How to Contact Us

Planning Policy
Wealden District Council
Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01892 602008
E-mail: ldf@wealden.gov.uk
Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

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Minutes

Present:

1. Welcome and introductions and Reminder of purpose and objectives of the meeting

1.1 [WDC] outlined the purpose and objectives of the meeting. The meeting promotes partnership working in line with the Duty to Co-operate and look to update and move forward the provision of infrastructure within the District.

2. Summary of progress/key issues since January meeting

2.1 [ESCC] referred to the summary of Section 106 contributions. The main change since the last meeting in August has been the increase in the overall amount of funding received as contributions have come through from the Amberstone Nursery development – part of the East Hailsham site.

2.2 [ESCC] expressed concerns regarding the impact of the restrictions on pooling funding from no more than 5 Section 106 agreements as part of the CIL Regulations coming into force from April 2015. This may cause problems for us in the interim period until CIL is adopted, as we may not be in a position to negotiate Sec 106 funding for infrastructure if there are already 5 agreements paying for the same infrastructure is already in place in the local area. [ESCC] felt that this would require additional monitoring and extra care in the specific wording in section 106 agreements. There was some discussion regarding the trigger date for pooling. [ESCC] will check this and report back to the group.

2.3 [ESCC] felt that from an Education perspective, this probably wouldn’t be an issue re primary school provision, but could be a concern re Secondary School provision, where there may be more than 5 Section 106’s in place already.

2.4 [WDC] and [ESCC] thought that there was still a risk in relation to pooling and funding availability where Section 106’s had been signed but where development had not yet commenced. Having clarity about what happens beyond April 2015 re pooling of Section 106 agreements is the key issue.

2.5 [WDC] stated that WDC looking to submit CIL asap and due to delays in the consideration of the Strategic Sites Local Plan, we have prepared an Affordable Housing Local Plan to allow CIL to progress. This will be submitted in March with a projected Examination in June and adoption in November. However, currently
awaiting a date for examination from the Planning Inspectorate.

2.6 ESCC noted that all LA’s in East Sussex will be in the same position re the pooling of Section 106 issue as none of the LA’s has adopted their CIL yet. This is something that should be monitored and reported to the Chief Exec at ESCC and with other Leaders within East Sussex agreed to raise this issue with other Leaders.

2.7 All agreed that an update of where East Sussex and neighbouring Authorities where with CIL would be useful.

3. Transport updates

ESCC

3.1 ESCC provided an update on Transport schemes.

a) Re the A27. The Highways Agency (HA) and Department for Transport (DfT) undertook a study on the A27 (Investing in Britain’s Future) therefore identifying opportunities for investment. This was a three stage process where the economic case was assessed in relation to a number of options. The Lewes to Polegate section of the A27 was one of the route options assessed. The outcome of the study was announced as part of the Roads Investment Plan in the Chancellor’s Autumn Statement. This did not provide any immediate funding for the Lewes to Polegate section of the route but did set aside £75M pending a review of growth plans following the announcement of the Airports Commission into additional airport capacity in the South East. ESCC are seeking a meeting with the DIT regarding this potential funding.

b) Re Uckfield Town Centre, High Street Improvements - funded through Section 106 money - A number of snagging items still need to be resolved and still some issues re the loss of on-street car parking. New Station Car Park - currently under construction and will be completed/open in Spring 2015. A number of improvements scheduled for the Lufxord Field car park, including installation of number plate recognition cameras - funded through Section 106. Construction will start on this in September. Detailed designs for the Bus Station currently underway.

c) MASHH. The overall design will be finalised next Month (February) with a projected implementation date in September/Autumn 2015.

d) PMS. The final report of the stage II report from Halcrow received last week. ESCC officers will be discussing this further with WDC Officers and Members prior to moving forward.

e) Quality Bus Corridor (QBC). This includes Bus, walking and cycling improvements. The final report is now available - officers are summarising this and will consult with key stakeholders including WDC.

f) Local Growth Fund, Regarding the Funding from LGF, (38.7M for walking and cycling, £2M for sustainable transport and £4M for the A22/A27 junction improvements) ESCC are currently preparing a business case to unlock the funding available for 2015/16 and will also be bringing forward business cases for the draw down of funding in future years.

