, policy HG2 (Provision of Affordable Housing) has considered it necessary to have a tenure split of 80% affordable rent and 20% intermediate housing. There is some flexibility with this affordable housing policy as described earlier in this Housing Background Paper, and if it is proven necessary to change the tenure assumptions above to achieve 35% affordable housing on the scheme, then this will be supported subject to economic viability. Indeed, in line with policy HG2 of the Wealden Local Plan, a change to the tenure mix of a proposed development scheme would be considered prior to a reduction of affordable homes provided through such a development scheme and could include other affordable housing types where appropriate.

5.5.5 Lastly, the Housing and Planning Act 2016 introduced provisions for Starter Homes as affordable housing products. These homes have a restriction in terms of sales value, age of eligibility and other limiting criteria. These homes, although falling within definition of 'affordable housing', can be sold at market value after a number of years and would therefore form part of the market housing stock in years to come. It is noted under policy HG2 of the Wealden Local Plan that in circumstances where a proportion of starter homes are required through regulations, then the remaining affordable provision up to 35% shall be made available as rented accommodation.

5.6 Housing Mix

5.6.1 The Council's SHMA (August, 2016) does identify the proportion of dwelling stock by type⁽²⁹⁾ as of the 2011 Census that confirms that there is a prevalence of both detached and semi-detached homes within the District (44.5% detached dwellings and 30% semi-detached dwellings) when compared with the other Districts in the wider HMA and both national and regional trends. There is also a low proportion of both flatted housing stock and terraced housing within the District at 11.6% and 12.7% respectively (the remaining stock provision comes from residential caravan provision or other stock types).

5.6.2 The Council's SHMA (August, 2016) does also identify the proportion of dwelling stock by the number of bedrooms⁽³⁰⁾ when compared with the proportion of bedroom sizes within the wider HMA, the region and nationally. The housing stock of Wealden District is made up of 7.6% 1 bedroom, 28.2% 2 bedrooms, 35.4% 3 bedrooms, 20.2% 4 bedrooms, and 8.4% 5+ bedrooms dwellings. At either end of the housing ladder, there are significant variations between the Wealden District and neighbouring local authorities. As highlighted above, 1 bedroom dwellings in the Wealden District only makes up 7.6% of the total housing stock, when compared with at least 11.5% in wider HMA and south east region, and in the case of 5+ bedroom dwellings, the Wealden District proportion amounts to 8.4% when compared with neighbouring local authorities where the proportion only

29 See Table 19 of the SHMA (August, 2016), page 37.

30 See Table 20 of the SHMA (August, 2016), page 40.

amounts to 6.5% (the Wealden District has almost double the amount of 5+ bedroom dwellings when compared with the national proportion of 5+ bedroom dwellings).

5.6.3 When considering the current stock type profile for the Wealden District, with a large proportion of detached and semi-detached housing stock and a relatively small proportion of flatted stock, it was considered within the SHMA that an approach that aims to balance this profile by providing some more flatted stock may be beneficial, particularly in addressing affordability issues and access for starter homes for younger person households. Policy HG 9 (Housing Mix) has been proposed to address this issue and confirms that new housing developments will be expected to provide for a mix of dwelling sizes and types that meets the identified housing needs of the local area. Specifically, the planning policy confirms that within the SWGA at least 35% of the market units must be 1 or 2 bedroom dwellings, and a maximum 5% 4 or more bedroom dwellings⁽³¹⁾. For the remainder of the Wealden District, where the housing mix issues are exacerbated, at least 40% of the market units must be 1 or 2 bedroom dwellings, and a maximum of 5% 4 or more bedroom market dwellings. For affordable housing on larger mixed tenure sites (50 dwellings or more), including allocations, the policy confirms that there should be a mix of 35-40% 1 bedroom dwellings, 35-40% 2 bedroom dwellings, 20% 3 bedroom dwellings and 0-5% 4+ bedroom dwellings.

5.6.4 As with the affordable housing planning policy, there is some flexibility in terms support for different tenure mixes where it can be proven that the affordable housing mix is not viable, although there would be preference for smaller dwellings to meet this need. Alternatively, the planning policy confirms that neighbourhood development plans would be able to specify alternative housing mix for development, outside allocations contained within this plan, taking into account the specific circumstances of each Neighbourhood Area.

5.7 Rural Exception Sites

5.7.1 Paragraph 54 of the NPPF (March, 2012) confirms that in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. It notes that local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs. The revised NPPF (July, 2018) also confirms that local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this (see paragraph 77).

5.7.2 This type of planning policy is contained within the current Core Strategy Local Plan (2013)⁽³²⁾ and in the recent past, a small number of dwellings have been delivered on rural exception sites in order to bolster the supply of affordable dwellings in many of the rural villages in the District. The Wealden Local Plan contains Policy HG 5 (Rural

31 There is an exception in the SWGA, where the dwellings would be subject to the Core Area Policy (RAS1) on sites of 3 dwellings (net) or greater.

32 See Policy WCS9 Rural Exception Affordable Housing of the Wealden Core Strategy Local Plan (2013).

Exception Affordable Housing) that confirms that in exceptional circumstances, planning permission may be granted for small scale affordable housing in rural areas, subject to a number of criteria, including that the development meets an identified local housing need ⁽³³⁾ among those people unable to compete in the normal housing market. In line with national planning policy, the local planning policy confirms that market housing would be acceptable if it can enable a significant amount of affordable housing with a ratio of 1 market house to 10 affordable homes.

5.7.3 Lastly, the planning policy confirms that rural exception dwellings are allowed to exceed the threshold set for the overall growth of Local and Neighbourhood Settlements set out in Policy RAS 1 (Core Areas) and would not count towards the overall total for that settlement.

33 Local need includes the need within the parish or adjacent parishes within the District.

6 Self-Build and Custom Build

6.1 National Planning Policy and Guidance

6.1.1 Section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides the legal definition of self-build and custom housebuilding. This part of the act also states who is responsible for the keeping of a self-build and custom housebuilding register; this does include Wealden District Council.

6.1.2 Section 2(1) of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing Planning Act 2016) places a duty on relevant bodies to have regard to each self-build and custom housebuilding register, that relates to their area when carrying out their planning, housing, land disposal and regeneration functions.

6.1.3 In terms of the planning functions of an authority, this would include both plan-making and decision-taking functions. The register that relates to their area may be a material consideration in decision-taking. In terms of the plan making functions, local authorities should use their evidence on demand for this form of housing from the registers that relate to their area in developing their Local Plans and associated documents.

6.1.4 Section 10 of the Housing and Planning Act 2016 relates to the 'duty to grant planning permission' and establishes that the relevant authorities must give suitable planning permissions to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to the authority's register during a base period that run from the 31 October to 30 October each year⁽³⁴⁾. At the end of each base period, relevant authorities have 3 years in which to grant planning permission on the equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period. There is no duty on relevant authority to grant planning permission on land which specifically meets the requirements expressed by those on the register.

6.1.5 In terms of supporting both self-build and custom build and in order to meet Section 10 of the Housing and Planning Act 2016, Wealden District Council has sought to develop a separate planning policy that would require self-build and custom build plots to be provided as part new residential development schemes that come forward. Both Wealden's Self-Build and Custom Housebuilding Register and Policy HG 7 of the Wealden Local Plan are summarised below.

6.2 Current Self-Build and Custom Build Requirements for the Wealden District

6.2.1 The Housing and Planning Act 2016 (Part 1, Chapter 2, Section 10, paragraph 2A) places a duty on the relevant authority, in this case Wealden District Council, to ensure

³⁴ The first base period begins on the day on which the register (which meets the requirements of the 2015 Act) is established and ends on 30 October 2016; for Wealden District Council this was 31 March 2016.

that sufficient planning permissions are granted to meet the demand for self and custom house building.

6.2.2 The Planning Practice Guidance (PPG)⁽³⁵⁾ for self-build and custom housebuilding confirms that the first base period begins on the day in which the register (which meets the requirements of the 2015 Act) is established and ends on 30 October 2016. For Wealden District Council, the self-build and custom build register was established on the 31 March 2016 and therefore the base period ended on 30 October 2016. The table below illustrates the number of applications that have been received for the self-build and custom build register in each base period and the time period the local planning authority has to grant planning permission for a sufficient number of plots, equal to the number of applications received to the register in each base period.

Table 5 : Number of Applications to the Self-Build and Custom Build Register

	Base Period dates from and to	Number of application to the register	Time period in which to grant permission (3 years from end of base period)
Base Period 1	31 March 2016 - 31 October 2016	2	31 October 2016 - 30 October 2019
Base Period 2	31 October 2016 - 30 October 2017	24	31 October 2017 to 30 October 2020
Base Period 3	31 October 2017 - 30 October 2018	24	31 October 2018 - 30 October 2021

6.2.3 Consequently, since the self-build and custom build register was established on the 31 March 2016, there have been 50 applications made to the register up until the end of base period 3 (30 October 2018). In terms of the supply of self-build and custom build homes during the base periods, the table below shows the number of self build and custom build plots granted planning permission for each base period.

Table 6 : Number of Self-Build and Custom Build Plots Granted Planning Permission

	Time Period	Number of self-build dwellings granted planning permission
Base Period 1	31 March 2016 - 31 October 2016	0
Base Period 2	31 October 2016 - 30 October 2017	45
Base Period 3	31 October 2017 - 30 October 2018	37

6.2.4 In short, the table above shows that Wealden District Council is currently meeting (and exceeding) the demand for self-build and custom build homes in the District. Since the self-build and custom build register was established on the 31 March 2016, there has been 82 self-build and custom build plots granted planning permission up until the end of base period 3. As discussed, there is no requirement on the local planning authority to meet the specific requirements of those individual people on the self-build and custom

build register, but this does demonstrate that sufficient self-build plots are being made available within the District currently.

6.3 Analysis of the Self-Build and Custom Housebuilding Register

6.3.1 Those local authorities who hold a Self-Build and Custom Housebuilding Register are encouraged to publish headline data from that Register within the Council's Authority Monitoring Report (AMR) to demonstrate demand within the District and progress to date. Data that the relevant authorities are encouraged to publish includes the number of individuals and associations on the register, the number of serviced plots of land sought and the preferences of those on the register, such as the desired build location, plot size and house type.

6.3.2 As discussed above, at the end of third base period on the 30 October 2018, there were 50 individuals and no associations enrolled on the Self-Build and Custom Housebuilding Register, with all these applications being received since the 1 April 2016.

6.3.3 Analysis of the information on the Self-Build and Custom Housebuilding Register showed that 66% of the individuals applying to the Register currently reside within the Wealden District, 19% currently live outside of the Wealden District but within East Sussex and 15% of applications were received from those who currently live outside of East Sussex. The most popular settlement choices for a Self-Build or Custom Housebuilding project were found to be Crowborough, Uckfield, Heathfield, Forest Row and Pevensey.

6.3.4 The Register asks a number of specific questions of each prospective individual to identify their preferences on the type of plot that the prospective individual is interested in and where they would prefer the plot, for example. The table below illustrates the plot size demand from those enrolled on the Self-Build and Custom Housebuilding Register as of 30 October 2018.

Table 7 : Plot Size (Square Metres) Preference

Size of Plot	Preference (%)
0 - 499 sq. m	32%
500 - 999 sq. m	27%
1,000 - 1,499 sq. m	27%
1,500 - 1,999 sq. m	0%
2,000 sq. m +	7%
Any Size	7%

6.3.5 There is a variation in plot size demand from those enrolled on the Register, but 86% of applicants were interested in a plot of land under 1,500 sq. m in size. A plot of land beyond 2,000 sq. m in size was only requested by 7% of applicants to the Register and furthermore, 7% of applicants stated that they would consider a plot of land of any size.

6.3.6 The table ⁽³⁶⁾ below illustrates the type of housing for those listed on the Self-Build and Custom Housebuilding Register, that they would be interested in acquiring.

Table 8 : Property Type Preference

Property Type	Preference (%)
Detached House	100%
Solely a Detached House	70%
Semi-Detached House	16%
Terraced House	4%
Flat/Apartment	2%
Other	16%

6.3.7 All applicants to the Register stated that they would be interested in a detached dwelling house, with 70% of applicants solely seeking to build a detached dwelling house. Furthermore, 16% of applicants are interested in building a semi-detached house, 4% expressed interest in a terraced dwellings house and 2% of applicants to the Register are interested in a flat or apartment.

6.3.8 The table below illustrates the minimum number of bedrooms people listed on the Self-build and Custom Housebuilding Register that they would require.

Table 9 : Property Size Preference

Property Size	Preference (%)
One Bedroom	2%
Two Bedrooms	18%
Three Bedrooms	41%
Four Bedrooms	35%
Five Bedrooms or more	4%

6.3.9 Of those currently enrolled on the Self-build and Custom Housebuilding Register, 2% expressed interest in a one bedroom dwelling, 18% are interested in a two bedroom dwelling, 41% require a three bedroom dwelling, a four bedroom dwelling is requested by 35% of applicants and 4% of applicants are seeking at least a five bedroom dwelling.

³⁶ It should be noted that individuals can select more than one option for their preferred property type and that percentage will therefore be above 100%.

There is therefore a substantial interest (at least 80%) for dwellings of at least 3 bedrooms or more.

6.4 Self-Build and Custom Build Policy

6.4.1 In order to ensure that sufficient self-build and custom build plots are made available throughout the plan period of the Wealden Local Plan, it has been considered necessary to introduce a new planning policy within the Wealden Local Plan, named Policy HG 7 - Self Build and Custom Build. The policy reads as follows:

'On sites of 20 dwellings or more, provision of fully serviced plots for custom and self build dwellings should be made on site. At least 5% of the total dwellings should be made available for self-build plots, subject to there being a need in the Parish or settlement as identified in the Council's Self Build and Custom Build Register.'

Where a developer is required to provide self build and custom build plots, the plots should be made available and marketed through relevant trade organisations for at least 12 months. Where plots have been appropriately marketed and have not sold within this time period the plots should be offered to the Council or Housing Associations for the provision of affordable housing in addition to that required by policy HG2. If the plots are not secured by the Council or Housing Associations for affordable housing the dwellings can be built out for sale on the open market.'

Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for self and custom build projects within the Neighbourhood Plan Areas'.

6.4.2 This planning policy confirms that on sites of 20 dwellings or more, the provision of fully serviced plots for custom and self-build dwellings should be made on sites for 5% self-build and custom-build, subject to there being a need within the Parish or settlement as evidenced in the Council's Self-Build and Custom Build Register. For example, a site that provides 40 dwellings would be expected to provide two fully serviced plots for custom and self-build dwellings on site. The policy notes that this will be subject to there being a need in the Parish or settlements as identified in the Council's Self Build and Custom Build Register. If the Self-Build and Custom Housebuilding Register does not identify a need for plots within specific Parish or settlement where the development is located, then the planning policy confirms that such self-build and custom housebuilding plots will not be required.

6.4.3 As noted in the paragraphs above, Wealden District Council is currently succeeding in terms of meeting its self-build and custom build requirements, although there is no guarantee that this will be the case indefinitely. The Planning Practice Guidance (PPG) confirms (under Paragraph: 025 Reference ID: 57-025-201760728) that relevant authorities should consider how they can best support self-build and custom housebuilding in their area, which could include development policies in their Local Plan for self-build and custom housebuilding. The planning policy above would allow for new self-build and custom build plots to be developed in the Parishes/settlements where they are needed, and only if it is viable to do so. The Council would still continue to support self-build and custom

housebuilding opportunities where they comply with other planning policies within the Wealden Local Plan (most notably, policies AF1, AF2 and WLP7).

6.4.4 There is a caveat to the planning policy that confirms that where a developer is required to provide self-build and custom build plots, that these should be available and marketed for at least 12 months. Where plots have been marketed appropriately and have not been sold within the time period, the plots should then be offered to Wealden District Council or a Housing Association for affordable housing. It is only then that the developer would be able to build out the plot to be sold on the open market. It is considered that this planning policy would ensure that there is a consistent flow of self-build and custom build plots available in the locations that those on the self-build and custom build register prefer, and moreover, to meet the needs of Self-Build and Custom Build Register only when it is necessary to do so.

7 The Distribution of Housing within Wealden's Towns and Rural Areas

7.1 Introduction

7.1.1 Policy WLP 1 (Provision for Homes and Jobs) of the Wealden Local Plan confirms that some 14,228 dwellings will be delivered between 1 April 2013 and 31 March 2028. In terms of new housing allocations within the Wealden Local Plan, provision is made for some 4,012 dwellings on allocated land (excluding those allocated sites that have received planning permission), which includes 189 dwellings on identified SHELAA sites relevant to Policy WLP7, AF1 and AF2 (see Appendix 1). The remaining components of housing land supply for the Wealden Local Plan consist of 'known' (net) housing completions between 1 April 2013 and 30 September 2017 and extant planning permissions as of 30 September 2017; this is discussed in more detail within the Housing Land Supply section of this Housing Background Paper.

