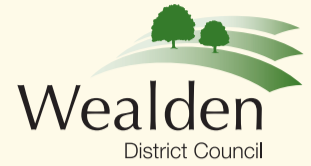


# Wealden Local Plan

## Settlements without development boundaries



### Preferred option for testing

Within and adjoining the Core Area identified in Neighbourhood and Local Settlements, settlements allocated up to 20 dwellings within the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings or 1 or 2 bedroom live work units. Only up to 2 dwellings/livework units will be allowed up to the number of dwellings identified in the strategic distribution. Permission will be subject to certain design criteria, policies that protect the environment and the prevention of coalescence of new development resulting from the policy.

Within and adjoining the Core Area identified in Neighbourhood and Local Settlements, settlements allocated between 21 and 40 dwellings in the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings or 1 or 2 bedroom live work units. Only up to 5 dwellings/livework units will be allowed up to the number of dwellings identified in the strategic distribution. Permission will be subject to certain design criteria, policies that protect the environment and the prevention of coalescence of new development resulting from the policy.

Within and adjoining the Core Area identified in Neighbourhood and Local Settlements, settlements allowed between 41 and 50 dwellings in the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings or 1 or 2 bedroom live work units. Only up to 10 dwellings/livework units will be allowed up to the number of dwellings identified in the strategic distribution. Permission will be subject to certain design criteria, policies that protect the environment and the prevention of coalescence of new development resulting from the policy.

Exceptional circumstances to the number of dwellings per site may exist if development is on brownfield land within or adjoining the Local or Neighbourhood Settlements, subject to criteria regarding design and including suitable densities.

Development within and surrounding Residential Settlements would not be supported, except the provision of community facilities where appropriate.

### Advantages and disadvantages

<b>Advantages</b>	<b>Disadvantages</b>
<ul style="list-style-type: none"><li>• Allows for growth of unsustainable settlements.</li><li>• By limiting the size of houses, it seeks to meet the local need and helps to provide for low cost housing and provide for those within the village who may wish to down size.</li><li>• By limiting the scale it also promote incremental growth, relevant to the size of the settlement and overall growth. This has been a favoured approach by certain Parish Councils in the past.</li><li>• It also allows for live/work units which also promotes economic growth and helps go towards the sustainability of the village.</li><li>• Takes into account brownfield development.</li></ul>	<ul style="list-style-type: none"><li>• Does not allow for the uncontrolled growth of unsustainable settlements.</li><li>• Restrict size of developments on greenfield land which may not accord with a land parcel where development is being sought.</li><li>• Size of dwellings to be restricted so profits may not be maximised and viability may be cited as an issue.</li><li>• May stop rural exception sites being brought forward.</li></ul>

Please see over for table

Villages	Number of Additional Dwellings to be provided* (as of April 2015)	Greenfield land granted planning consent or resolved to grant planning consent counting towards WCS6 of the Core Strategy (*Included in the Number of Additional Dwellings to be Provided if Granted after April 2015)
Arlington	10	0
Boreham Street	10	0
Chiddingly	10	0
Hankham	10	0
Laughton	10	0
Muddles Green	10	0
Rushlake Green	10	0
Upper Dicker	10	4 (Granted after April 2015)
Chalvington and Ripe	10	0
Berwick Station	15	11 (Granted before April 2015)
Bells Yew Green	20	0
Blackboys	20	0
Lower Horsebridge	20	0
Mark Cross	20	0
Maynards Green	20	0
Magham Down	25	0
Punnetts Town	25	0
Cross in Hand	30	0
Halland	30	0
Hellingly	30	0
Pevensey	30	0
Broad oak	40	0
Five Ashes	40	0
Frant	50	0
Maresfield	50	0
Windmill Hill	50	0
Herstmonceux	230	110 Granted after April 2015
East Hoathly	190	0
Ninfield	250	55 Granted after April 2015
Mayfield	185	0
Wadhurst	285	35 Granted after April 2015
Westham	350	0
Horam	400	0

## For further information:

please contact the Planning Policy Team on **01892 602008** or **ldf@wealden.gov.uk**