WDC

3.2 WDC wanted some clarification regarding the link between the A27 funds and the announcement re expansion at Gatwick. ESCC stated that this was part of the agenda for the meeting with the DIT.

ESCC

3.3 ESCC understood from a meeting the week before, that there was a plan to do some further analysis work on cellaring and trail tree pits in Uckfield High Street to look at the impact from drainage issues. There is a need to do this work to feed into the design work, this will mean a delay of design work until late April/May - so will be the end of May/June before anything goes out.
3.4 ESCC stated that there may be up to a further £1.4M Growth Deal funding available in the future in relation to proposals for the business park at Upper Dicker. However this needs to be confirmed and further clarified.

3.5 ESCC asked for clarification re the Hempstead Lane roundabout in Hailsham and whether or not this was part of the OGC. ESCC confirmed that it would be delivered by one of the developers of the North Hailsham site through Section 106/278 agreement.

4. Education Update

4.1 ESCC provided an update on Education projects within Wealden.

a) Ingrams Way, Hailsham. The planning application was refused by ESCC in November, but was resubmitted in a revised form in December 2014. It is expected to go to planning committee in March. Assuming planning consent is granted, work will start in May with completion in December. The school will open in September 2015 however, as a reception class at Whitehouse School (another Lilac Sky school). Interim arrangements have been agreed to receive pupils in September 2015. The final costs are expected to be £5.5M – which comprises £2.5M of Government Grant and £1.7M Section 106 contributions.

b) North Hailsham. The Section 106 agreement was signed on this last year. However, the location of the school site has still not been fixed. ESCC need to purchase the land and then need to develop a scenario for delivery. The timing of this school is critical – there are a number of options – could establish a new academy school or re-locate and enlarge the Hellingly Primary School. ESCC however, have not formalised the preferred option yet. It was agreed that there needed to be a push on this to firm up a site which suits the developer.

c) Secondary School, Hailsham. ESCC have commissioned work on the feasibility for a stand-alone 6th Form on the site to the east of Battle Road. This will free up space at the Secondary School. The feasibility study is expected March/April when ESCC will speak to the College and work out a plan for delivery – which will include work to the new site and work to the existing site.

d) Education Commissioning Plan. The ECP was approved in December 2014. It now includes Early Years and Post 16 provision. In due course SEN provision will also be added to the plan. In relation to WDC, the only real change from the previous Schools Organisation Plan (SOP) is the identification of a requirement in Crowborough for an additional 0.5 FE Primary school provision. Last year there was a predicted shortfall in Mayfield, but this no longer applies.

4.2 WDC was interested in Holy Cross discussion and the Free School application in Uckfield. The Governors and Diocese were happy to move to a new site which would pave the way for further regeneration efforts in the town centre. However if the Holy Cross school moves would need to provide a 2FE school to cope with the additional capacity. The Free School applicant does not specify a site but would be need to be big enough to take an intake from 4 – 19 years. This would free up space at Uckfield Community College. However there is insufficient land on the Uckfield site
to accommodate a school of this size and the developers have indicated that cannot accommodate a 2FE school on the site. What happens if the application is approved?

ESCC

4.3 said that the initial application had been refused but the DFE had invited the applicants to re-submit which was unusual. The applicants re-submitted in October 2014 and were awaiting the outcome. The DFE have a team who search for sites – so would not approve an application if there is not enough land.

ESCC

4.4 wanted to know if the developers view had been fed back to the DFE however it was unclear if they were aware of this. stated that the developers had made it quite clear in pre-application discussions that they cannot accommodate sufficient land for a school large enough to accommodate the proposed free school. He could get this confirmed in writing if required. felt that it would be useful to have a meeting with all concerned to be clear about what the situation.