7.1.2 The following section considers the distribution of new housing allocations within the Wealden District as set out within the Wealden Local Plan. The South Wealden Growth Area (SWGA) consists of the land contained within the development boundary of Hailsham, Polegate and Willingdon, Stone Cross and land identified for employment growth in A22 Employment Sector and includes the majority of new housing and employment allocations within the Wealden Local Plan. Land is allocated in the following sectors for the development of up to 3,750 homes ⁽³⁷⁾ (of which 492 have already have planning permission as described below), 21 Gypsy and Traveller Pitches, 22,500 sqm of employment floorspace and associated infrastructure. The details for each allocation are presented in the table below.

Table 10 : Allocations within the SWGA for the Wealden Local Plan

Allocation Sector	
Hailsham North 1 (HN1)	Allocation of 1,529 dwellings (460 of which have planning permission)
Hailsham East 2 (HE2)	Allocation of 513 dwellings
Hailsham South East (HSE3)	Allocation of 278 dwellings - including 18 Gypsy and Traveller Pitches
Hailsham South 4 (HS4)	Allocation of 400 dwellings
A22 Employment Sector	Allocation of 22,500 sq.m floorspace
Polegate North (PN1)	Allocation of 23 dwellings
Polegate (P2)	Allocation of 3 Gypsy and Traveller Pitches
Polegate and Willingdon 1 (P&W1)	Allocation of community facilities including education, medical facilities, community hall, sports and leisure facilities
Stone Cross 1 (SC1) and Stone Cross 2 (SC2)	Allocation of 833 dwellings
Lower Horsebridge (LH)	Allocation of 110 dwellings (32 of which have planning permission) Both an outline planning application

37 Please note that 82 dwellings of the total are identified SHELAA sites in Polegate as shown in Appendix 1 of this Background Paper.

(WD/2015/2847/MAO) for 32 dwellings with associated access and landscaping (WD/2017/1971/MAJ) were approved in April 2016 and October 2017 respectively.
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7.1.3 There are a number of overarching planning policies that relate to the SWGA in its totality and particularly the strategic infrastructure projects that are required to ensure that residential development can come forward through the Plan period at the appropriate time. Most notably, Policy SWGA 8 (Release of Development) confirms the following:

- the release of land for development is conditional upon the availability of waste water treatment capacity being made available at the appropriate time;
- the release of land for development is conditional upon their being capacity within the strategic transport network. Any development will need to show that the impact of the additional traffic created by new development, including cumulative impact, could be accommodated on the existing network or that strategic transport interventions will be delivered to the satisfaction of the relevant highway authorities. They should be consistent with the A27 improvement Policy SWGA4.

7.1.4 As highlighted above, there are two additional identified SHELAA sites within the SWGA, both in Polegate, that are supported for growth and will form part of the housing requirement (these are shown at Appendix 1). With the allocations above, and the two identified SHELAA sites in Polegate, the SWGA is expected to deliver at least 3,750 dwellings, 21 Gypsy and Traveller pitches and 22,500 sq.m of employment floorspace through the Wealden Local Plan. The remaining part of this section will outline the new allocations for each settlement within the District, starting with the settlements within the SWGA that includes Hailsham, Lower Horsebridge, Polegate and Willingdon, and Stone Cross.

7.2 Hailsham

7.2.1 As described above, Hailsham is a major focus for new development within the Wealden District and is one of the largest towns within the District (along with Crowborough) with the population estimated to be just over 20,000 people⁽³⁸⁾. It has a well-established town centre and has had a recent history of growth with allocations in both the adopted Wealden Core Strategy Local Plan (2013) and the Non Statutory Wealden Local Plan (2005) that have come forward.

7.2.2 There are four specific housing allocations that are identified within the Wealden Local Plan and these are located adjacent to the existing settlement of Hailsham, which are named Sector Hailsham North 1, Sector Hailsham East 2, Sector Hailsham South East 3 and Sector Hailsham South 4. The total quantum of new residential development to be delivered through these allocations amounts to 2,702 (net) dwellings (this includes 460 dwellings that already have planning permission) and 18 Gypsy and Traveller pitches.

7.2.3 Sector Hailsham North 1 is wholly contained within the Parish of Hellingly and connects the north of Hailsham to the existing isolated development of around 400 dwellings at Roebuck Park. Land at Sector Hailsham North 1, defined on the Proposals Maps accompanying the Wealden Local Plan as Site HN1A to HN1E, is allocated for a mixed use urban extension comprising housing, educational facilities and associated infrastructure. The allocation itself is split into five separate areas and is identified on the Proposals Map and in Policy SWGA 9 (Development in Sector Hailsham North 1) as follows:

- Hailsham North 1A (HN1A) 519 dwellings ⁽³⁹⁾, education and retail provision;
- Hailsham North 1B (HN1B) 160 dwellings;
- Hailsham North 1C (HN1C) 370 dwellings;
- Hailsham North 1D (HN1D) 400 dwellings; and
- Hailsham North 1E (HN1E); 80 dwellings.

7.2.4 Allocation Hailsham North 1A forms part of the North Hailsham broad location identified in the Core Strategy and planning permission has been granted on site for a mix of uses including housing (460 net dwellings), education and employment, which has recently commenced. This planning permission already forms part of the commitments (i.e. the planning permission is already included within the total housing provision for the Wealden Local Plan; see Policy WLP 1 – Provision for Homes and Jobs) and therefore the new allocation is only for 1,069 net dwellings.

7.2.5 Sector Hailsham East 2 is situated close to both Hailsham Town Centre and the Pevensey Levels Special Area of Conservation (SAC) and Ramsar Site. The land within Allocation HE2A was part of the previous broad location identified within the Core Strategy and subject to examination within the now withdrawn Strategic Sites Local Plan and as result, a number of planning permissions have been granted in the area. However, there are some planning permissions outstanding and as such the allocations, similar to Sector Hailsham North 1, would need to ensure that the water quality and the hydrology of the surface water which flows into the Pevensey Levels does not affect the conservation objectives and where possible seek to improve the water quality to good ecological status. These allocations also need to take into account the issue of its relative proximity to the North Hailsham Waste Water Treatment Works and any issues with regards to odour that are dealt with principally through planning policies SWGA 18 (Allocation Hailsham East 2A) and SWGA 19 (Allocation Hailsham East 2B) and the associated infrastructure policies.

³⁹ It should be noted that 460 dwellings are already committed under the Wealden Core Strategy Local Plan under Policy WCS4 – Strategic Development Areas (allocation SD3: Land North of Hailsham) and has received outline planning permission under planning reference WD/2013/0637/MEA in April 2014, with the latest reserved matters application, at the time of writing, being approved in July 2017 under planning reference WD/2017/0352/MRM. Therefore, only 59 dwellings are considered as new commitments. The site is now underway and had its first completions in second quarter of 2018/19.

7.2.6 The allocation itself is split into two separate areas, as discussed above and is identified on the Proposals Maps and in Policy SWGA 16 (Sector Hailsham East 2) as follows:

- Hailsham East 2A (HE2A): 255 dwellings; and
- Hailsham East 2B (HE2B): 258 dwellings;

The overall allocation of new dwellings with Hailsham East 2 is 513 dwellings.

7.2.7 Sector Hailsham South East 3 has two distinct areas. The area to the north of the sector is allocated for 150 dwellings and overlooks the Pevensey Levels and therefore the landscape impact will need to be considered, as well as the issues above relating to water quality and hydrology of the surface water that flows into the Pevensey Levels. The second parcel of land to the south of the sector is allocated for 110 dwellings and 18 Gypsy and Travellers pitches and is relatively well contained and forms part of the former waste water treatment works. Therefore, such development is subject to the consideration and mitigation of contaminated land.

7.2.8 The allocation itself therefore has three different components and is identified on the Proposals Map and in Policy SWGA 20 (Development in Sector Hailsham South East 3) as follows:

- Hailsham South East 3A (HSE3A); 150 dwellings;
- Hailsham South East 3B (HSE3B); 110 dwellings; and
- Hailsham South East 3C (HSE3C); 18 pitches for Gypsy and Traveller provision.

The overall allocation of new dwellings with Hailsham South East 3 is 278 dwellings, inclusive of the 18 Gypsy and Traveller pitches at Hailsham South East 3C.

7.2.9 Land at Sector Hailsham South 4 (HS4) is a large area bounded by a number of features that includes Station Road, the Cuckoo trail and Ersham Road. This sector is situated adjacent to the built up area of Hailsham and access to the centre of Hailsham using Ersham Road and Station Road. For the purposes of the plan, the allocated land has been divided into two separate areas named Hailsham South 4a and Hailsham South 4b. These sites are physically separated by the Cuckoo Trail, which is considered to be a significant resource for both sites in terms of green infrastructure and connectivity to the town by walking and cycling. Land at Sector Hailsham South (HS4), as defined on the Proposals Map, is allocated for a mixed use urban extension comprising housing, education facilities and associated infrastructure; this includes up to 400 dwellings, with education provision on Hailsham South 4b (HS4B). It is preferred that development is brought forward comprehensively.

7.2.10 The table below shows each allocation sector named within the Hailsham that is contained within the Wealden Local Plan.

Table 11 : Allocations for Hailsham within the Wealden Local Plan

Allocation Sector	Number of Dwellings
Hailsham North 1A (HN1A)	Allocation of 519 dwellings (460 of which have planning permission); education and retail provision
Hailsham North 1B (HN1B)	Allocation of around 160 dwellings
Hailsham North 1C (HN1C)	Allocation of 370 dwellings
Hailsham North 1D (HN1D)	Allocation of around 400 dwellings
Hailsham North 1E (HN1E)	Allocation of 80 dwellings
Hailsham East 2A (HE2A)	Allocation of 255 dwellings
Hailsham East 2B (HE2B)	Allocation of 258 dwellings
Hailsham South East 3A (HSE3A)	Allocation of 150 dwellings
Hailsham South East 3B (HSE3B)	Allocation of 110 dwellings
Hailsham South East 3C (HSE3C)	18 Gypsy and Traveller Pitches (this is considered under a separate target outlined in Policy WLP 2 (Gypsy and Traveller Provision))
Land at Sector Hailsham South (HS4)	Allocation of 400 dwellings
Total Allocations for Hailsham	2702 Dwellings and 18 Gypsy and Traveller Pitches

7.2.11 Lastly, policy SWGA 27 (Hailsham South 5) of the Wealden Local Plan states that Land at Hailsham South 5, as defined on the Proposals Map, is identified for growth to accommodate the windfall allowance or any relevant shortfall of housing in the area in accordance with Policy WLP 7. Owing to the transport modelling work prepared and the associated Habitat Regulations Assessment (HRA) regarding air quality at various Natura 2000 sites, the amount of windfall residential development proposed within this Plan is presented in disaggregated Middle Super Output Areas (MSOA) as identified in Policy WLP 7. It is envisaged that this site would only come forward in the event that housing delivery in this location would not come forward in the area as envisaged through allocations in the Plan or via the windfall allowance contained within the relevant MSOA.

7.3 Lower Horsebridge

7.3.1 Lower Horsebridge is a settlement closely associated but not contiguous with Hellingly village on the northern outskirts of Hailsham town. It mainly consists of linear development and is separated from Hailsham by the River Cuckmere Flood plain. It is designated as a Core Area for the purposes of the Wealden Local Plan.

7.3.2 In terms of housing allocations, a planning application to extend a commitment of 32 dwellings (see reference WD/2017/1971/MAJ) to 110 dwellings has been substantially progressed, although not determined at the time of writing (see reference WD/2016/1948/MAO). This development proposal is included as an allocation for Lower Horsebridge (LH) under Policy SWGA 34 of the Wealden Local Plan. However, based on consideration of the settlement and its geography between flood zones, the location

relative to Hailsham and the rural character to the north of the settlement, it is not considered that further allocations or potential development areas are appropriate.

7.3.3 Policy SWGA 34 (Land to the East of North Street, Lower Horsebridge) confirms that proposals for development on land allocated east of North Street, Lower Horsebridge (LH) will only be permitted where they provide for up to 110 (net) dwellings in total (a further 78 dwellings above existing commitments). This planning policy also confirms that proposals for residential development will be subject to the criteria listed within the policy, particularly relating to flood risk and the potential impacts upon the Pevensey Levels SAC and other relevant planning policies as detailed in the development plan.

7.3.4 Therefore, in terms of new housing allocations within the Wealden Local Plan, it is anticipated that this housing allocation within Lower Horsebridge would be able to deliver **110 dwellings** during the plan period.

7.4 Polegate and Willingdon

7.4.1 The current population of Polegate is estimated to be 7,700 people ⁽⁴⁰⁾ within an area of 706 hectares and has a population density of 10.8. It has a small centre serving the day to day needs of residents and has had a recent history of growth with allocations in both the adopted Core Strategy (2013) and Non Statutory Wealden Local Plan (2005) coming forward.

7.4.2 The Parish of Willingdon is located between Polegate, Eastbourne and the South Downs National Park (SDNP). The small rural settlement of Jevington is contained within the SDNP and does not form part of this Plan. The current population of Willingdon (including Jevington within the SDNP) is estimated to be 7,440 people ⁽⁴¹⁾ within an area of 1077 hectares (population density 6.9). It has a recent history of growth with allocations in the adopted Core Strategy (2013).

7.4.3 In terms of housing allocations within this Wealden Local Plan, there are two residential allocations of 23 (net) dwellings and 3 Gypsy and Traveller pitches named Allocation Polegate North 1 and Allocation Polegate 2 on the Proposals Map. Policy SWGA 36 (Allocation Polegate North 1) confirms that Land at Little Shepham, Shepham Lane is suitable for development of up to 23 dwellings and that there are several site specific requirements for the allocation that include a range of densities on site, achieving on average around 35 dwellings per hectare. Policy SWGA 37 (Allocation Polegate 2) relates to land to the south of Lynholm Road, which contains existing Gypsy and Traveller provision and is considered suitable for a modest increase in provision of up to 3 Gypsy and Traveller pitches. This is discussed further within the Gypsy and Traveller Background Paper (January, 2019).

7.4.4 Further to the land identified above that has been allocated for development by the Wealden Local Plan, policy SWGA 40 (SHELAA Sites within Polegate and Willingdon Development Boundary) also identifies a number of SHELAA sites within the development boundary that are considered suitable and have been supported for growth, subject to

40 See 2011 Census

41 See 2011 Census

other policies within the development plan. The table below identifies the SHELAA sites considered suitable within the Polegate and Willingdon Development Boundary.

Table 12 : Identified SHELAA Sites within Polegate and Willingdon

SHELAA Reference	Site Name	Calculated Capacity
622/1510	Land at Royal Mail Delivery 74 High Street	6
722/1510	Land to the rear of Dittons Farm	76
Total		82

7.4.5 In terms of new allocations within the Wealden Local Plan, it is anticipated that housing allocations within Polegate and Willingdon are to deliver **105 dwellings** within the plan period, exclusive of 3 additional Gypsy and Traveller pitches coming forward at Lynholm Road.

7.5 Stone Cross

7.5.1 The current population of Westham (which includes Stone Cross) is estimated to be 5,515 people ⁽⁴²⁾ within an area of 1,415 hectares (population density of 4.5). Stone Cross has had a recent history of growth with allocations in the adopted Core Strategy (2013).

7.5.2 There are five specific housing allocations that are identified within the Wealden Local Plan and they are located adjacent to the existing settlement of Stone Cross which are named Stone Cross 1A (SC1A), Land at Dittons Nursery; Stone Cross 1B (SC1B), Land to the north of Pickens Wood; Stone Cross 1C (SC1C), Land to the south of Dittons Road; Stone Cross 2A (SC2A), Land to the north and south of Rattle Road; and Stone Cross 2B (SC2B), Land at Friday Street Farm. The total quantum of new residential development to be delivered through these allocations amounts to **833 dwellings**. The specific site allocations are as follows:

- Stone Cross 1A (SC1A); 100 dwellings;
- Stone Cross 1B (SC1B); 90 dwellings;
- Stone Cross 1C (SC1C); 75 dwellings;
- Stone Cross 2A (SC2A); 318 dwellings; and
- Stone Cross 2B (SC2B); mixed use development comprising housing (250 dwellings), employment provision and associated infrastructure.

