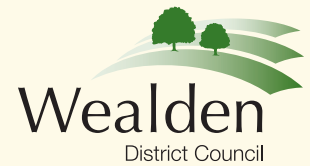


Wealden Local Plan

Vision and strategic housing approach



Vision

This recommended Local Plan, stretching forward over a 20 year period, will establish Wealden District as an attractive and prosperous part of the South East with significant housing and employment growth centres around the existing urban areas of South Wealden. Retail opportunities will significantly expand as national chains are attracted to an increasingly affluent area. Road and rail improvements, not seen in the past 30 years, will support our growing hi-tech sector and encourage new businesses to establish here. This will in turn provide good quality jobs and opportunities for local people to improve skills. The resulting increase in workplace wages and the new housing stock, specifically located to help local people, together with improvements to shops, leisure facilities and green spaces will raise the expectations and wellbeing of residents, making it the place to live, work and visit.

Those unique qualities of rural Wealden which we have always treasured will be retained and supported through rural diversification and tourism, its beauty continuing to attract entrepreneurs and visitors alike.

The housing needs of the South East are Wealden District's opportunity to embrace economic growth and all the benefits this can bring, whilst retaining our unique environment and landscape of villages and hamlets for generations to come.

Preferred option for testing

The preferred option for testing is the South Wealden Option - with improvements to the strategic road network. The proposed plan period is from 2013 to 2037 with a resulting housing supply of 832 dwellings per annum, which is greater than the Objectively Assessed Housing Need for the District by 97 dwellings per annum or 2328 dwellings in total for the plan period. On the basis of where development is located and the interaction within the Housing Market Area it is proposed that this Plan addresses the under supply of Eastbourne Borough, subject to evidence from the Authority showing that all efforts have been made to accommodate their housing need within the Borough.

This option will be phased to take into account the major infrastructure requirements. The following Core Strategy housing requirements are included in the number of additional dwellings to be provided.

- ◆ Polegate and Willingdon - 700 dwellings
- ◆ Hailsham - 418 dwellings
- ◆ Crowborough - 140 dwellings (12)
- ◆ Stone Cross - 44 dwellings
- ◆ Edge of Tunbridge Wells - 120 dwellings

Preferred Option for Testing 3

Housing

The preferred option for testing is the South Wealden Option - with improvements to the strategic road network. The proposed plan period is from 2013 to 2037 with a resulting housing supply of 832 dwellings per annum, which is greater than the Objectively Assessed Housing Need for the District by 97 dwellings per annum or 2328 dwellings in total for the plan period. On the basis of where development is located and the interaction within the Housing Market Area it is proposed that this Plan addresses the under supply of Eastbourne Borough, subject to evidence from the Authority showing that all efforts have been made to accommodate their housing need within the Borough.

This option will be phased to take into account the major infrastructure requirements. The following Core Strategy housing requirements are included in the number of additional dwellings to be provided.

- Polegate and Willingdon - 700 dwellings
- Hailsham - 418 dwellings
- Crowborough - 140 dwellings ⁽¹²⁾
- Stone Cross - 44 dwellings
- Edge of Tunbridge Wells - 120 dwellings

	Number of Additional Dwellings to be Provided (Including Outstanding Core Strategy Growth*)	Estimated Proportional Growth⁽¹³⁾	*Outstanding Core Strategy Growth (as of September 2015)	Dwellings per Annum from 2015
Hailsham	9380	97%	418	426
Polegate and Willingdon	1000	13%	700	45
Stone Cross	500	38%	44	23
Heathfield	800	22%	0	36

12 This is subject to a successful legal challenge to a planning application which grants permission for 104 dwellings outside of the Councils identified location with the adopted Core Strategy. If the legal challenge is unsuccessful the remaining growth within Crowborough is 37 dwellings.

13 Not including Core Strategy Consents

	Number of Additional Dwellings to be Provided (Including Outstanding Core Strategy Growth*)	Estimated Proportional Growth⁽¹³⁾	*Outstanding Core Strategy Growth (as of September 2015)	Dwellings per Annum from 2015
Uckfield	Windfalls that do not have an adverse impact upon Ashdown Forest SAC	-	0	-
Crowborough	140 and any windfalls that do not have an adverse impact upon Ashdown Forest SAC	1%	140	7
Edge of Tunbridge Wells	320	-	120	15

Advantages and disadvantages

Advantages	Disadvantages
<ul style="list-style-type: none"> • Delivers the Objectively Assessed Housing Need for the District • In accordance with the National Planning Policy Framework seeks to help meet the need in other relevant local authority areas • Seeks to provide avoidance measures for the Ashdown Forest • Seeks to conserve and enhance the Areas of outstanding Natural Beauty • Seeks to help meet the objectives of the South Downs National Park • Provides a strategy to improve the economy and the wellbeing of existing and new residents • Provides new housing for local people • Allows a proportion of growth in unsustainable villages to help meet need • Focuses on sustainable growth • The strategy focuses growth in order to obtain infrastructure and investment into the area • Protects rural areas and the countryside 	<ul style="list-style-type: none"> • By focusing growth to the South and routes away from Ashdown Forest not all settlements benefit from growth • There may be a need for development to be located within the Area of Outstanding Natural Beauty • It is a level growth not experienced within the history of the District

Villages	Number of Additional Dwellings* (as of April 2015)	Estimated Proportional Growth	Greenfield Land Developed Prior to April 2015 Identified as Allocations in WCS6 of the Core Strategy (*Included in the Number of Additional Dwellings if Granted after April 2015)	Dwellings per annum from April 2015
Arlington	10	63%	0	0.5
Boreham Street	10	12%	0	0.5
Chiddingly	10	30%	0	0.5
Hankham	10	20%	0	0.5
Laughton	10	17%	0	0.5
Muddles Green	10	14%	0	0.5
Rushlake Green	10	14%	0	0.5
Upper Dicker	10	9%	0	0.5
Chalvington and Ripe	10	8%	0	0.5
Berwick Station	15	20%	11	0.7
Bells Yew Green	20	23%	0	1
Blackboys	20	10%	0	1
Lower Horsebridge	20	28%	0	1
Mark Cross	20	23%	0	1
Maynards Green	20	23%	0	1
Magham Down	25	21%	0	1
Punnetts Town	25	11%	0	1

Villages	Number of Additional Dwellings* (as of April 2015)	Estimated Proportional Growth	Greenfield Land Developed Prior to April 2015 Identified as Allocations in WCS6 of the Core Strategy (*Included in the Number of Additional Dwellings if Granted after April 2015)	Dwellings per annum from April 2015
Cross in Hand	30	18%	0	1
Halland	30	23%	0	1
Hellingly	30	20%	0	1
Pevensey	30	21%	0	1
Broad Oak	40	9%	0	2
Five Ashes	40	20%	0	2
Frant	50	20%	0	2
Maresfield	50	9%	0	2
Windmill Hill	50	16%	0	2
Herstmonceux	230	43%	110	10
East Hoathly	190	50%	0	9
Ninfield	250	50%	55	11
Mayfield	185	20%	0	14
Wadhurst	285	20%	35	16
Westham	350	32%	0	16
Horam	400	50%	0	18



For further information:

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