WDC

NB: Post meeting note – has since heard from the applicant that the re-submitted application was also refused. It is unclear however, what the grounds for refusal were.

5. Progress/Timetable re SSLP, CIL and CS Review

WDC

5.1 thought members might be interested to hear that WDC had been making progress in relation to discussions with Health providers and the use of Section 106 contributions. WDC are currently engaged with the two Clinical Commissioning Groups (CCG’s) operating in our area and NHS England through the Portfolio Holder and Overview and Scrutiny Committee to move forward with a site in East Hailsham. A report is currently being drafted and we will share this as soon as we can.

WDC

5.2 reported progress in relation to Planning submissions and approval on Strategic Sites:-

a) Frant - An application for 120 dwellings is expected in the next few months but this does not have much of an impact on ESCC infrastructure.

b) Crowborough – Waishes Road – SE Crowborough – application has been approved – discussions re Section 106 on-going – will secure our first SANG and SAMMS contribution. Applications on Pine Grove and on Jarvis Brook sites, expected shortly.

c) Uckfield – expecting an application to be submitted a week today – which should go to committee before the elections.

d) Heathfield – odd sites have been approved.

e) Hailsham – outline consents granted for both sites in North Hailsham, but no date for commencement. East Hailsham – 2 smaller sites to the north have been approved, application on a further site is expected shortly.

f) Polegate – now entering into early stages of pre-application discussions with the submission of an application for outline consent possibly by the end of the year.

g) Stone Cross – outline consents on 5 of the 6 sites. Advanced pre-application on the remaining site with submission possible within the next few months. Dealing with reserved matters on the 5 sites already approved, and these will possibly be the next sites where construction will take place.

h) Villages – there have been a flurry of applications in Ninfield, Wadhurst, Herstmonceux, and Horam. These are all at early stages and similar applications in other villages are expected to follow.
5.3 **WDC** outlined the overall timetable:—

a) A further days hearing on the Strategic Sites Local Plan will be heard tomorrow (20th January).

b) A new Affordable Housing Local Plan has been produced to take account of Government changes in this area. This helps to support our submission of CIL. Both documents will be submitted to the Secretary of State in March, with an anticipated examination in June and adoption in the Autumn. A report on CIL Governance has been agreed by Members. Further work will be undertaken to develop the system to support the operation and governance of CIL.

c) Core Strategy review work – WDC officers have started work on the CS Review. We are currently undertaking a (Strategic Housing Market Area Assessment) SHMAA review with other authorities. We will share this information as part of our Duty to Co-operate. Key issues are the impact of the Ashdown Forest and Pevensey Levels and Waste Water capacity issues. A report on Waste Water issues is expected from Southern Water in March. The timeframe for the CS adoption is currently November 2018, but WDC are working hard to bring this date forward (subject to the Planning Inspectorate).

5.4 **ESCC** asked about the proportion of CIL going to Parish and Town Councils (The ‘meaningful proportion’) and how we would deal with this. **WDC** stated that since the proportions had been announced (25% in the case of areas with Neighbourhood plans and 15% in all other areas) Parish and Town Councils also had to how state they would spend their CIL and monitor how their CIL receipts had been spent. WDC have already had some discussions with Town and Parish Council’s about this and could include this in a future Parish Conferences.

6. **Next Steps**

6.1 **WDC** outlined that as part of the next steps we needed to:-

- Clarify the position re CIL and the dates for pooling of Section 106 contributions
- Check on the situation regarding the North Hailsham school site
- Work with Parish and Town Councils

7. **Any Other Relevant Business**

7.1 **ESCC** mentioned the investment on Superfast Broadband across East Sussex. He has met with senior executives of **ESCC** regarding this. **ESCC** is implementing the superfast broadband. There is a need to get the message across to developers that **ESCC** will pay for the cost of putting in fibre optic cables at the time of construction – this is not something that is happening and is causing customer frustration. **ESCC** will supply a letter from **ESCC** that can provide additional information and be shared across Councils – this will be done via **ESCC** and **ESCC**

7.2 **ESCC** agreed that this should be raised by officers in pre-application discussions and also raised through the Developers Panel.