7.5.3 Allocation Stone Cross 1A, identified as SC1A on the Proposals Map, lies at the far north-western edge of Stone Cross sandwiched between the A27 to the north and the B2247 to the south. Policy SWGA 44 (Allocation Stone Cross 1A) confirms that proposals for the development of this land will only be permitted where they provide for around 100 dwellings in total, subject to the retention/relocation of the nursery within the

site. It is anticipated that the development would include a range of densities on site, but would achieve on average around 30 dwellings per hectare (net).

7.5.4 Allocation Stone Cross 1B, identified as SC1B on the Proposals Map, lies in the centre of Stone Cross, between the settlement and the A27 to the north. Policy SWGA 45 (Allocation Stone Cross 1B) confirms that proposals for development of this land will only be permitted where they provide for around 90 dwellings in total. The policy also provides a number of site specific requirements for the allocation, including that the development would include a range of densities, but achieve on average around 20 dwellings per hectare (net).

7.5.5 Allocation Stone Cross 1C, identified as SC1C on the Proposals Map, is located to the west of Stone Cross, behind a row of existing residential properties and is accessed via the Dittons Road (B2247) and is adjacent to the Golden Jubilee Way (A22). Policy SWGA 46 (Allocation Stone Cross 1C) confirms that proposals for development of this land will only be permitted where they provide for some 75 dwellings in total at a density of around 30 dwellings per hectare (net).

7.5.6 Allocation Stone Cross 2A, identified as SC2A on the Proposals Map, lies in open countryside between Stone Cross and Westham and to the north of the Rattle Road, where the site is fairly large comprising two fields of grass bounded by hedgerows and trees. The allocation site also lies approximately 800m south west of the nearest point of the Pevensey Levels SAC, SSSI and Ramsar site. Policy SWGA 47 (Allocation Stone Cross 2A) confirms that proposals for development of this land will only be permitted where they provide for around 318 dwellings in total. It is anticipated that the development would include a range of densities on site, but would achieve on average around 35 dwellings per hectare (net).

7.5.7 Lastly, allocation Stone Cross 2B, identified as SC2B on the Proposals Map, is situated to the south east of Stone Cross, to the west of Westham and to the north east of Langney and Eastbourne. Policy SWGA 48 (Allocation Stone Cross 2B) confirms that the land is allocated for a mixed use development comprising housing, employment provision and associated infrastructure. It notes also that proposals for development will only be permitted where they provide for around 250 dwellings in total and unless an alternative can be provided for replacement B1, B2 and B8 employment floorspace (as a fully serviced site). It is anticipated that the development would include a range of densities on site, but achieve on average around 35 dwellings per hectare (net).

7.6 Other Towns and Villages with Allocations in the Wealden Local Plan

7.6.1 The following section covers all the areas which have development boundaries and have allocations for future housing growth that is not contained within the SWGA and include settlements such as Heathfield, Wadhurst, Horam, Ninfield and Mayfield.

7.7 Heathfield

7.7.1 Heathfield is a small rural town located within the Parish of Heathfield and Waldron and the population of Parish is 11,913 as of the Census 2011. In terms of population, Heathfield is currently the fourth largest parish in the District. The majority of this growth occurred in the 1980s where estate development increased the size of the settlement by approximately 50%.

7.7.2 Heathfield is located within the centre of the District providing an essential service centre for its residents and surrounding population. Notwithstanding the known topographical and landscape constraints, the town is able to accommodate a proportion of housing and economic growth to meet its housing and economic needs to ensure that its role and function continues through a maintained and vibrant town centre and through the provision of local services and facilities to meet the needs of the community.

7.7.3 For the Wealden Local Plan, there are two separate allocations for residential development within the Heathfield and Waldron Parish that includes Land south of Burwash Road (Policy RUGA 1 – Land south of Burwash Road) for up to 30 dwellings and Land south west of Ghyll Road (Policy RUGA 2 – Land south west of Ghyll Road) for up to 103 dwellings. In total, the Wealden Local Plan is seeking to allocate land within the Heathfield and Waldron Parish for up to **133 dwellings**, excluding extant planning permissions and windfall allowances.

7.7.4 The allocation named Land South of Burwash Road (Policy RUGA 1) consists of two sites in separate ownership totalling around 1.9 hectares and is located within the High Weald AONB on the edge Heathfield directly north of Heathfield Park. The planning policy confirms that the site defined on the Heathfield Proposals Map as Site HEA 1 is allocated for development of up to 30 dwellings subject to meeting a number of site specific requirements, such as access arrangements and biodiversity enhancements. It is anticipated that the development would include a range of densities on site, but achieve on average around 30 dwellings per hectare (net).

7.7.5 The allocation named Land South West of Ghyll Road (Policy RUGA 2) is comprised of three adjoining land parcels within three separate ownerships. The site totals around 4.4 hectares and is located directly to the south and west of the residential built up area of Heathfield with good accessibility to the town centre, local services including bus services and the Cuckoo Trail National Route. The planning policy confirms that the site defined on the Heathfield proposals map as Site HEA 2 is allocated for the development of up to 103 dwellings subject to meeting a number of site specific requirements that includes the provision of a suitable vehicular and pedestrian access from Ghyll Road and the provision of open space amongst other matters. It is anticipated that the development would include a range of densities on site, but achieve on average around 30 dwellings per hectare (net).

7.8 Wadhurst

7.8.1 Wadhurst is a historic settlement situated to the south of Tunbridge Wells on the B2100 and 11km east of Crowborough. The 2011 census shows that the population

structure for the Wadhurst Parish is relatively similar to the Wealden average, with the Parish having an overall population of 5,181 people. In recent years, limited development has taken place within Wadhurst owing to earlier expansion and no allocations had been made within the previous Wealden Local Plan Core Strategy (2013).

7.8.2 There are four separate allocations for residential and mixed use development that includes Land at Windmill House, Wadhurst (Policy RUGA 5 – Land at Windmill House) for the development of up to 20 dwellings, Land at High Street (Policy RUGA 6 – Land at High Street) for the development of up to 10 dwellings and community facilities, Land East of Old Station Road (Policy RUGA 7 – Land East of Old Station Road), which is allocated for the development of up to 21 dwellings and Land at Foxhole Farm (Policy RUGA 18 - Land at Foxhole Farm), which is allocated for the development of up to 40 dwellings. In total, the Wealden Local Plan is seeking to allocate land within the Wadhurst Parish for up to **91 dwellings**, excluding extant planning permissions and windfall allowances.

7.8.3 The allocation named Land at Windmill House (Policy RUGA 5) is located within the Durgates area of Wadhurst on the B2100 Mayfield Lane in between Baldocks Road and Windmill Lane. The surrounding residential area provides low density housing at around 18 dwellings per hectare. To maximise the use of land in a High Weald AONB and in a sustainable location, it is considered that 30 dwellings per hectare should be achieved overall on the site. The planning policy confirms that the site defined on the Wadhurst proposal map as Site WAD 1 is allocated for development of up to 20 dwellings subject to meeting a number of site specific requirements, that includes ensuring that the layout and design of the development shall have regard to its location within the High Weald AONB, amongst other matters.

7.8.4 The allocation named Land at High Street (Policy RUGA 6) was submitted as part of the SHELAA and includes the Wadhurst Commemoration Hall, associated parking and the sports pitch and pavilion to the south of the High Street. The land has been made available for the provision of a new modern Commemoration Hall, associated car parking, the creation of a Memorial Garden on the High Street frontage and enabling development of housing. The planning policy confirms that the site defined on the Wadhurst proposal map as Site WAD 2 is allocated for development of community facilities and up to 10 dwellings, subject to site specific requirements that includes that an alternative football pitch and associated facilities of the required standard are provided in a nearby suitable location, prior to the development taking place, amongst other matters.

7.8.5 The allocation named Land East of Old Station (Policy RUGA 7) is located at the northern edge of Wadhurst to the east of Old Station Road and north of Western Road and is around 0.8 hectares in size. The site lies fully within the High Weald AONB and consists of a field with hedgerow, mature trees and a strong tree line at its southern and eastern boundary, which effectively screens the site from the residential properties. The planning policy confirms that the site defined on the Wadhurst proposals map as Site WAD 3 is allocated for development of up to 21 dwellings subject to meeting a number of site specific requirements, that includes ensuring that the layout and design of the

development shall have regard to its location within the High Weald AONB and achieving, on average, around 30 dwellings per hectare on site.

7.8.6 The allocation named Foxhole Farm (Policy RUGA 8) is situated on the B2099 to the south east of Wadhurst village centre and to the north west of Foxhole Lane. The site is located within the High Weald AONB and consists of a medieval cohesive grassland field with Ancient Woodland and a pond located in the south-western corner. The planning policy confirms that the site defined on the Wadhurst proposals map as Site WAD 4 is allocated for development of up to 40 dwellings subject to meeting a number of site specific requirements, that includes the provision of suitable vehicular and pedestrian access and the provision of around 0.22 hectares of new amenity space, including natural green space to be incorporated into the design of the site.

7.9 Horam

7.9.1 Horam is one of the Districts larger villages and is situated approximately 2.5km from Heathfield to the A267 which runs between Hailsham and Tunbridge Wells. Horam lies immediately south of the High Weald AONB, positioned on the side of a valley above Waldron Ghyll. The Parish, which includes the smaller settlement of Vines Cross, has an overall population of 1,837 in 2011⁽⁴³⁾. Apart from the current development of the Merrydown site, limited housing growth has taken place in Horam since the estate developments built in the 1980s off Toll Wood Road, Horam Park Close, Grange Close, Paynsbridge Way and Hillside Drive.

7.9.2 For the Wealden Local Plan, Policy RUGA 10 (SHELAA Sites within Horam Development Boundary) identifies a number of SHELAA sites within the development boundary that are considered suitable and form part of housing land supply and meets the provisions of Policy AF1 of the Wealden Local Plan. The table below identifies SHELAA sites considered suitable within the Horam Development Boundary.

Table 13 : Identified SHELAA Sites within Horam

SHELAA Reference	Site Name	Calculated Capacity
841/3030	Land at Hedgerows, Horam	38
911/3030	Horam Flat Farm, Chiddingly Road, Horam	36
Total		74

7.9.3 In terms of housing allocations within the Horam Parish, there is a single allocation named Land at Coxlow Farm that forms part of the Wealden Local Plan, with policy RUGA 11 (Land at Coxlow Farm) allocating land defined on the Proposals Map as Site HO1 for the development of up to 250 dwellings. The planning policy confirms that proposals for the development of this land will need to meet a number of site specific requirements that includes achieving an average density of 30 dwellings per hectare (net) across the site,

43 See 2011 Census.

the provision of a single point of access from the A267 in agreement with the Highways Authority and the provision of a Sustainable Urban Drainage System (SUDs), amongst other matters. In total, the Wealden Local Plan is seeking to allocate land within Horam for up to **324 dwellings**, excluding extant planning permissions and windfall allowances.

7.10 Ninfield

7.10.1 Ninfield is a village located approximately 6km to the north west of Bexhill at the junction of the A271 to Hailsham and the A269 from Bexhill and Battle. Ninfield is considered to have relatively good accessibility being located in close proximity to the town of Bexhill, which provides a good range of services and facilities. The Parish, which extends wider than the village of Ninfield itself, has a population of 1,562⁽⁴⁴⁾. The South Downs National Park is also visible from the south western edge of Ninfield. The northern edge of Ninfield also provides extensive views across the countryside towards the High Weald AONB.

7.10.2 There are only two sites allocated for housing development in Ninfield to meet the housing requirements of the Wealden District that includes Land at Crouch Field (Policy RUGA 13 - Land at Crouch Field) for the development of up to 45 dwellings and Land at Manchester Road (Policy RUGA 14 - Land at Manchester Road) for the development of up to 80 dwellings (78 net dwellings). In total, the Wealden Local Plan is seeking to allocate land within Ninfield for up to **125 dwellings** (123 net dwellings), excluding extant planning permissions and windfall allowances.

7.10.3 The allocation named Land at Crouch Field (Policy RUGA 13) is located on the southern edge of Ninfield fronting the A269 Bexhill Road to the east, Lower Street to the north west and Crouch Lane to the south and is identified on the Proposals Map as Site NIN1 for the development of up to 45 dwellings, subject to meeting a number of site specific requirements, that includes the location and suitability of access points in agreement with the Local Highway Authority, there being sufficient capacity, at peak times, on the local highway network, the provision of sustainable drainage systems (SUDs) to meet the needs of the development and the achievement of around 30 dwellings per hectare (net) on site.

7.10.4 The allocation named Land at Manchester Road (Policy RUGA 14) is located to the north east of Manchester Road and east of Marlpits Lane, adjoining the existing built up area of Ninfield and located to the north of the A269 linking Ninfield with Bexhill. The site is approximately 4.09ha and is generally rectangular in shape, gently falling to the north east. Development in the vicinity has mixed density with development along Manchester Road to the south of the site achieving 14 dwellings per hectare in comparison to development in Coombe Shaw to the west of the site being 31 dwellings per hectare and Millfield 37 dwellings per hectare. Accounting for differences in the locality an overall density of around 30 dwellings per hectare is proposed for the site. The planning policy confirms that the site defined on the proposals map as NIN 2 is allocated for the development of up to 80 dwellings (78 net dwellings), subject to a set of site specific requirements that includes the location and suitability of access points in agreement with

44 See 2011 Census.

the Local Highway Authority, there being sufficient capacity, at peak times, on the local highway network and the achievement of around 30 dwellings per hectare (net) on site.

7.11 Mayfield

7.11.1 Mayfield is situated in the north of the District, to the east of the A267 Tunbridge Wells to Eastbourne Road approximately 14.5km south of Tunbridge Wells on the north side of the Rother Valley. Mayfield is a historic linear residential village and one of the larger villages in the District with a population of 3,718 ⁽⁴⁵⁾. The nearest town is Crowborough which is located 5.5km to the north west and Heathfield which is located 8km to the south of Mayfield. The village is on a ridge top wholly within the High Weald AONB. The village has ribbons of development along adjoining ridges which afford long distance views to and from the village from its landscape setting within the High Weald AONB. Mayfield is considered to be a sustainable settlement, however due to it being located fully within the High Weald AONB and the national policy requirement to protect the most valued landscapes; it is constrained to deliver large amounts of growth.

7.11.2 There is only a single site allocated for housing within Mayfield named Land at Mayfield Cricket Club (Policy RUGA 17). The allocation is located on the south western edge of Mayfield. The A267 Mayfield bypass is located to the north of the site and large detached residential properties are located to the west forming the cul de sac of Roselands Close. The site is comprised of three sites in separate ownership totalling around 4.2 hectares that includes a cricket pitch and pavilion. The planning policy confirms that the site defined on the Mayfield proposals map as MAY1 is supported for the development of up to 50 dwellings, subject to site specific requirements, such as an alternative cricket pitch and associated facilities of the required standard being provided in a nearby suitable location, prior to the development taking place, amongst other matters.

7.12 Summary of Housing Allocations within the Wealden District Plan

7.12.1 The table below provides a summary of all the proposed allocations and identified SHELAA sites that are contained within the Wealden Local Plan by establishing the allocation capacity for each Parish identified. As discussed above, the vast majority of new homes that are identified to come forward through the Wealden Local Plan are within the SWGA, particularly Hailsham and Stone Cross. In addition, although there is no specific planning policy within the Wealden Local Plan, 33 dwellings are expected to come forward from an identified SHELAA site in Berwick Station ⁽⁴⁶⁾. All the identified SHELAA sites and housing allocations identified in the Wealden Local Plan are considered to meet the provisions of policy AF1 (Air Quality and Wealden Local Plan Growth) and therefore form part of the overall housing supply within the District for the Plan period.

45 See 2011 Census.

46 See part of SHELAA Site Reference 332/1780 – North of Railway Line (Land east of Station Road) that forms part of the housing requirement and is supported for growth, subject to other policies within the Development Plan.

Table 14 : Allocations by Parish within the Wealden Local Plan

Parish	Allocation Capacity (Net Dwellings)	Identified SHELAA Sites (Net Dwellings)
Berwick	0	33
Hailsham and Hellingly	2320*	0
Heathfield and Waldron	133	0
Horam	250	74
Mayfield	50	0
Ninfield	123	0
Polegate	23	82
Wadhurst	91	0
Westham	833	0
Total	3,823	189

*excludes those dwellings that have already received planning permission prior to 1st October 2017 (these are considered under 'commitments').

7.13 Core Areas

7.13.1 In accordance with the NPPF, growth potential has been identified in smaller settlements within the District through the identification of Core Areas. This allows for local housing needs to be met, and in particular, seeks to provide smaller dwellings to meet local needs within the more rural parts of the Wealden District. These settlements, which have a capacity of at least 5 dwellings and up to 50 dwellings, have been provided with a Core Area and associated policies within the Wealden Local Plan, namely Policy WLP 7 (Distribution of Homes) and Policy RAS 1 (Core Areas). The latter planning policy contains a settlement capacity for growth and a method for distributing that growth. In essence, it permits sporadic, small scale, small dwellings to provide for organic growth up to the settlement capacity. However, owing to the air quality issues concerning the Ashdown Forest Special Area of Conservation (SAC), Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site, as it documented in the Habitats Regulation Assessment (HRA) accompanying the Wealden Local Plan, it is considered that the settlements identified may not reach their own settlement capacity, although some settlements have been identified within the windfall allowance as provided by Policy WLP 7. The windfall allowance will be able to be delivered, subject to mitigation identified in Policy AF2 (Air Quality Mitigation).

7.13.2 Core Areas seek to identify the heart of the settlement to ensure that development is delivered in close proximity to the centre whilst allowing for organic growth in and around the Core Area. This particularly important because Policy RAS 1 (Core Areas) seeks to prevent clustering and large scale housing developments that you would normally expect within development boundaries. The table below identifies the disaggregated MSOAs in the District, the Core Areas, the settlement capacity for each Core Area (i.e. the theoretical capacity for housing development within each Core Area) and the windfall allowance for each Core Area as necessitated by Policy WLP 7 (Distribution of Homes) and Policy AF1 (Air Quality and Wealden Local Plan Growth). As can be seen below, many Core Areas

will not be able to be fully deliver there settlement capacity within the Plan period due to the air quality issues concerning the Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site. However, for flexibility and if the position changes, it has been considered necessary to identify theoretical capacity for each Core Area.

Table 15 : Settlement Capacity and Windfall Development for Core Areas

MSOA	Core Areas	Settlement Capacity for Each Core Area	Windfall Allowance for each Core Area
Wealden 002 Northeast	Bells Yew Green	20	0
	Frant	50	15
Wealden 002 South	Mark Cross	5	5
	Town Row	10	10
Wealden 002 Northwest	Balls Green	5	5
Wealden 007 West	Chelwood Common	5	5
	Danehill	21	21
Wealden 008 North	Hadlow Down	10	10
	Five Ash Down	10	0
	High Hurstwood	10	0
Wealden 008 South	Framfield	20	20
	Blackboys	20	20
Wealden 011 South	Maynards Green	20	0
Wealden 011 North	Broad Oak	50	50
	Cross in Hand	20	0
	Five Ashes	40	0
	Punnetts Town	40	40
Wealden 013 North	Maresfield	33	33
Wealden 013 Central	Isfield	30	29
Wealden 013 South	Chiddingly	10	0
	Halland	30	0
	Laughton	10	0
	Muddles Green	10	0
Wealden 014 North	Rushlake Green	10	10
	Windmill Hill	50	20
Wealden 014 South	Boreham Street	10	0
Wealden 015	Magham Down	25	0
Wealden 018 North	Hellingly	30	0
	Lower Horsebridge	25	25
Wealden 018 Central	Arlington	10	5
	Berwick Station	50	50
	Ripe & Chalvington	15	15
	Upper Dicker	25	25
Wealden 020	Hankham	20	20

	Pevensey	10	0
Totals		759	433

7.13.3 As discussed above, development will only be permitted within and adjoining Core Areas, identified within Policy RAS 1, up to the settlement capacity identified for each Core Area and subject to Policies WLP 7 (Distribution of Homes) and Policy AF1 (Air Quality and Wealden Local Plan Growth). The settlement capacity may only be exceeded if development is on suitable brownfield land, in accordance with Policy WLP 10 (Brownfield Land). In addition, policy RAS1 (Core Areas) confirms that further criteria would need to be met if housing development was to come forward, based upon the settlement capacity identified. The planning policy states that within and adjoining the Core Areas identified in Policy RAS 1 (as tabulated above) the following:

- settlements identified with a settlement capacity up to 20 dwellings may, subject to Policy WLP 7 and AF1, accommodate small individual housing developments of up to 2 dwellings/live work units, within and adjoining the Core Area. These dwelling/units must be small scale with 1 or 2 bedrooms;
- settlements identified with a settlement capacity of between 21 and 40 dwellings may, subject to Policy WLP 7 and AF1, accommodate small individual housing developments of up to 5 dwellings/live work units, within and adjoining the Core Area. These dwelling/units must be small scale with 1 or 2 bedrooms; and
- settlements identified with a settlement capacity of between 41 and 50 dwellings may, subject to Policy WLP 7 and AF1, accommodate small individual housing developments of up to 10 dwellings/live work units, within and adjoining the Core Area. These dwelling/units must be small scale with 1 or 2 bedrooms.

7.13.4 In combination with the proposed housing mix policy (policy HG 9 – Housing Mix) of the Wealden Local Plan, it is considered that such policies would enable the rebalancing of the housing stock within the Wealden District in favour of smaller dwellings (particularly one and two bedroom homes), where it has been evidenced that there is a deficit of such stock on the housing market. The planning policy would also comply with paragraph 54 of the NPPF in terms of providing housing to reflect local needs within the rural areas of the District.

8 Housing Land Supply

8.1 National Planning Policy and Guidance

8.1.1 The NPPF outlines at paragraph 47 that local planning authorities should boost significantly the supply of housing and to achieve this should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable ⁽⁴⁷⁾ sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase their buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable ⁽⁴⁸⁾ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through an housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.

8.1.2 In relation to 'windfalls', paragraph 48 of the NPPF confirms that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing and Economic Land Availability Assessment (SHELAA), historic windfall delivery rates and expected future trends.

8.1.3 As discussed in Section 4 of this Housing Background Paper, Wealden District Council's OAN is considered to be 950 dpa, allowing for market signals, economic forecasts and the requirement to deliver affordable housing within the District (subject to viability concerns). For the proposed Plan period from 1 April 2013 to 31 March 2028, this would amount to 14,250 dwellings. It should be noted that the OAN was calculated on the basis that it included the area of the Wealden District that is administered by the South Downs National Park (SDNP) for planning purposes. The SDNP is in the process of producing and adopting its own Local Plan and this will include a planning policy that will seek to deliver a specified housing target within the SDNP. As a

47 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans (see footnote 11 of NPPF).

48 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (see footnote 12 of the NPPF).

consequence, the Wealden District Council's OAN is considered to be a slight overestimate.

8.2 Housing Target

8.2.1 The Wealden Local Plan identifies at least 14,228 dwellings to come forward during the Plan period between 2013 and 2028 under Policy WLP 1, which is made up of several components that are identified in the table below and includes:

- net housing completions between the 1 April 2013 and 30 September 2017 (see appendix 2 for details of each monitoring year);
- homes that are permitted or agreed for release. This includes all extant planning permissions for new homes (including any associated losses) as of 1 October 2017, that are anticipated to come forward within the Plan period;
- housing allocations within the Wealden Local Plan, both within and outside the South Wealden Growth Area (SWGGA);
- identified SHELAA sites that forms part of housing land supply within the Wealden Local Plan (see appendix 1); and
- the identified windfall allowance that is discussed below.

8.2.2 The manner in which each of these elements contributes to the Wealden Local Plan housing target is identified in the table below.

Table 16 : Components of Housing Land Supply for the Wealden Local Plan

Housing Land Supply Components	Net Dwellings
Housing Completions (known between 1 April 2013 and 30 September 2017) and Extant Planning Permissions as of 1 October 2017	7,700
Housing Allocations within the Wealden Local Plan	3,823
Identified SHELAA sites within the Wealden Local Plan	189
Identified Windfall Allowance for the Wealden Local Plan	2,516
Total Housing Requirement	14,228

8.2.3 In terms of the distribution of housing development across the Wealden District, the following table provides the level of housing growth expected within each Parish of the Wealden District (excluding Parishes located within the South Downs National Park (SDNP)). This has been split between the number of 'known' net housing completions between 1 April 2013 and 30 September 2017 and extant planning permissions as of the 1 October 2017 (including associated losses), allocations within the Wealden Local Plan, identified SHELAA sites within the Wealden Local Plan and the windfall allowance.

Table 17 : Housing Requirements for the Wealden Local Plan (2013-2028)

Parish	Net Completions (1 April 2013 - 30 September 2017) and commitments as of 1 October 2017	Housing Allocations	Identified SHELAA sites	Windfall Allowance	Housing Growth Expected in each Parish
Arlington	46	0	0	30	76
Berwick	12	0	33	50	95
Berwick/Arlington/Chalvington with Ripe/ Selmeston (MSOA 018 Central)	-3	0	0	7	4
Buxted	77	0	0	26	103
Chalvington with Ripe	45	0	0	15	60
Chiddingly	28	0	0	0	28
Crowborough	533	0	0	360	893
Danehill	8	0	0	26	34
East Hoathly with Halland	18	0	0	48	66
Fletching	13	0	0	0	13
Forest Row	23	0	0	11	34
Framfield	54	0	0	40	94
Framfield with rural part of Heathfield and Waldron	0	0	0	8	8
Frant	84	0	0	15	99
Hadlow Down	10	0	0	10	20
Hailsham and Hellingly*	2,236	2,320	0	801	5,357
Hartfield	12	0	0	48	60
Heathfield and Waldron	401	133	0	225	759
Herstmonceux	188	0	0	60	248
Hoove	2	0	0	0	2

Horam	282	250	74	137	743
Isfield	59	0	0	29	88
Laughton	18	0	0	0	18
Little Horstead	6	0	0	0	6
Long Man	3	0	0	0	3
Maresfield	104	0	0	37	141
Mayfield	68	50	0	19	137
Ninfield	91	123	0	2	216
Pevensey	12	0	0	0	12
Polegate	536	23	82	87	728
Rotherfield	50	0	0	30	80
Selmeston	6	0	0	0	6
Uckfield	1,315	0	0	170	1,485
Wadhurst	145	91	0	59	295
Warbleton	19	0	0	10	29
Wartling	14	0	0	0	14
Westham	755	833	0	77	1,665
Willingdon and Jevington	414	0	0	46	460
Withyham	16	0	0	33	49
Total	7,700	3,823	189	2,516	14,228

* Please note that the Parishes of Hailsham and Hellingly have been combined as a number of extant planning permissions and housing allocations within the Wealden Local Plan overlap their respective administrative boundaries.

8.2.4 As previously identified, the main settlements within the SWGA are projected to deliver the majority of residential growth within the District, with both the Parishes of Hailsham and Hellingly expected to provide 5,357 (net) dwellings over the Plan period (with 2,236 (net) dwellings having already been completed or granted planning permission as of the 1 October). The other Parishes expected to deliver at least 500 net dwellings or more include Crowborough, Heathfield and Waldron, Horam, Polegate, Uckfield (largely through the existing planning permission for 1,000 homes at Land West of Uckfield) and Westham.

8.3 The Housing Trajectory

8.3.1 The following housing trajectory sets out the housing (net) completions ⁽⁴⁹⁾ in the Wealden District between 1 April 2013 to 30 September 2017 and the Council's projected forecast of future housing delivery until the end of the 2027/28 monitoring period. This will be kept under review and the Council's Authority Monitoring Reports (AMR) will update the housing trajectory as necessary (and at least annually) to demonstrate the progress made towards meeting the new 'stepped' housing target as obligated under the Town and Country Planning (Local Planning) Regulations 2012 (Regulation 34). It should be noted that Council's latest AMR for the 2017/18 monitoring period did update the 5 Year Housing Land Supply Position in view of the new stepped housing trajectory as of 1 April 2018 and is the latest position with regards to housing land supply.

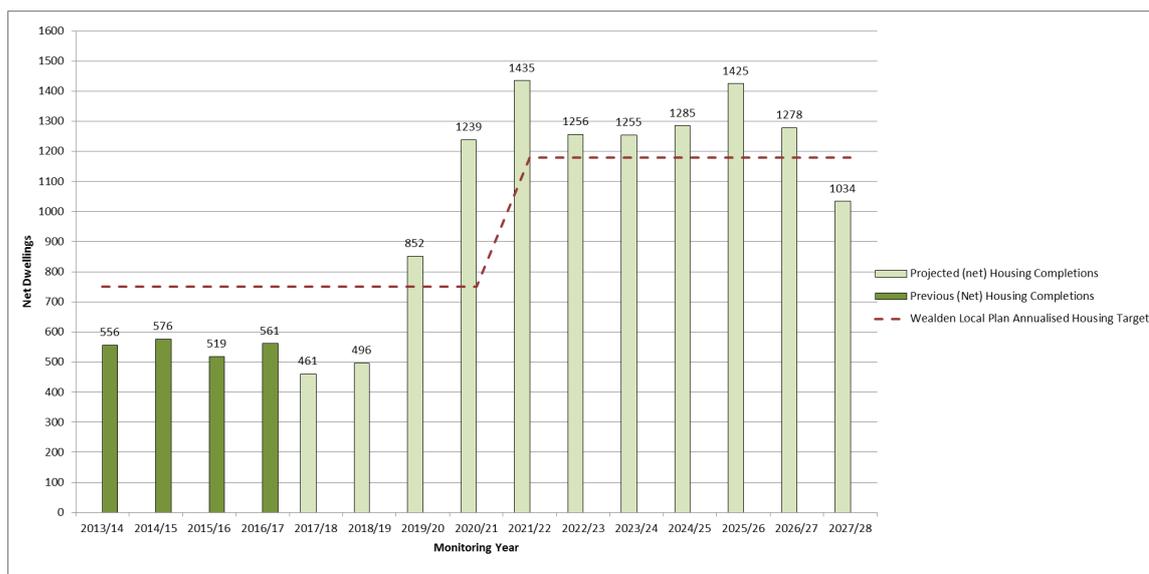
8.3.2 The 'stepped' housing trajectory illustrated below shows the changes in housing delivery performance that will be required over the plan period to the 2027/28 to ensure that sufficient housing is provided to meet the minimum housing target for the Wealden Local Plan of 14,228 (net) dwellings between 1 April 2013 and 31 March 2028. It has been noted that the Wealden Local Plan does provide for potentially further growth within the District, such as in Core Areas, but that this growth would only happen if it can be achieved with reference to Policy AF1 of the Wealden Local Plan, so it is unlikely that further growth will be substantial in nature. The housing trajectory illustrates in dark green the 'known' net housing completions for the monitoring periods 2013-14 to 2016-17 (excluding South Downs National Park completions), whilst the remaining years (in a lighter green) have been projected to take account of current commitments (i.e. those sites with planning permission), both housing allocations and identified SHELAA sites within the Wealden Local Plan and the windfall allowance. The housing target will be met through a 'stepped' housing trajectory where the Plan will aim to deliver 750 (net) dpa between 2013/14 until the end of the 2020/21 monitoring period. Thereafter, the Plan will aim to deliver 1,179 (net) dpa between 2021/22 and 2027/28 monitoring periods. This reflects the limited ability of the Council to grant planning permissions for residential development in recent years owing to the potential impact(s) upon the relevant European and/or International Conservation sites considered by this Plan.

8.3.3 As discussed previously, Wealden District Council did adopt its Core Strategy in February 2013, just prior to the commencement of the plan period for the Wealden Local Plan period; this included a lower annualised housing target of 450 (net) dwellings per annum. As is illustrated in the housing trajectory below, the following 4 years from 2013/14

49 excluding those sites located within the South Downs National Park (SDNP).

to 2016/17 monitoring period shows the quantum of housing being delivered above the previously adopted annualised housing target.

Figure 2 : Housing Trajectory for the Wealden Local Plan (2013 - 2028)



8.3.4 Policy WLP 12 (Managing the Delivery of Housing Land) of the Wealden Local Plan confirms that the release of land for housing will be managed so that it will deliver the level and broad distribution of development set out in Policy WLP 7. The 'stepped' housing trajectory is considered suitable in Wealden District Council's case as it reflects the limited ability of the Council to grant planning permission for residential development in recent years owing to the potential impact(s) upon the relevant European and/or International Conservation sites considered by this Plan. Furthermore, Wealden District Council's previous annualised housing target contained within the Wealden Local Plan Core Strategy (adopted February 2013) was only 450 dwellings per annum, whilst the proposed housing target for Wealden Local Plan, if annualised, is 950 dwellings per annum. Given the step change required for housing delivery in the District, it has been considered appropriate to reduce the annualised figure within the early years of the Plan to ensure that delivery is increased at a sustainable rate and to ensure that the release of land will have the appropriate infrastructure in place at the right time.

8.3.5 The release of land will be dependent on the timely provision of infrastructure necessary to deliver housing, including transport improvements in the South Wealden Growth Area (SWGA), improvements to the Hailsham North and Hailsham South Waste

Water Treatment Works, and Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site mitigation measures.