8. **Next meeting**

**WDC** thanked everyone for their attendance. It was suggested that the next meeting of the group should be towards the end of July – post elections. It was agreed to hold the meeting at WDC’s offices in Hailsham.
5th Joint ESCC/WDC meeting
IDP/Road Map
16th January 2016

Minutes

Present:

ESCC                                      WDC


1. Welcome

WDC • welcomed everyone to the 5th joint meeting of the IDP/Road Map.

2. Planning issues – Progress/Timescale - infrastructure issues arising from WLPR consultation

WDC • reported on the Wealden Local Plan. We had been out to consultation in October/November on the Issues, Options and Recommendations – had held 7/8 public exhibitions and been to speak to 1/16 town and parish councillors. We had received in excess of 1,000 responses, which we were working through.

• At the same time we were preparing an action plan for Hallsham, which would specifically focus on Hallsham/Polegate as a growth area. The Hallsham Area Action Plan (HAAP) would be a formal local plan and would be progressed alongside the Local Plan, with the Local Plan providing the strategic framework for the HAAP. A steering group had been set up for the HAAP, and a number of focus groups would be set up shortly.

• One of the key issues raised through the consultation responses, at the exhibitions and meetings with Town and Parish Councils were infrastructure provision, in particular the need for road improvements, schools and health care provision.

• Members reported that there had been a lot of concern expressed regarding the delivery of infrastructure in the past and on how we will fund the delivery of infrastructure in the future. Many are aware of the funding gap shown to support CIL and are concerned about the delivery of housing and the infrastructure to support it.

• Discussion turned to the need to demonstrate a five year housing land supply and the fact that developers are using the lack of a 5 year housing land supply, to gain planning permission, particularly on appeal. This puts additional pressure on planning for infrastructure. WDC are expecting a number of large sites to come forward for planning in the next 6 – 9 months, ahead of the Wealden Local Plan. The numbers achieved on these sites would be taken off the proposed housing allocations in the Local Plan.

3. CIL, CIL Governance and the Road Map – issues and next steps in taking the process forward

WDC • presented a revised extract of the road map schedule of 3 areas showing the
progress on development of strategic sites, and the situation regarding infrastructure provision to support highways and transportation improvements and education provision to meet growth, as shown in the latest IDP.

ESCC

- stated that this was now out of date, as a new Education Commissioning Plan had just been agreed which changes some of the timescales for delivery of facilities. All agreed that this needed to be reflected on the road map schedule.

ESCC

- stated that until they get hold of land for education provision, it was extremely difficult to move things forward. Although sites might be allocated, there was no commitment until the land had been secured through a Section 106 development agreement. The timescale for developing a school was a minimum of 2 years for a 1FE school. If the land was for a free school or academy more time would be required, to advertise for Sponsors, review applications and await a decision by the Secretary of State for Education. This could take nearer 3 years to deal with this. The other fundamental issue in relation to the delivery of education provision is the issue of funding. The current budget goes to 2018 and the council’s capital programme is currently committed to primary schools elsewhere in the County.

4. Transport updates

ESCC

- provided an update on Transport schemes.

- The A27.
  - £75m had been allocated towards improvements. Highways England (HE) has appointed Atkins to look at how this funding should be allocated. So far they were looking at:-
    - A roundabout at the A27/A22 Polegate By-pass Junction
    - Bridge widening to the north of the junction
    - Provision of 2 lanes at the junction
    - A by-pass for Seaford to address the safety/collision issues
    - A short section of dual carriageway and minor junction improvements to address safety/collision issues
    - Completion of the pedestrian and cycling route between Polegate and Lewes.

- A workshop with the A27 Reference Group is planned and lobbying activities underway for off-line improvements.
  - The £4m LDF funding towards junction improvements at Cophall have not yet been taken forward, as this is linked to the HE work. This funding can be moved around the programme up until 2020.