8.4 Windfalls

8.4.1 In relation to 'windfalls', paragraph 48 of the NPPF confirms that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing and Economic Land Availability Assessment (SHELAA), historic windfall delivery rates and expected future trends. For the NPPF published in March 2012, it was considered that the windfall allowance should only include previously developed land, but this has been relaxed within the latest version of the NPPF (July, 2018).

8.4.2 For the emerging Wealden Local Plan, the 'windfall' completions (net) was calculated between 1 April 2014 and 31 March 2017 on previously developed land. The windfalls were also placed into the disaggregated Middle Super Output Areas (MSOAs) to correlate with the Ashdown Forest Transport Model (June 2017) that considers traffic movements through the relevant European and International conservation sites considered by Policy AF1 of the Wealden Local Plan. It should be noted that for the projected Plan period, windfalls have not been accounted for within the first three years (i.e. because Wealden District Council has already accounted for planning permissions over those first three years) so only the eight years have effectively been projected forward. The results are presented below:

Table 18 : Windfalls on PDL Land

Ashdown Forest Model MSOA	Windfall (Net) Completions on PDL between 1 April 2014 and 31 March 2017	Projected Windfall (Net) Completions from 1 April 2017 to 31 March 2028
Wealden 001 South - Forest Row	3	8
Wealden 001 North - Hartfield	9	24
Wealden 002 Northeast - Frant	3	8
Wealden 002 South - Rotherfield	3	8
Wealden 002 Northwest - Groombridge	7	19
Wealden 003 - North Crowborough	33	88
Wealden 004 - West Crowborough	21	56
Wealden 005 Northeast - Wadhurst	37	99
Wealden 005 Southwest - Mayfield	26	69
Wealden 006 - East Crowborough	21	56
Wealden 007 Central - Nutley	1	3
Wealden 007 West - Danehill	2	5
Wealden 007 East - Duddleswell	4	11
Wealden 008 North - Buxted & Hadlow Down	4	11

Wealden 008 South - Framfield & Waldron	24	33
Wealden 009 - North Uckfield	16	43
Wealden 010 - Heathfield	45	120
Wealden 011 South - Horam	44	117
Wealden 011 North - Broad Oak	6	16
Wealden 012 - South Uckfield	20	84
Wealden 013 North - Maresfield	2	5
Wealden 013 Central - Little Horstead & Isfield	3	8
Wealden 013 South - East Hoathly	9	24
Wealden 014 North - Herstmonceux	10	27
Wealden 014 South - Ninfield	5	13
Wealden 015 - East Hailsham	12	32
Wealden 016 - Central & South West Hailsham	60	160
Wealden 017 - South East Hailsham	0	0
Wealden 018 North - Hellingly and North Hailsham	19	51
Wealden 018 Central - Berwick & Alfriston	27	72
Wealden 018 South - East Dean and Friston	0	0
Wealden 019 - Polegate	17	45
Wealden 020 - Stone Cross and Pevensey	12	32
Wealden 021 - Willingdon	4	11
Total	509	1,357

8.4.3 The results above show the number of windfall completions (net) on previously developed land between 1 April 2013 and 31 March 2017 and outlines the potential windfall completions (net) expected during the Plan period from previously developed land. However, owing to the transport modelling and associated Habitat Regulations Assessment regarding air quality, the amount of windfall residential development proposed within this Plan is presented in Middle Super Output Areas (MSOA) as identified in Policy WLP 7 (Distribution of Homes). To allow for such development to happen during the Plan period, the Wealden Local Plan has included a number of development boundary changes to ensure that some larger settlements, such as Heathfield and Crowborough, can accommodate additional residential development at the edge of the settlements. In addition, the introduction of Core Areas within the Wealden Local Plan, as documented in section 7 of this Housing Background Paper, confirms that additional residential development will be supported both within and on the edge smaller settlements within the Wealden District, subject to other relevant planning policies contained within the Wealden Local Plan. Further information on the details of such development boundary changes and the location of Core Areas can be found within the Core Areas and Boundary Review Background Paper (January, 2019). Both the windfall allowance for each disaggregated MSOA and how such development will be distributed is presented below.

Table 19 : Policy WLP 7 and Windfalls

Ashdown Forest Model MSOA	Windfall Allowance	Windfall Allowance Distribution
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Wealden 001 South - Forest Row	11	Within Forest Row Development Boundary.
Wealden 001 North - Hartfield	33	Within Hartfield Development Boundary and policy compliant new dwellings in the countryside.
Wealden 002 Northeast - Frant	15	Frant Core Area and policy compliant new dwellings in the countryside.
Wealden 002 South - Rotherfield	15	Town Row and Mark Cross Core Areas and policy compliant new dwellings in the countryside.
Wealden 002 Northwest - Groombridge	33	Within Groombridge Development Boundary, the Balls Green Core Area and policy compliant new dwellings in the countryside.
Wealden 003 - North Crowborough	136	Within the Crowborough Development Boundary (relevant to MSOA).
Wealden 004 - West Crowborough	121	Identified within Crowborough Town Centre.
Wealden 005 Northeast - Wadhurst	59	Within Wadhurst Development Boundary and policy compliant new dwellings in the countryside.
Wealden 005 Southwest - Mayfield	19	Within Mayfield Development Boundary and policy compliant new dwellings in the countryside.
Wealden 006 - East Crowborough	103	Within the Crowborough Development Boundary (relevant to MSOA).
Wealden 007 Central - Nutley	4	Policy compliant new dwellings in the countryside.
Wealden 007 West - Danehill	26	Danehill and Chelwood Common Core Areas and policy compliant new dwellings in the countryside.
Wealden 007 East - Duddleswell	15	Within Hartfield Development Boundary and policy compliant new dwellings in the countryside.
Wealden 008 North - Buxted & Hadlow Down	51	Within Rotherfield Development Boundary, Hadlow Down Core Area and policy compliant new dwellings in the countryside.
Wealden 008 South - Framfield & Waldron	48	Framfield and Blackboys Core Areas and policy compliant new dwellings in the countryside.
Wealden 009 - North Uckfield	70	Within the Uckfield Development Boundary (relevant to MSOA).
Wealden 010 - Heathfield	125	Within the Heathfield Development Boundary (relevant to MSOA).
Wealden 011 South - Horam	137	Within Horam Development Boundary and policy compliant new dwellings in the countryside.

Wealden 011 North - Broad Oak	100	Within Heathfield Development Boundary, the Broad Oak Core Area, the Punnetts Town Core Area and policy compliant new dwellings in the countryside.
Wealden 012 - South Uckfield	100	Within the Uckfield Development Boundary (relevant to MSOA).
Wealden 013 North - Maresfield	33	Maresfield Core Area
Wealden 013 Central - Little Horstead & Isfield	29	Isfield Core Area and policy compliant new dwellings in the countryside.
Wealden 013 South - East Hoathly	48	Within East Hoathly Development Boundary and policy compliant new dwellings in the countryside.
Wealden 014 North - Herstmonceux	70	Within Herstmonceux Development Boundary, the Windmill Core Area, the Rushlake Green Core Area and policy compliant new dwellings in the countryside.
Wealden 014 South - Ninfield	2	Within Ninfield Development Boundary.
Wealden 015 - East Hailsham	300	Identified for Hailsham Town Centre Regeneration.
Wealden 016 - Central & South West Hailsham	264	Within the Hailsham Development Boundary (relevant to MSOA).
Wealden 017 - South East Hailsham	157	Within the Hailsham Development Boundary (relevant to MSOA).
Wealden 018 North - Hellingly and North Hailsham	80	Within the Hailsham Development Boundary (relevant to MSOA), Lower Horsebridge Core Area and policy compliant new dwellings in the countryside.
Wealden 018 Central - Berwick & Alfriston	102	Arlington Core Area, Upper Dicker Core Area, Berwick Station Core Area, Chalvington and Ripe Core Areas and policy compliant new dwellings in the countryside.
Wealden 018 South - East Dean and Friston	0	Wholly within South Downs National Park
Wealden 019 - Polegate	87	Within Polegate Development Boundary.
Wealden 020 - Stone Cross and Pevensey	77	Within Stone Cross Development Boundary, the Hankham Core Area and policy compliant new dwellings in the countryside.
Wealden 021 - Willingdon	46	Within Willingdon Development Boundary.
Total	2,516	

8.5 Five Year Housing Land Supply

8.5.1 Prior to the publication of the Council's 2017/18 AMR, Wealden District Council last published its five year housing land supply position as of the 30 June 2017 to the 30

June 2022⁽⁵⁰⁾The PPG⁽⁵¹⁾ confirms that considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. In Wealden District Council's case, the evidence underpinning housing need within the adopted Core Strategy Local Plan (February, 2013) was considered to be out of date, and moreover, at that time, the policies contained within the emerging Wealden Local Plan were not yet capable of carrying sufficient weight. Consequently, for the purposes of calculating five year housing land supply at that time, the PPG suggests that in such cases, information provided in the latest full assessment of housing needs should be considered.

8.5.2 Consequently, for the five year housing land supply calculation published for 30 June 2017, it was considered that latest full OAN figure for the Wealden District of 950 dpa, as established in section 4 of this Housing Background document, would be the applicable figure to assess five year housing land supply against. In addition, given that there has been a record of under delivery of housing against the full OAN housing target, although the delivery of housing was in line with the adopted Core Strategy, it was nevertheless considered appropriate to apply a 20% buffer as defined in paragraph 47 of the NPPF at that time as there was no Wealden Local Plan yet published for submission (this is considered in more detail below). Using the Sedgefield method to calculate five year housing land supply, where the undersupply for the Core Strategy Plan period (from 1 April 2013) is spread across the assessed five year period, it was the Council's position that it could only demonstrate 2.65 years supply against the full OAN for housing as of the 30 June 2017. In terms of housing land supply, it should be noted that no allowance had been made for housing allocations contained within the emerging Wealden Local Plan or a windfall allowance, and that only those sites that had extant planning permissions for residential development as of 30 June 2017 (and completions prior to the 30 June 2017 within the Core Strategy Plan period) would count towards housing supply.

8.5.3 For the Wealden Local Plan, the Five Year Housing Land Supply calculation is based upon a 'stepped' housing trajectory and will be calculated from 30 September 2017 onwards. For the purposes of the Wealden Local Plan, the five year housing land supply calculation is between the 1 October 2017 and 30 September 2022. This has been updated prior to the submission of the Wealden Local Plan through the Council's AMR (2017/18) as of the 1st April 2018 and is to be used for the submission of the Wealden Local Plan. As stated elsewhere within the document, the current Wealden District Core Strategy Local Plan was adopted just prior to the commencement of the plan period for this Wealden Local Plan in February 2013. Consequently, the delivery rates since the adoption of the Wealden District Core Strategy Local Plan have largely mirrored and indeed exceeded the Core Strategy target of 450 dwellings per annum, with average (net) housing completions between 2013/14 and 2016/17 of over 550 dpa. It is noted that the objectively assessed housing need (OAN) did change with the publication of the SHMA in August 2016 to 736 dpa and was later updated through the Council's local evidence base in March 2017 to 950 dpa (i.e. in the 2016/17 monitoring period). The housing requirement is based upon a stepped housing trajectory under Policy 12 (Managing the Delivery of Housing) of the Wealden Local Plan that states that the Plan will deliver an average 750

50 [Wealden's Five Year Housing Land Supply as at 30th June 2017](#)

51 [Paragraph 030 Reference ID: 3-030-20140306](#)

(net) dwellings per annum until the end of the 2020/21 monitoring period and thereafter, an average of 1,179 (net) dwellings per annum until the end of 2027/28.

8.5.4 The use of a 'stepped' housing trajectory and when this is appropriate is outlined in the PPG and states that such a requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and/or where strategic sites will have a phased delivery or likely to be delivered later in the plan period. In the case of the former assertion, as outlined above, Wealden District Council did adopt the Wealden District Core Strategy Local Plan in February, 2013, which contained a housing target of 450 dpa. The Council, for review of the Wealden District Core Strategy Local Plan, did commission a SHMA that was first published in December 2014 (last updated in August 2016) that identified a 736 dpa figure and a Wealden Objectively Assessed Need (OAN) Update Draft Paper 2013 to 2028 that was published in March 2017 and identified a 950 dpa figure. This is considered to be a significant change in the level of housing required by the statutory development plan and the new Wealden Local Plan in the intervening 5 year period and it is therefore considered an appropriate approach for the new Wealden Local Plan.

8.5.5 The calculation of the 5YHLS position as of the 1st October 2017 (incorporating the assumptions of the Proposed Submission Wealden Local Plan) is shown in the table below. This confirms that with a 5% buffer, Wealden District Council can present 5.34 years supply against the stepped housing trajectory requirements under Policy WLP 12 (Managing the Delivery of Housing Land) of the Wealden Local Plan. Given the step change required for the delivery of new housing target within the Wealden Local Plan, it is considered that any historic under delivery in the preceding 5 years will be accounted for over the Plan period in the form of stepped housing trajectory.

Table 20 : Wealden Local Plan Five Year Housing Land Supply Calculation (with 5% buffer)

Housing Requirement for the period between 1 October 2017 and 30 September 2022	
5 Year Housing Requirement (between the 1 October 2017 and 30 September 2022)	4,394
Historic Undersupply	0
5% buffer (5% of 4,394)	220
5 Year Requirement including buffer	4,614
5 Year Supply (Projected Net Completions)	4,930
Projected Completions above/below requirement	316
5 Year Housing Land Supply against Wealden Local Plan Requirement (%)	107%

8.6 Potential Risks to Housing Delivery

8.6.1 This section identifies the potential risks that could affect the delivery of future homes and the implementation of the Council's housing delivery strategy and its maintenance of five year housing land supply position over the Plan period.

Ashdown Forest, Lewes Downs and Pevensy Levels

8.6.2 As previously discussed, policy WLP 13 (Review of Local Plan) of the Wealden Local Plan confirms that there are a number of scenarios that would require a review in part or as a whole of the Local Plan, which includes a scenario where nitrogen deposition on the Ashdown Forest SAC, Lewes Downs SAC and/or Pevensy Levels SAC and Ramsar Site allows more growth or restricts growth further. In a scenario where new evidence on the Ashdown Forest SAC, Lewes Downs SAC and/or Pevensy Levels SAC requires the reduction of vehicle movements through the European and International Sites, and therefore a reduction in the number of homes proposed, it is considered that the review of the Local Plan would be necessary under this planning policy. It is noted that there is a potential risk to housing delivery in the short term if there is evidence, at a later stage, that nitrogen deposition on the Ashdown Forest SAC, Lewes Downs SAC and/or Pevensy Levels SAC and Ramsar Site restricts growth further. To ensure that housing delivery is maintained, it is considered that policy WLP 13 (Review of the Local Plan) would enable the early review of housing allocations and housing delivery when it is recognised (through evidence base documents) that the European and International Sites have deteriorated, or indeed, improved.

Economic Climate

8.6.3 The health of the economy and the strength of the housing market will be a major factor for the supply of housing throughout the Plan period. In terms of the previous economic recession period (between 2008 and 2013), net housing completions actually rose substantially from an average of 367 dpa between 2007/08 to 2009/10 to an average of 667 dpa between 2010/11 to 2012/13. Following the adoption of the Wealden District Core Strategy Local Plan in February 2013 and the associated housing target of 9,440 dwellings between 2006 and 2027 (or 450 dpa)⁽⁵²⁾ the housing delivery rates have consistently exceeded this housing target figure, with an average delivery rate of 555 dpa between 2013/14 and 2016/17 (see appendix 2). In general terms, this illustrates that previous housing completions within the District have largely been resilient to downturns in the national economy and in the case of the years following the adoption of the Wealden District Core Strategy Local Plan, have been exceeding the locally adopted housing target planned for.

8.6.4 In terms of site viability, Wealden District Council did adopt the Community Infrastructure Levy (CIL) in 2015 (the CIL Charging Schedule became effective on 1 April 2016), where it was considered by the Planning Inspectorate to provide an appropriate basis for the collection of the levy in the district and was set at a level that would not put the overall development of the area at risk. As discussed previously, the Council did also

52 See policy WCS1 Provision of Homes and Jobs 2006-2027 of the Wealden District Core Strategy Local Plan (February, 2013).

commission a Wealden Local Plan Viability Study (July, 2017) that was undertaken by BPS Chartered Surveyors that incorporated both the CIL levy and the draft policies of the Wealden Local Plan (including affordable housing) to assess whether the Plan as a whole would jeopardise the viability of the identified housing sites in general terms. This study did find that the vast majority of notional and specific residential development sites in the District were economically viable, given the obligations in place/proposed. It is therefore considered that the Wealden Local Plan policies and current CIL Charging Schedule would not undermine the economic viability of the proposed development in the area.