- Uckfield to Lewes Rail extension
  - The study now includes looking at the South Coast and Brighton Main Line and BML2 – with the Uckfield-Lewes link forming part of the BML2 Proposals.
  - The DfT have commissioned WSP to undertake the study. ESCC/WDC/LDC and TWBC met with WSP in November to discuss the brief. The outcomes of the Study may be available in February. The Local MP’s are aware and engaged in the process.

- Uckfield Town Centre
  - High Street Improvements – funded through Section 106 money – Stage 1 (a number of improvements scheduled for the Luxford Field car park, including installation of number plate recognition cameras) completed November 2014.
    - New Station Car Park – now open.
    - Stage 2 works to the High Street – due to commence 21st January 2016. Construction time is 8 months and will include new paving, street lighting and street furniture.

- MASHH
  - The overall design is finalised for works to reduce congestion and improve facilities for cyclists and pedestrians. Involves reducing car parking in the High Street.
• 4 objections were received to the TRO associated with the scheme, which means it will need to be reported with the CC Planning Committee before going any further.
• Costain has been awarded the contract and due to start work in late Spring/Early Summer. No precise timetable or costing are available yet.

Growth Deal Projects (Sustainable Transport Corridor)
• This includes Bus, walking and cycling improvements. Consultants looking at what needs to be done to the Road Network to enable the improvements to be made.
• There was a presentation of the project to County Council Members on the 1st December and a number of issues were highlighted. The consultants are currently looking at these issues and at the impacts of the Wealden Local Plan.
• From there a business case will be developed to release £2M for sustainable transport funding approved through LEP RGF in future years.

• Members and officers raised a number of issues around the transport projects.
• was concerned that the STC information is already out of date as it does not reflect the WLP growth. It needs to be fit for purpose in the future.
• is concerned about needing to understand the level of spending on the Uckfield and Halstead town centre works. He is particularly concerned about the costs of schemes funded through Section 106 and the funding available for other MASHH transport schemes in Halstead.

5. Education Update

ESCC
• announced that the latest Education Commissioning Plan for the period 2015 – 2019 had been approved on the 21/12/2015 and would be published on the website shortly. provided an update on Education projects within Wealden.

Crowborough
• School provision in Crowborough is currently ok.

Halstead.
• The new school opened in September 2015 however, as a reception class at Whitehouse School (another Lilac Sky school). Will move to the new Ingrams Way site after Easter 2016.
• In 2016/17 primary provision will be ok, but will feel pressure after this period until the new school at North Halstead can be delivered. Short term temporary solutions (bulge classes) will provide temporary solutions until new school delivered.

Heathfield.
• The school provision in Heathfield is currently ok.

Uckfield Provision and Holy Cross PS/Free School application.
• The strategy is to move the Holy Cross Primary School to a new site on the Ridgewood development. The site will be secured through an option in the Section 106 agreement for the Ridgewood site. This would pave the way for further regeneration efforts in the town centre.

Polegate/Willington/Stone Cross
• Polegate/Willington and Stone Cross – experiencing problems, and looking at temporary solutions at existing schools for 2016/17. Query re whether ESCC should still be looking to provide a 1FE school on the Mornings Mill site, if Polegate/Stone Cross is set to grow under the WLP. There are a number of considerations re the WLP which throw up issues regarding the strategy to support growth, need and optimum location.

Other Education aspects
• DfE now saying that primary schools should be 2FE minimum to be sustainable.
• No pressure with secondary education provision at the moment but starting to become an issue.
• A review of sixth form provision is currently being undertaken by the EDFA and includes existing schools with 6th form provision across East Sussex, West Sussex and Brighton and Hove.
• ESCC Capital Programme for 2017/18 is £80m which is being spent on primary schools across the County including Ingrams Way. By mid-2016, will be able to provide an indication of the capital funding allocation for 2017/18 and what provision is required.
• ESCC is also putting a plan together with each school to look at priorities and will be doing feasibility work on the back of this, to direct funding. All education provision within the period of 2017/18 to 2022/23 will be taken into account but how this will be prioritised and funded is another issue.