Status within the Planning System

8.6.5 There is a risk that some of the sites identified in the Council's housing trajectory may not come forward as anticipated. In particular, this would likely be the case for sites that do not have planning permission at the current time. As highlighted above, net housing completions from the start of the Plan period (i.e. 1 April 2013 to the 30 September 2017) and the net number of dwellings that have extant planning permissions as of 1 October 2017 equated to 7,700 (net) dwellings. The identified housing allocations within the Wealden Local Plan and identified SHELAA sites (see appendix 1) equates to 4,012 (net) dwellings, whilst the windfalls equated to 2,516 (net) dwellings over the Plan period. Both categories of housing development have not yet received planning permission, which equates to approximately 46% of total housing land supply for the Plan period.

8.6.6 It should be noted that the Wealden Local Plan Viability Study (July, 2017) did test a number of site typologies for their development viability that incorporated both planning contributions and the impact of the draft Wealden Local Plan policies ⁽⁵³⁾ on development viability within the District. The Wealden Local Plan Viability Study also included a number of Wealden Local Plan allocations for specific viability testing, which confirmed that the vast majority of the residential sites were economically 'viable' under normal conditions, demonstrating that there are no financial impediments to their development at the point envisaged. The delivery of these allocations has been phased over the Plan period based on the anticipated timing of future development and the majority of housing allocations within the Wealden Local Plan are expected to be delivered within the latter five years of the Plan.

Infrastructure Provision

8.6.7 The Infrastructure Delivery Plan (IDP) that has been prepared to support the Local Plan has concluded that there is sufficient infrastructure provision already provided, or there could be sufficient infrastructure improvements/ developments to support the level of housing development identified in Policy WLP 1 (Provision for Homes and Jobs) of the Wealden Local Plan. The District Council will work closely with infrastructure providers, East Sussex County Council (ESCC) and other interested parties, particular in relation to wastewater infrastructure, transport infrastructure, healthcare and schools to ensure that the necessary infrastructure is provided, particularly towards the end of the Plan period.

8.6.8 It should be noted that there are a number of planning policies contained within the Wealden Local Plan that relate to allocated housing sites within the Plan and the infrastructure required to ensure that the delivery of the site is possible. These planning policies include site specific infrastructure improvements that would be expected of proposals for new residential development on allocated sites and will be monitored through the AMR process. This is detailed within both the Infrastructure Delivery Plan (IDP) Background Paper (January, 2019) and the 'Implementation and Monitoring Framework' Background Paper (January, 2019) that outlines the main indicators and targets for each planning policy contained within the Wealden Local Plan.

8.7 Monitoring and Review

8.7.1 The results of residential monitoring will be published at least annually in the Council's AMR. The AMR will include an updated housing trajectory showing housing completions since the start of the Plan period and an estimate of future housing delivery when compared with the outstanding Plan requirement. The Wealden Local Plan contains a series of monitoring indicators and targets that specifically relates to housing delivery and annual net housing completions. Both the publication of net housing completions and net affordable housing completions within a monitoring period (between 1 April and 31 March each year) since the policy was first published or adopted is a requirement of Regulation 34 of 'The Town and Country Planning (Local Planning) (England) Regulations 2012' and will be recorded for each monitoring year.⁽⁵⁴⁾

8.7.2 Given the Council's approach to housing delivery, it is also of paramount importance that Wealden District Council seeks to monitor all housing allocations within the District to ensure that allocated sites or identified SHELAA sites gain planning permission within the timescales required by the allocation policy or by the timescales set out by policy WLP 11 (Release of Land) of the Wealden Local Plan. In circumstances where planning permission has not been granted on sites allocated within the Wealden Local Plan within 3 years of the date of its adoption, then such sites will be reassessed as part of the review of the Local Plan. The Strategic Housing and Economic Land Availability Assessment (SHELAA) will also be reviewed annually to ensure that information on the deliverability of sites is kept up-to-date.

54 See the Wealden District Council's Implementation and Monitoring Framework Background Paper (January, 2019).

8 Housing Land Supply

9 Appendices

9.1 Appendix 1 - Identified SHELAA sites within the development boundary

Site No.	Site Address	Post Code	Settlement	Calculated Capacity
622/1510	Land at Royal Mail Delivery Offices, 11 North Street	BN26 6AA	Polegate	6
772/1510	Land to the rear of Dittons Farm	BN26 6HY	Polegate	76
332/1780	North of railway line (land east of Station Road)	BN26 6SZ	Berwick Station	33
841/3030	Land at Hedgerows, Eastbourne Road	TN21 0LJ	Horam	38
911/3030	Horeham Flat Farm, Chiddingly Road	TN21 0JL	Horam	36
Total No. of Units				189

9.2 Appendix 2 - Net Housing Completions in the Wealden District between 1 April 2006 and 30 September 2017

Year	Total Completions
2006/07	230
2007/08	415
2008/09	349
2009/10	337
2010/11	709
2011/12	619
2012/13	674
Core Strategy	
	Total Completions
2013/14	560
2014/15	576
2015/16	520
2016/17	564
2017/18 Q1 and Q2 only	181
Total	5,734
Average Per Annum (excluding 2017/18)	505 dpa

9.3 Appendix 3 - Large commitments (sites with planning permission of 6 net dwellings or more) and Allocations

Figure 3 : Large Commitments (6 dwellings or more) with Planning Permission (Part 1)

Site Address	2017/18 (Q3 and Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Amberstone Nursery, A271, Amberstone, Hailsham	0	0	7	20	20	0	0	0	0	0	0
Beechwood House, Beechwood Lane, Heathfield	0	5	5	0	0	0	0	0	0	0	0
Blackboy Service Station, Lewes Road, Blackboys	0	5	5	0	0	0	0	0	0	0	0
Brodericklands and Hamlands Farm Willingdon	0	0	0	0	50	75	75	75	75	40	0
Community Hall, Mill Crescent, Crowborough	0	0	3	3	0	0	0	0	0	0	0
Conservative Club, Whitehall Road, Crowborough	0	0	8	0	0	0	0	0	0	0	0
Deanland Wood Park, Deanland Road, Golden Cross	0	13	13	0	0	0	0	0	0	0	0
Dittons Nursery, Dittons Road, Stone Cross	0	0	14	15	15	0	0	0	0	0	0
Elizabeth Court, St. Marys Avenue, Hailsham	3	7	6	0	0	0	0	0	0	0	0
Emerson College, Hartfield Road, Forest Row	6	0	0	0	0	0	0	0	0	0	0
First Floor 31-33 & 41-43 Vicarage Field, Hailsham	0	7	0	0	0	0	0	0	0	0	0
Former Bellerby's College, Mayfield Lane, Wadhurst	8	6	7	0	0	0	0	0	0	0	0
Former Danecroft Nurseries, Station Road, Hellingly	3	4	4	0	0	0	0	0	0	0	0
Former Merrydown Cider Factory, A267, Horam	2	18	0	0	0	0	0	0	0	0	0
Former NHS Offices, Bowhill, The Drive, Hellingly	10	0	0	0	0	0	0	0	0	0	0
Grammont, Chiddingfold Road, Horam	0	0	0	10	10	0	0	0	0	0	0
Grants Hill House, Oaklea Way, Uckfield	0	20	27	20	0	0	0	0	0	0	0
Harris Bros, Boreham Hill, Boreham Street	0	3	3	0	0	0	0	0	0	0	0
Land adjacent 22 Keld Drive, Uckfield	0	0	3	3	0	0	0	0	0	0	0
Land adjacent Geo Collins Honda, Hailsham Road, Herstmonceux	0	0	0	7	10	0	0	0	0	0	0
Land adjacent Greenleaf Gardens, Polegate	0	0	10	20	10	0	0	0	0	0	0
Land adjacent Grovelands School, Off Dunbar Drive, Hailsham	0	0	10	20	10	0	0	0	0	0	0
Land adjacent Lime Cross Recreation Ground, Herstmonceux	0	0	10	25	25	10	0	0	0	0	0
Land adjacent Shermans Oak, Coldharbour Road, Upper Dicker	0	3	3	0	0	0	0	0	0	0	0
Land at Arlington Road East, Hailsham	7	11	0	0	0	0	0	0	0	0	0
Land at Dittons Road, Polegate	0	10	20	20	7	0	0	0	0	0	0
Land at Fern Close, Frant	0	0	7	8	0	0	0	0	0	0	0
Land at Ingrams Farm, Bexhill Road, Ninfield	0	0	10	20	20	5	0	0	0	0	0
Land at Love Lane, Mayfield	6	0	0	0	0	0	0	0	0	0	0
Land at Mill Cottage, London Road, Maresfield	0	4	5	0	0	0	0	0	0	0	0
Land at Potmans Lane, Ninfield	0	0	6	6	1	0	0	0	0	0	0
Land at Tilsmore Lodge, Cross in Hand Road, Heathfield	0	0	10	10	3	0	0	0	0	0	0
Land at Tollwood Road, Crowborough	0	0	5	10	3	0	0	0	0	0	0
Land at Uplands Farm, Rattle Road, Stone Cross	0	0	0	23	50	50	50	10	0	0	0

Figure 5 : Wealden Local Plan Allocations

Site Address	2017/18 (Q3 and Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Remaining Land at Hailsham North 1A	0	0	0	0	0	30	29	0	0	0	0
Land at Hailsham North 1B	0	0	0	0	0	10	50	50	50	0	0
Land at Hailsham North 1C	0	0	0	0	0	20	75	75	75	75	50
Land at Hailsham North 1D	0	0	0	0	0	50	75	75	75	75	50
Land at Hailsham North 1E	0	0	0	0	0	0	25	25	25	5	0
Land at Allocation Hailsham East 2A	0	0	0	0	0	0	0	30	75	75	75
Land at Allocation Hailsham East 2B	0	0	0	0	0	0	0	33	75	75	75
Land at Allocation Hailsham South East 3A	0	0	0	0	50	50	50	0	0	0	0
Land at Allocation South East 3B	0	0	0	0	10	50	50	0	0	0	0
Sector Hailsham South 4	0	0	0	0	0	25	75	75	75	75	75
Land at Crouch Field, Ninfield	0	0	0	0	15	20	10	0	0	0	0
Land at Manchester Road, Ninfield	0	0	0	10	25	25	18	0	0	0	0
Remaining Land to the East of North Street, Lower Horsebridge	0	0	0	30	30	18	0	0	0	0	0
Land at the Cricket Pitch, Mayfield	0	0	0	0	0	25	25	0	0	0	0
Land at Little Shepham, Shepham Lane, Polegate	0	0	0	0	0	13	10	0	0	0	0
Land at Dittons Nursery, Stone Cross	0	0	0	0	0	0	0	25	25	25	25
Land to the North of Pickens Wood, Stone Cross	0	0	0	0	0	0	0	0	30	30	30
Land to the South of Dittons Road, Stone Cross	0	0	0	0	0	0	0	0	25	25	25
Land to the North and South of Rattle Road, Stone Cross	0	0	0	0	0	0	30	75	75	75	63
Land at Friday Street Farm, Stone Cross	0	0	0	0	0	0	0	75	75	75	25
Coxlow Farm, Horam	0	0	0	0	0	0	0	25	75	75	75
Land at Windmill House, Wadhurst	0	0	0	0	0	0	0	10	10	0	0
Land at High Street, Wadhurst	0	0	0	0	0	0	0	0	0	10	0
Land East of Old Station Road, Wadhurst	0	0	0	0	0	0	10	11	0	0	0
Land South of Burwash Road, Heathfield	0	0	0	15	15	0	0	0	0	0	0
Land South West of Gynll Road, Heathfield	0	0	0	0	0	23	40	40	0	0	0
Land at Foxhole Farm, Wadhurst	0	0	0	0	0	10	20	10	0	0	0

Figure 6 : Identified SHELAA Sites within the Wealden Local Plan

Site Address	2017/18 (Q3 and Q4)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Horeham Flat Farm, Chiddingfold Road, Horam	0	0	0	0	0	0	0	15	15	6	0
Land at Hedgerows, Eastbourne Road, Horam	0	0	0	0	0	0	0	15	15	8	0
Land at Royal Mail Delivery Offices, 11 North Street, Polegate	0	0	0	0	0	0	0	0	3	3	0
Land to the Rear of Dittons Farm, Polegate	0	0	0	0	0	0	0	0	16	30	30
North of the Railway Line (Land East of Station Road), Benwick Station	0	0	0	10	10	10	3	0	0	0	0

9.4 Appendix 4 - Small commitments (sites with planning permission of 5 net dwellings or less) as of the 30 September 2017

Site Name	Parish	Net Outstanding Committed Dwellings
Old Cheadles Barn	Alciston	1
Frog Firle, Seaford Road, Alfriston	Alfriston	2
Wingrove, 1-2 High Street, Alfriston	Alfriston	-2
Atcost building, Wilbees Farm, Arlington	Arlington	1
Cotswold Place	Arlington	1
Grain Cottage, Hempstead Lane, Hailsham	Arlington	1
Land off Coldharbour Road, Upper Dicker	Arlington	2
Old Barn Farm, Michelham Priory Road Upper Dicker	Arlington	1
April Cottage, High Street, Buxted	Buxted	1
Former Grampian Foods Factory Site, Five Ash Down	Buxted	3
George Rose, High Street, Buxted	Buxted	2
Grove Farm, Howbourne Lane, Buxted	Buxted	2
The Stables, Uckfield Road, Herons Ghyll, Uckfield	Buxted	5
Unit 7, Temple Grove, Uckfield Road, Herons Ghyll	Buxted	1
Ayrshire Farm, Darp Lane, Ripe	Chalvington and Ripe	2
Chalvington Barns, Chalvington Road, Hailsham	Chalvington and Ripe	1
Curly Courtyard, Ripe Lane, Ripe	Chalvington and Ripe	1
Redundant Agricultural Building, Ripe Lane, Ripe	Chalvington and Ripe	1
The Barn, Church Farm, Chalvington	Chalvington and Ripe	1
Barn at Randalls Farm, Whitesmith, Chiddingly	Chiddingly	1
Blackbarn Farm, A22, Lower Dicker	Chiddingly	1
Building at Stonehill Farm, Stonehill, Horam	Chiddingly	1
Former Farm Buildings, Strood Farm, Gun Hill, Heathfield	Chiddingly	2
Friths Farm, Highlands Lane, Chiddingly	Chiddingly	2

Site Name	Parish	Net Outstanding Committed Dwellings
Hawthbush Farm (B), Gun Hill, Chiddingly	Chiddingly	1
Land rear of Buckle Cott., Whitesmith, Chiddingly	Chiddingly	1
Marigolds Farm, Nash Street, Golden Cross	Chiddingly	1
Nash Street Farm, Nash Street, Chiddingly	Chiddingly	1
Oakfield Farm, Golden Cross, Hailsham	Chiddingly	1
Oakfield, A22, Golden Cross	Chiddingly	-1
Randalls Farm, Whitesmith, Chiddingly	Chiddingly	1
The Old Farmhouse, Chalvington Road, Golden Cross	Chiddingly	1
Triangle of land between A22 and Whitesmith Lane	Chiddingly	1
West View, Deanland Road, Golden Cross	Chiddingly	1
Willetts Farm Barn, Willetts Farm, Muddles Green	Chiddingly	1
1 Beacon Road, Crowborough	Crowborough	4
1 Belmont Buildings, High Street, Crowborough	Crowborough	1
17 & 17A Harecombe Rise	Crowborough	2
18 Wealden Industrial Estate, Farningham Road, Crowborough	Crowborough	2
2 London Road, Crowborough	Crowborough	2
22 Bridger Way, Crowborough	Crowborough	1
26 Trenches Road, Crowborough	Crowborough	1
28 Aldervale Cottages, Crowborough	Crowborough	1
3 Sussex View, Southview Road, Crowborough	Crowborough	1
3 The Parade, Eridge Road, Crowborough	Crowborough	1
3a Beacon Road, Crowborough	Crowborough	1
31a East Beeches Road, Crowborough	Crowborough	1
34A Medway, Crowborough	Crowborough	1
7 - 8 Tanners Way	Crowborough	2
Anderida, Green Lane, Crowborough	Crowborough	1