6. Any Other Relevant Business

None

7. Date of next meeting

It was agreed that we now need to move to more frequent meetings and three monthly meetings were suggested.

The next meeting would take place in April therefore, after the introduction of CIL, with further meetings in July and October.
7th Joint ESCC/WDC meeting
IDP/Road Map

14th July 2016

Minutes

Attendees
ESCC

WDC

Apologies

1. Welcome

WDC opened the meeting and all introduced themselves.

2. The Road Map – Updated spreadsheet (HAAP area)

i. Development progress WDC

WDC provided a brief update to the spreadsheet, identifying main changes with regards to land west of Park Road and advancements with land to the east of Park Road with regards to the land sale issues. More sites are being progressed than were identified in the Core Strategy Local Plan (CSLP), including sites in the north Hailsham and Hellingly area.

WDC suggested the numbers of sites coming forward indicate that landowners are not waiting for the Wealden Local Plan (WLP). Sites in the pipeline around Hailsham could be in the mid hundreds with pre apps/phone conversations taking place.
WDC outlined the main elements of the spreadsheet:

**Uckfield**
- Landowner issues following Brexit have resulted in a minor delay with regards to the 1000 unit allocation.
- [Redacted] was 99% certain that the Eastbourne Road application would be refused.

**Polegate/Stone Cross**
- Broderick Land application will be bought forward soon, which will add additional units to the CSLP allocation.
- Polegate linked into Stone Cross sites. No more additional numbers, moving into development stages expects approval for stage 2/3 of The Wells site in autumn.
- Landowner is looking to pursue development on the Bellway site
- Advance pre-application discussion on 200+ units at Friday Street Farm – possibly looking at a primary school on the site.

**Crawborough**
- Jarvis Brook 30+ units.
- Small units using the 300 headroom for Crawborough in relation to CS allocation.

**Frant/Tunbridge Wells**
- Further applications for Benhall Mill Road recently submitted. The 250 housing level is over the allocation of 120 identified in the CSLP.

WDC

It was discussed that Brexit does not appear to be affecting development in the short term. [Redacted] suggested that developers are likely taking stock, but this should not delay delivery. [Redacted] commented that that RICS predict drop in house prices, which may mean requests may come back in, with new sites generating CIL and possible re-negotiations on existing section 106 agreements. [Redacted] suggested that drop in house prices may see an increase in first time buyers and whilst there may be delay in development, Brexit may not stop proceedings completely.

**ii. Transportation issues**

ESCC provided an update regarding the Hailsham Town Centre improvements, which are underway and are planned to finish at the end of February 2017. The scheme is higher in cost than anticipated, with an increase in costs from £1m to £2.5m, as costs and timescales were underestimated. ESCC propose to use Local Transport Programme capital funding.
WDC commented that Hailsham Steering Group have always reassured that money is on target and raised concern that it was more of a regeneration project than a highways project.

ESCC explained that ESCC are currently working on a spending strategy with the Movement and Access Strategy for Hailsham and Hellingly (MASHH). Funds have been identified for walking and cycling packages. ESCC will come up with funding solutions for other packages.

WDC and ESCC commented on the cost as the Uckfield town centre works are a similar cost to Hailsham but more work is being done in Uckfield. ESCC explained that the £2.5m is still an estimated cost. WDC asked for a level of certainty that finance is in place to fund other plans, especially once all of the section 106 fees have been collected. ESCC explained that ESCC will need to develop business cases to unlock funds required to deliver schemes, which would take about 3 months. It was suggested that WDC need reassurance that ESCC will make sure funds are in place for when it is needed.