Site Name	Parish	Net Outstanding Committed Dwellings
Beacongate & Burleigh	Crowborough	1
Beaconstone, Beacon Road, Crowborough	Crowborough	1
Brookfield Works, Crowborough Hill, Crowborough	Crowborough	3
Buen, Crowborough Hill, Crowborough	Crowborough	2
Calverly House, 6 The Broadway, Crowborough	Crowborough	5
Fairstowe Cottage, Fielden Road, Crowborough	Crowborough	1
Glen Cottage, Fielden Lane, Crowborough	Crowborough	1
Ground Floor Flat, 1 Beacon Road, Crowborough	Crowborough	1
Land adjacent Lovells Cottage, Walshes Road, Crowborough	Crowborough	1
Land adjacent Oak Lodge, Fielden Road, Crowborough	Crowborough	1
Land adjacent Ruislip, Whitehill Road, Crowborough	Crowborough	1
Land adjacent to The Bridge, Glenmore Road East	Crowborough	1
Land adjacent to Walshes Road, Crowborough	Crowborough	2
Land at Homestalls, Fielden Road, Crowborough	Crowborough	1
Land at Manor Nurseries, Eridge Road, Crowborough	Crowborough	4
Land at side of 2 Melrose Cottages	Crowborough	1
Land at Rockington Nursery, Blackness Road, Crowborough	Crowborough	1
Land at Spring Cottage, Harlequin Lane, Crowborough	Crowborough	1
Land rear Alpina, 27 Beacon Road, Crowborough	Crowborough	1
Land rear of Tufts & Hurst, London Road, Crowborough	Crowborough	1
Land rear West Riseley, Melfort Road	Crowborough	1
Land south of High Broom Lane, Crowborough	Crowborough	1
Mackton, Blackness Road, Crowborough	Crowborough	1

Site Name	Parish	Net Outstanding Committed Dwellings
Medmaw House (A), Farningham Road, Crowborough	Crowborough	1
Medmaw House (B), Farningham Road, Jarvis Brook	Crowborough	2
Off 2, Clock House Court, Beacon Road, Crowborough	Crowborough	1
Old Fire Station, High Street, Crowborough	Crowborough	2
Rear of 2 London Road, Crowborough	Crowborough	1
Robin Hill, Fielden Road, Crowborough	Crowborough	1
Scharlings, Fielden Road, Crowborough	Crowborough	1
Sussex House, Farningham Road, Crowborough	Crowborough	2
The Old Buttery, Chapel Green, Crowborough	Crowborough	1
Whitefields, Tanners Way, Crowborough	Crowborough	1
Danehill Chapel, School Lane, Danehill	Danehill	1
The Old Forge, Freshfield Lane, Danehill	Danehill	1
3T's Barn, Little Goldsmiths Farm, Blackboys	East Hoathly	1
Crockstead Green Farm, Eastbourne Road, Halland	East Hoathly	3
Downs Cottage	East Hoathly	2
Graywood Farm, Graywood Lane, East Hoathly	East Hoathly	1
Staverton Nursery (B), Eastbourne Road, Halland	East Hoathly	3
Black Ven Farm, Down Street, Nutley	Fletching	1
Moons Farm, Sharpsbridge Lane, Piltdown	Fletching	1
Netherhall Farm (A), Mill Lane, Fletching	Fletching	1
Netherhall Farm (B), Mill Lane, Fletching	Fletching	1
Piltdown Poultry Farm, Fairhazel Lane, Piltdown	Fletching	2
Valley Farm, Piltdown	Fletching	1

Site Name	Parish	Net Outstanding Committed Dwellings
6 Hartfield Road, Forest Row	Forest Row	-1
88 Hartfield Road, Forest Row	Forest Row	3
First floor, 20A Hartfield Road, Forest Row	Forest Row	1
Gotwick Wood Farm, Holtye Road, Forest Row	Forest Row	1
Great Water Farm, Homestall Road, Ashurst Wood	Forest Row	1
Land at Kenley, Thornhill, Ashurst Wood	Forest Row	1
Land W Hurstbrook House, Thornhill, Ashurst Wood	Forest Row	1
The Chapel, FR Cemetery, Priory Road, Forest Row	Forest Row	1
Wretham Lodge, Priory Road, Forest Row	Forest Row	1
Blackboys Nursery, Framfield Road, Blackboys	Framfield	3
Branden Farm, Lewes Road, Framfield	Framfield	1
Danes House	Framfield	1
Garden Cottage, Hammonds Green, Framfield	Framfield	1
Gatehouse Barn, Gatehouse, Framfield	Framfield	1
Gate House, Gatehouse Lane, Framfield	Framfield	-4
Hobbs Barton Farm, Streele Lane, Framfield	Framfield	1
Palehouse Farm Barn	Framfield	1
Redundant Farm Buildings at High Cross Farm	Framfield	2
ROC Bunker, Land off B2102, Framfield	Framfield	1
September Farm, Lewes Road, Blackboys	Framfield	1
Barn 1, Pinewood Farm, Frant Road, Frant	Frant	1
Barn 2, Pinewood Farm, Frant Road, Frant	Frant	1
Brook Farm, Bayham Road, Frant	Frant	1

Site Name	Parish	Net Outstanding Committed Dwellings
Court Lodge, Bayham Road, Bells Yew Green, Frant	Frant	1
Court Lodge Farm, Bayham Road, Bells Yew Green	Frant	1
Land at Manor Farm, Bells Yew Green Road, Frant	Frant	1
Land at Melfort Farm, Wadhurst Road, Frant	Frant	3
Reflex House, Bells Yew Green Road, Frant	Frant	3
The Old Post House, Bells Yew Green Road, BYG	Frant	1
Croust Farm Barns, Hadlow Down Road, Five Ashes	Hadlow	1
Five Chimneys Farm, Curtains Hill, Hadlow Down	Hadlow	2
Gate House Farm, Stocklands Lane, Hadlow Down	Hadlow	2
Little Tinkers, Scocus Farm, Five Ashes	Hadlow	1
Lynx House Barn, School Lane, Hadlow Down	Hadlow	1
16 Bowley Road, Hailsham	Hailsham	1
109 Battle Road, Hailsham	Hailsham	3
2 / 4 Summerfields Avenue	Hailsham	2
22-24 High Street, Hailsham	Hailsham	1
22 - 36 Mill Road	Hailsham	2
28 Ersham Road, Hailsham	Hailsham	1
38 Farne Close, Hailsham	Hailsham	1
39 Summerfields Avenue, Hailsham	Hailsham	2
46 & 48 High Street, Hailsham	Hailsham	1
82 London Road, Hailsham	Hailsham	2
Amberstone Grange	Hailsham	1
Amberstone Place, Amberstone, Hailsham	Hailsham	1
Bank Flats A+B, 3 Market Street, Hailsham	Hailsham	1
Downcroft Nursery, Squab Lane, Magham Down	Hailsham	1
First Floor, 28-28a High Street, Hailsham	Hailsham	1

Site Name	Parish	Net Outstanding Committed Dwellings
First Floor, 7-10 Vicarage Field, Hailsham	Hailsham	3
Hamelsham Manor, 80 London Road, Hailsham	Hailsham	3
Hawthorn, Squab Lane, Magham Down	Hailsham	1
Land adjacent 3 Sussex Cottages, New Road, Magham Down	Hailsham	1
Land East of Battle Road, Hailsham, Phases 2+3	Hailsham	1
Land rear of 31 Marshfoot Lane, Hailsham	Hailsham	1
Land west of Greenfields, Hempstead Lane, Hailsham	Hailsham	1
Little Horselunges (1), Upper Horsebridge, Hailsham	Hailsham	4
Little Horselunges(2), Upper Horsebridge, Hailsham	Hailsham	2
Little Marshfoot Farm, Mill Road, Hailsham	Hailsham	1
Rear of 3 Station Road	Hailsham	1
The Coach House, Vicarage Road, Hailsham	Hailsham	2
The Paddocks, South Road, Hailsham	Hailsham	3
Wentworth House, George Street, Hailsham	Hailsham	2
Woodside Farm, Hempstead Lane, Hailsham	Hailsham	1
Winton, Amberstone, Hailsham	Hailsham	1
Lower Holywych House	Hartfield	1
Neaves Park Barn, Cotchford Hill, Paygate, Hartfield	Hartfield	1
North Clays Farm, Butcherfield Lane, Hartfield	Hartfield	1
The Hay Waggon, High Street, Hartfield	Hartfield	2
Tye Farm, Edenbridge Road, Hartfield	Hartfield	1
28 Gibraltar Rise, Heathfield	Heathfield and Waldron	1
65 High Street, Heathfield	Heathfield and Waldron	2
Ashdown House, High Street, Cross in Hand	Heathfield and Waldron	2

Site Name	Parish	Net Outstanding Committed Dwellings
Barn at Satinstown Farm, Burwash Road, Broad Oak	Heathfield and Waldron	1
Bracken, Thorney Close, Heathfield	Heathfield and Waldron	1
Buildings at Moat Farm, Moat Lane, Waldron	Heathfield and Waldron	2
Former Cornford's FS, Battle Road, Punnetts Town	Heathfield and Waldron	1
Garage Block at Hemsley House, Heathfield	Heathfield and Waldron	1
Heatherlea, Newick Lane, Heathfield	Heathfield and Waldron	5
Heathfield Park, School Hill, Old Heathfield	Heathfield and Waldron	4
Holly Barn CW, Coldharbour Lane, Punnetts Town	Heathfield and Waldron	1
Knaves Acre, Burnt Oak Lane, Waldron	Heathfield and Waldron	1
Land at Old Barklye, Swife Lane, Broad Oak	Heathfield and Waldron	1
Little London Stud, Heathfield	Heathfield and Waldron	1
Lowlands, High Street, Heathfield	Heathfield and Waldron	1
Malls Wood, Nursery Lane, Cross-in-Hand	Heathfield and Waldron	1
Nuwara Eliya, Collingwood Avenue, Heathfield	Heathfield and Waldron	1
Old Glebe, Waldron, Heathfield	Heathfield and Waldron	1
Pottens Mill Barn, Pottens Mill Lane, Broad Oak	Heathfield and Waldron	1
Priors Farm, Street End Lane, Broad Oak	Heathfield and Waldron	2
Rear of 3 Cherwell Road, Heathfield	Heathfield and Waldron	2
Robin of Heathfield, Hailsham Road, Heathfield	Heathfield and Waldron	1
Scotsford Farm, Street End Lane, Broad Oak	Heathfield and Waldron	2
Springfield Nursery, Back Lane, Cross in Hand	Heathfield and Waldron	4
St. Catherine's Church, Mutton Hill, Heathfield	Heathfield and Waldron	4
Star Lodge, Waldron	Heathfield and Waldron	1
The Old Dairy, Burwash Road, Broad Oak	Heathfield and Waldron	1

Site Name	Parish	Net Outstanding Committed Dwellings
The Old Printworks, Streatfield Road, Heathfield	Heathfield and Waldron	4
Workshop, Sheepwash Farm, Sheepwash Lane, Blackboys	Heathfield and Waldron	1
1 Mount Pleasant Cottages, North Street, Hellingly	Hellingly	1
Agricultural Buildings, North St. Farm, North Street, Hellingly	Hellingly	2
Caldicotts Farm, Caldicotts Lane, Lower Dicker	Hellingly	4
Kings Head, Lower Horsebridge, Hailsham	Hellingly	1
Land adjacent 62 Upper Horsebridge Road, Hailsham	Hellingly	4
Oak Tree Farm, Camberlot Road, Upper Dicker	Hellingly	1
Perrylands Farm, Hackhurst Lane, Lower Dicker	Hellingly	1
Post Office, North Street, Lower Horsebridge	Hellingly	1
Site at Laurelhurst Farm, Lower Dicker	Hellingly	1
The Toll House	Hellingly	1
The Warren, Grove Hill, Hellingly	Hellingly	-1
Unit 1, Caldicotts Farm, Caldicotts Lane, Lower Dicker	Hellingly	1
Unit 2, Caldicotts Farm, Caldicotts Lane, Lower Dicker	Hellingly	1
Whiptree Farm, Carters Corner, Hailsham	Hellingly	1
2 The Willows, Gardner Street, Herstmonceux	Herstmonceux	1
3 Gardner Street, Herstmonceux	Herstmonceux	1
4 Highview Close, Windmill Hill, Herstmonceux	Herstmonceux	1
Bank House, Gardner Street, Herstmonceux	Herstmonceux	1
Brent Farm, Under Road, Magham Down	Herstmonceux	4
Coopers Croft Nursery (A), New Road, Herstmonceux	Herstmonceux	1
Crouch Butchers, Gardner Street, Herstmonceux	Herstmonceux	1

Site Name	Parish	Net Outstanding Committed Dwellings
Erreys, Stunts Green, Herstmonceux	Herstmonceux	1
Five Firs, Cinderford Lane, Hellingly	Herstmonceux	1
Land adjacent 1 Ferndale, Hailsham Road, Herstmonceux	Herstmonceux	3
Land adjacent 2 The Firs, West End, Herstmonceux	Herstmonceux	1
Land adjacent 4 West Terrace, West End, Herstmonceux	Herstmonceux	1
Land adjacent Elm Tree House, Gardiner St. Herstmonceux	Herstmonceux	4
Land adjacent Higham Cottage, Gardner St, Herstmonceux	Herstmonceux	2
Land adjacent The Old Farm House, Gingers Green, Herstmonceux	Herstmonceux	1
Land at Studdens Farm, Studdens Lane, Cowbeech	Herstmonceux	1
Moieties Farm, Foul Mile, Cowbeech	Herstmonceux	1
Old Court Farm, Cowbeech Hill, Cowbeech	Herstmonceux	1
Sheepwash Farm, Hammer Lane, Cowbeech	Herstmonceux	1
The Barn, Plum Hill Farm, Stunts Green, Herstmonceux	Herstmonceux	1
The Cart Barn, Old Road, Herstmonceux	Herstmonceux	1
The Old Farm, Trolliloes, Cowbeech	Herstmonceux	1
The Stables, Plum Hill Farm, Stunts Green, Herstmonceux	Herstmonceux	1
The Warehouse, Gardiner Street, Herstmonceux	Herstmonceux	1
The Welcome Stranger, Chapel Row, Herstmonceux	Herstmonceux	3
Upper House Farm, New Road, Herstmonceux	Herstmonceux	1
Wavern Cottage, Cricketing Lane, Herstmonceux	Herstmonceux	1
West Terrace, West End, Herstmonceux	Herstmonceux	4
Woodcote Farm, Trolliloes Lane, Cowbeech	Herstmonceux	2
Farm Shop, Tanyard Farm, Hooe Road, Ninfield	Hooe	1

Site Name	Parish	Net Outstanding Committed Dwellings
AG Advisory, High Street, Horam	Horam	1
Dilnot Farm, West Street Lane, Horam	Horam	1
(Former) Horam Inn, High Street, Horam	Horam	4
Hedgerows, Horam Road, Horam	Horam	1
Huggetts Farm, Marle Green, Horam	Horam	1
Misty Meadow, Chiddingly Road, Horam	Horam	1
Sedgefield, Marle Green, Horam	Horam	1
Solitude, Cowden Hall Lane, Vines Cross	Horam	1
Stillyans Farm, Maynards Green Road, Maynards Green	Horam	1
The Fabric Shop, High Street, Horam	Horam	1
The Old Slaughterhouse, High Street, Horam	Horam	1
The Wood Yard, Marle Green, Horam	Horam	2
Unit 4, Tubwell Nurseries, Tubwell Lane, Maynards Green	Horam	1
Unit 5 Tubwell Nurseries, Tubwell Lane, Maynards Green	Horam	1
Vreeburg (formerly Oaklea), Horebeech Lane, Horam	Horam	2
Wealden Court, High Street, Horam	Horam	1
2 Buckham Hill House, Buckham Hill, Uckfield	Isfield	2
Brook Lodge, Rose Hill, Isfield	Isfield	3
Buckham Hill Farm, Buckham Hill, Isfield	Isfield	2
Former Army Camp, Isfield	Isfield	5
Honeypot Nursery, Isfield Road, Isfield	Isfield	2
Newhouse Farm, Buckham Hill, Isfield	Isfield	3
Old Rectory Farm, Buckham Hill, Isfield	Isfield	1
Rowebuck Stud, Station Road, Isfield	Isfield	1
Rowebuck Stud (Tile Barn Farm) Isfield	Isfield	1
White Bridge Cottage, Station Road, Isfield	Isfield	2
Bachelors, Laughton	Laughton	1

Site Name	Parish	Net Outstanding Committed Dwellings
Barns adjacent Baldwins, Shortgate Lane, Laughton	Laughton	2
Barn at Springbarn Vineyard, Mill Lane, Laughton	Laughton	1
Cleavers Farm Barn, Mill Lane, Laughton	Laughton	2
Greenstead, Shortgate Lane, Laughton	Laughton	1
Land at Pound Lane, Laughton	Laughton	1
Lower Vert Wood Farm, Lewes Road, Laughton	Laughton	1
Marchants Hardy Plants, Mill Lane, Laughton	Laughton	1
Randalls Barn, Broomham Lane, Whitesmith	Laughton	1
Redundant Agricultural Buildings, Darp Lane, Laughton	Laughton	1
The Old Stables, Shortgate Lane, Laughton	Laughton	1
Woodside Farm (A), Broomham Lane, Whitesmith	Laughton	1
Woodside Farm (B), Broomham Lane, Whitesmith	Laughton	2
Downlands, Milton Street, Polegate	Long Man	1
Hayreed Barn, Hayreed Lane, Wilmington	Long Man	1
Milton Gate Stables, The Green, Wilmington	Long Man	1
The Byre Milton Street Polegate East Sussex	Long Man	1
1 Central Parade, Straight Half Mile, Maresfield	Maresfield	1
Forest Cottage, The Drive, Maresfield Park	Maresfield	1
Furnace Bank House, London Road, Maresfield	Maresfield	4
Hole and Alchorne Farm, Bell Lane, Nutley	Maresfield	2
Hole & Alcorne Farm (site 2), Bell Lane, Nutley	Maresfield	4
Jades Farm, Horney Common Road, Maresfield	Maresfield	1

Site Name	Parish	Net Outstanding Committed Dwellings
Land adjacent Batts Farm, Batts Bridge Road, Maresfield	Maresfield	1
Land adjacent Doma, Burrells Lane, Maresfield	Maresfield	1
Land adjacent to 12 Parklands, Maresfield	Maresfield	1
Land adjacent The Manor House, The Drive, Maresfield	Maresfield	1
Land at Forest Ridge, The Drive, Maresfield Park	Maresfield	1
Land rear 1-3 Mill House, London Road, Maresfield	Maresfield	1
Land south of Forest Ridge, The Drive, Maresfield	Maresfield	4
Mill Chase, London Road, Maresfield	Maresfield	4
Oakwood Park Bus Units, Oakwood Park, Maresfield	Maresfield	1
Reedings Farm, Nursery Lane, Maresfield	Maresfield	1
Southern Cottage, The Drive, Maresfield Park	Maresfield	1
Strawberry Hall Farm, Cobdown Lane, Five Ash Down	Maresfield	1
The Old Reservoir, Straight Half Mile, Maresfield	Maresfield	1
Bella Vista, Leeds Lane, Five Ashes	Mayfield and Five Ashes	2
Cowmans Cottage, Witherenden Road, Mayfield	Mayfield and Five Ashes	1
Fair Meadow Farm, Fir Toll Road, Mayfield	Mayfield and Five Ashes	1
Great Bainen Farm, Picadilly Lane, Mayfield	Mayfield and Five Ashes	1
Hawthorns, West Street, Mayfield	Mayfield and Five Ashes	1
Lakedown Farm, Broad Oak	Mayfield and Five Ashes	1
Land behind South Street, Mayfield	Mayfield and Five Ashes	1
Land off Sandy Lane, East Street, Mayfield	Mayfield and Five Ashes	1
Little Bainen Farm, Witherenden Lane, Mayfield	Mayfield and Five Ashes	1
Maygarth, Vale Road, Mayfield	Mayfield and Five Ashes	1
Mayfield Kitchen Studio, Wellbrook Hill, Mayfield	Mayfield and Five Ashes	4

Site Name	Parish	Net Outstanding Committed Dwellings
Mead Farm, Heathfield Road, 5 Ashes	Mayfield and Five Ashes	1
Meadow View, Tidebrook Road, Rushers Cross, Mayfield	Mayfield and Five Ashes	1
Owlswood, Old Lane, Mayfield	Mayfield and Five Ashes	1
Summerhill Farm, Five Ashes	Mayfield and Five Ashes	1
The Barn, Rushers Cross Farm, Tidebrook Rd, R. Cross	Mayfield and Five Ashes	1
The Old Dairy and Bull Pen, Cinderhill, Mayfield	Mayfield and Five Ashes	2
Atcost Building, Tanyard Farm, Hooe Road, Ninfield	Ninfield	1
Charlton House, The Green, Ninfield	Ninfield	1
Church Barn Farm (Barn 1), Church Lane, Ninfield	Ninfield	1
Cold Store, Tanyard Farm, Hooe Road, Ninfield	Ninfield	1
Colin Cars, Bexhill Road, Ninfield	Ninfield	2
Combe Hill Farm, Coombe Hill, Ninfield	Ninfield	1
Down Barn Farm, Bexhill Road, Ninfield	Ninfield	1
Land rear of West Central Cottages, Ninfield	Ninfield	1
Moons Hill Farm, Moons Hill, Ninfield	Ninfield	1
Moor Hall Farm, Moor Hall Drive, Ninfield	Ninfield	1
Oaklands, Moorhall Drive, Ninfield	Ninfield	1
Standard Hill Yard, Standard Hill, Ninfield	Ninfield	1
Land adj. 9 Eastbourne Road, Pevensey Bay	Pevensey	1
1 Sunstar Lane, Polegate	Polegate	1
29-47 High Street, Polegate	Polegate	4
59-61 High Street, Polegate	Polegate	2
95-97 Station Road, Polegate	Polegate	1
Land at Dittons Villa, Dittons Road, Polegate	Polegate	1
Land rear of 9 Western Avenue, Polegate	Polegate	1
Nightingale Farm (B), Hailsham Road, Polegate	Polegate	1

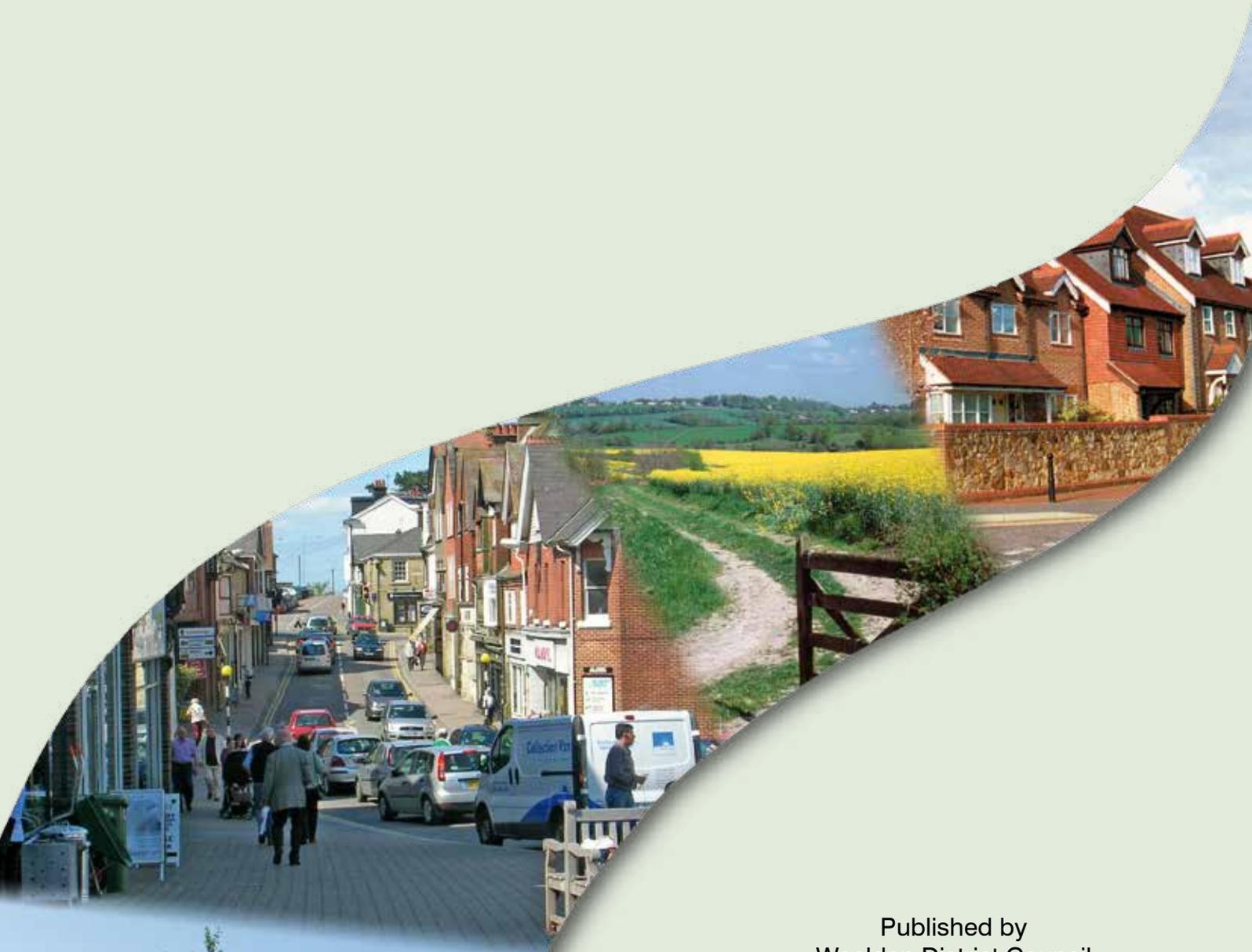
Site Name	Parish	Net Outstanding Committed Dwellings
Benchmark Barn, Groombridge Lane, Eridge	Rotherfield	1
Burrwood Farm, Bicycle Arms Road, High Cross, Rotherfield	Rotherfield	1
Castle Hill Farm, Treblers Road, Crowborough	Rotherfield	1
Catts Farm Yard, Tunbridge Wells Road, Mark Cross	Rotherfield	1
Hamsell Wood Farm Barn, The Forstal, Eridge Green	Rotherfield	1
High Cross Hall	Rotherfield	1
Latchets, Clackhams Lane, Jarvis Brook	Rotherfield	1
Land adjacent Chestnuts, Clackhams Lane, Jarvis Brook	Rotherfield	1
Land adjacent The Glade, Clackhams Lane, Jarvis Brook	Rotherfield	1
Land adjacent The Stables, Clackhams Lane, Jarvis Brook	Rotherfield	5
Lotmans Farm, Burnt Oak Road, Stone Cross, Crowborough	Rotherfield	2
Outbuildings at Haywards Farm	Rotherfield	2
Penny Farthings, Argos Hill, Rotherfield	Rotherfield	-1
Pinehurst Farm, Steep Road, Crowborough	Rotherfield	1
Redundant Farm Buildings, Castle Hill Farm, Rotherfield	Rotherfield	1
Renby, Forge Road, Eridge	Rotherfield	1
The Barn, North Street, Rotherfield	Rotherfield	1
The Nursery, Tunbridge Wells Road, Mark Cross	Rotherfield	2
The Old Dairy, Rotherhurst Lane, Rotherfield	Rotherfield	1
The Pines, Eridge Road, Boars Head, Crowborough	Rotherfield	5
Langtye Farm (A), Langtye Lane, Ripe	Selmeston	2
Langtye Farm (B), Langtye Lane, Ripe	Selmeston	1
1 Boundsway	Uckfield	1
100 High Street, Uckfield	Uckfield	-1
146a High Street, Uckfield	Uckfield	3

Site Name	Parish	Net Outstanding Committed Dwellings
170 High Street, Uckfield	Uckfield	3
2 Mill Drove	Uckfield	1
200-206 High Street, Uckfield	Uckfield	2
242 High Street, Uckfield	Uckfield	1
244 High Street, Uckfield	Uckfield	1
30 Ringles Cross, Uckfield	Uckfield	1
33 Framfield Road, Uckfield	Uckfield	2
39A New Town, Uckfield	Uckfield	2
40 New Barn Lane, Ridgewood, Uckfield	Uckfield	4
57 Framfield Road, Uckfield	Uckfield	3
70 New Town, Uckfield	Uckfield	1
91 High Street, Uckfield	Uckfield	2
Charlwood Manor	Uckfield	4
Kings Court, Hempstead Road, Uckfield	Uckfield	3
Land adjacent 16 West View, Uckfield	Uckfield	1
Land adjacent to 2 The Drive, Uckfield	Uckfield	1
Land west of Ridgewood Manor Lodge, Lewes Road, Uckfield	Uckfield	4
New Olives, High Street, Uckfield	Uckfield	2
Quarry House, Mill Lane, Uckfield	Uckfield	4
Quarry Site, Snatts Road, Uckfield	Uckfield	1
St Phillips R.C Primary School, New Town, Uckfield	Uckfield	2
Sussex Studios, Grange Road, Uckfield	Uckfield	3
The Cottage, Hempstead Road, Uckfield	Uckfield	4
Bartley Mill Barn, Bells Yew Green	Wadhurst	1
Beals Barn, Bewlbridge Lane, Cousley Wood	Wadhurst	1
Best Beech Inn, Best Beech Hill, Wadhurst	Wadhurst	5
Carambola, Turners Green Road, Wadhurst	Wadhurst	1
Church House, Church Street, Wadhurst	Wadhurst	1
Former Methodist Church, Lower High Street, Wadhurst	Wadhurst	3

Site Name	Parish	Net Outstanding Committed Dwellings
Garage Site, R/O The Creig, High Street, Wadhurst	Wadhurst	1
Garage Site, R/O The Greig, High Street, Wadhurst	Wadhurst	1
Great Shoemiths Farm, Whitegates Lane, Wadhurst	Wadhurst	1
Land adjacent 26 Snape View, Wadhurst	Wadhurst	3
Land adjacent Courthope Avenue, Wadhurst	Wadhurst	2
Land east of Queenswood, Castle Walk, Wadhurst	Wadhurst	1
Newnhams Farm, Buckland Hill Lane, Wadhurst	Wadhurst	1
Orchard House, Turners Green, Wadhurst	Wadhurst	1
Prendoran	Wadhurst	3
Stone Cross Farm, Brinkers Lane, Wadhurst	Wadhurst	1
Swatland Farm, Whitegates Lane, Wadhurst	Wadhurst	1
The Mill House, Partridges Lane, Wadhurst	Wadhurst	1
The Old Bakery, High Street, Wadhurst	Wadhurst	1
The Thatched Cottage, Best Beech Hill, Wadhurst	Wadhurst	1
Wadhurst Castle	Wadhurst	1
Woodlands Farm	Wadhurst	1
3 South Side, Rushlake Green	Warbleton	1
Causeway Yard, Bodle Street Green	Warbleton	1
Barn adjacent Wimbles, Fords Lane, Vines Cross	Warbleton	1
Combe Ash, Churches Green Lane, Heathfield	Warbleton	1
Cralle Place, Hammer Lane, Vines Cross	Warbleton	1
Forest Farm, Battle Road, Three Cups Corner	Warbleton	1
Forest Farm Cottage, Three Cups, Heathfield	Warbleton	2

Site Name	Parish	Net Outstanding Committed Dwellings
Hammer Lane Farm, Hammer Lane, Warbleton	Warbleton	1
Little Bathurst Farm, Cowbeech Road, Rushlake Green	Warbleton	1
Oast Barn, Little Crouches Farm	Warbleton	1
Thorrington Farm, Chapmans Town Road, Warbleton	Warbleton	1
The Mill, Bodle Street Green	Warbleton	1
Averys Barn, Wartling Road, Boreham Street	Wartling	1
Brooks Farm, Boreham Lane, Wartling	Wartling	1
Dormers Farm House, A271, Windmill Hill	Wartling	2
Meridian Farm, Boreham Hill, Boreham Street	Wartling	2
Tyler Barn, Coopers Farm, Wartling Road, Wartling	Wartling	1
52 & 54 High Street	Westham	2
Blackness Yard, Hailsham Road, Stone Cross	Westham	5
Hankham Hall Farm (A), Hankham Hall Road, Hankham	Westham	2
Hankham Hall Farm (B), Hankham Hall Road, Hankham	Westham	2
Land in Dittons Road	Westham	1
Land North of Dittons Road, Stone Cross	Westham	3
Merrilees, Dittons Road, Stone Cross, Pevensey	Westham	1
Plum Cottage, adjacent Langsett, Rattle Road, Westham	Westham	1
70 Wannock Avenue, Lower Willingdon	Willingdon and Jevington	1
80 Wannock Lane, Lower Willingdon	Willingdon and Jevington	1
Land adjacent 75 Seven Sisters Road, Lower Willingdon	Willingdon and Jevington	1
Duckings Farm	Withyham	2
Hollambys, Eridge Road, Groombridge	Withyham	1
Pitfields Barn, Sussex Lane, Blackham	Withyham	1
The Sussex Oak Inn	Withyham	2

Site Name	Parish	Net Outstanding Committed Dwellings
Unit 3, Birchden Farm, Broadwater Forest Lane	Withyham	1
Total Extant Planning Permissions (5 net dwellings or less)		648



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