ESCC provided an update on current work in Hailsham, relating to Hempstead Lane, Ersham Road, South Road and Western Road and will update WDC as work progresses. ESCC explained that Cophall roundabout is tied up with Highways England. Discussion followed with regard to the A27, with ESCC and WDC providing brief updates from the last A27 Reference Group. ESCC provided an update relating to ongoing work in Polegate High Street and in Uckfield town centre.

ESCC explained that the Polegate junction is tied in with developer contributions. WDC commented that there are different triggers as they are all different sites. Larger sites possibly deliver but reliant on smaller sites funding coming forward. ESCC explained ESCC continue to work on reducing queuing during peak times on Dittons Way, the A22 and Golden Jubilee Way.

In Crowborough, developer contributions are being used for safety and accessibility improvements on Western Road. ESCC suggested a similar approach should be taken in Uckfield. There were no updates relating to Frant.

WDC asked ESCC to provide an update with regards to Polegate Parkway Station. ESCC explained that they were to meet with Network Rail on 15th July to ascertain their views. Parking is the main concern and they will consider whether Polegate Station is fit for purpose and explore other options including the possibility of a parkway station.
suggested moving the station could destroy Polegate High Street. pointed out however that the CO-OP in Polegate Town Centre trades less that the Tesco in Stone Cross and therefore the train station is not bringing in trade. provided reassurance that WDC are looking at Polegate High Street separately as part of evidence base studies.

iii. Education issues

provided an update in relation to issues surrounding primary schools.

There is no great pressure in Crowborough.

Hailsham will experience a small short fall in 2018/19 but there will be a 2FE short fall in 2019/20. In the long term there may be a 7FE short fall taking into account the 9000+ houses. These shortfalls are expected but will now happen quicker than originally expected and forecast.

asked about demographics of people moving into Hailsham. and suggested there was a higher percentage of smaller/younger families moving into the town where they can afford family homes. reiterated that the overall figures are not surprising but the timing was. asked whether ESCC consider housing completions are part of forecast and confirmed they do.

pointed out that the Government proposal for starter homes may impact forecasts as people may buy homes/start families earlier. suggested interest rates may remain lower for longer so people take chance to buy explained that these changes may impact of that provision of school places in Hailsham in 2019/20. Since the last meeting, has spoken to academy trusts, who have showed keen interest in area, including the site allocated at land east Park Road Hailsham. Recent meetings with the Department for Education (DfE) and Regional Schools Commissioners (RSC) were all about the ease of getting hold of land. There are two scenarios to meet the 2019/20 shortfall. Scenario 1 is to build a new school. However, as it takes 3 years to get a school built, processes need to start now

suggested ESCC need a conversation with WDC about how to trigger land early. Legal advice and discussions between landowners and developers are needed. If there is no new school before September 2019, the other scenario is to provide bulge classes. Free school interest in area grown recently; emphasised that it is a real opportunity and we need to work to bring this forwards.
suggested that until land purchase goes ahead, ESCC should approach owner and transfer land earlier. commented that it is in both parties' interests to have these conversations. noted that it is not just building the school that needs to be considered but also access. asked whether it is possible to use capital programme to secure site as most S106 fund have either been used for the school at Ingrams Way or have not yet come through.

suggested both scenarios will not happen until the land sale and WDC should progress with third option using the capital programme funding to release land for school provision. encouraged early discussions between ESCC and developers to get the school up and running. explained that the capital programme is currently being developed. As part of the process, ESCC have commissioned inception studies, which include school place investments.

mentioned that land in south Hailsham is being put forward and WDC are proactively identifying sites but suggested that WDC/ESCC need to have conversations early in order to secure land for schools. explained ESCC will need to know location of land in order to make judgements on where schools need to go.

questioned, assuming the WLP was adopted, how many schools were needed across the district for 20,000+ houses. commented that it was possible housing numbers could increase, referring to applications submitted in East Hoathly and raising concerns that schools would be crammed.

explained that information provided by and was included in forecast, but reiterated the importance of identifying sites. ESCC rely on WDC's relationship with landowners and developers. The need for new schools is evident, including primary schools, secondary schools and all-through schools, but where these should be located remains uncertain. confirmed that sites were coming forward, both in the SHELAA and otherwise and suggested and have separate conversations regarding land for schools.

highlighted that people want evidence that infrastructure will be delivered. explained that ESCC's current 5 year period plan (2018-2023) doesn't include the 9000+ houses in Hailsham as published before WLP, but ESCC will publish new plan in the autumn which will take these numbers into account.

commented that villages with large applications are concerned about primary school places explained that the application for 200 houses in
East Hoathly would not be large enough to require ESCC to build a new primary school. Discussion followed about the formula used in forecast and whether that formula includes people who move within the District.

ESCC provided update regarding school issues in Polegate, explaining that there is pressure now and ESCC are looking at the expansion of the existing primary school as a priority. There is uncertainty surrounding school on Mornings Mill development. However as there is interest on the site and access is available, it may be possible to push forward a free school on the land which may be funded by central Government.

ESCC have no concerns regarding schools in Heathfield or Uckfield but have identified funding for school improvements in Frant. ESCC will provide an update regarding Frant at the next meeting.

In relation to secondary places, Crowborough Academy has reduced numbers and can accommodate growth. ESCC expect a year 7 shortfall in Hailsham from 2021/22, which will increase the 2FE and continue to grow. Hailsham will require a new secondary school. If needed, ESCC could deliver 1FE system on the current site but do not want to decrease the viability of a new school. At this moment in time, the sixth form expansion is no longer a preferred option. A joint sixth form could be considered but there are still only two years left to trigger the option on the land east of Battle Road.

ESCC asked whether ESCC thought the closure of Ringmer Sixth Form would have an impact on numbers but ESCC are not too concerned. Forecasts suggest no long term problems in Heathfield and Wadhurst but do suggest that there will be shortfalls from 2019/20 in Uckfield. ESCC are in discussion with DfE regarding financial resources for part of the school in Uckfield to be replaced by 2020.

ESCC commented that developers approached ESCC in October 2015 wanting to build a 2FE primary school on Friday Street Farm, but 200 houses do not justify this and given location it would be unsuitable.

3. Funding

ESCC, WDC

ESCC explained the extra money from section 106 contributions is £7m. Key to that is signing off land west of Uckfield. Section 106 contributions are being spent on Uckfield and Hailsham town centre works. WDC confirmed some section 106 payments are coming through, but explained there is a bit of a lull in securing contributions and some money is close to spend dates.
ii. **CIL and projected income**

WDC explained that provided £110m estimate of CIL with the following caveats:
- It is a generous estimate and does not take into account Affordable Housing or the proportion of housing that is CIL exempt and WDC expect developers to maximise these.
- It is not likely to get CIL through until three years after implementations.
- WDC have SANGS which will have to be forward funded.
- WDC will have to revise CIL schedule as the WLP will impact on CIL levels. The Government are also currently undertaking a review of CIL.

WDC pointed out that even with CIL, there will still be an infrastructure funding gap.

iii. **Other potential sources of funding**

WDC explained that has identified the following potential sources of funding:

WDC

1) LEP Funding — spoke with regards to transport. Need to bid for it.
2) DfE – unsure regarding free school academies – possibly phased up.

WDC commented that the Government clearly wish to deliver 500+ free schools, but there is no progress beyond that.

3) Capital Programme – form of funding.
4) Rolling infrastructure fund – forward funding.
5) New Homes Bonus.
6) Government Grants.
7) Devolution – obviously potential to help fund and possibly something to look into in the future.
8) Opportunity of joint ventures/partnerships with developers.

iv. **ESCC Capital Programme – Transport/Education**

ESCC explained that Highways England and Network Rail have investment programmes. The DfT is keen to understand the future pipeline projects. SELEP may allocated £15m+ towards infrastructure.

WDC commented the ESCC report sets out the current financial plan for 2017/18 and processes over the following five years. More information will be provided at the next Roadmap meeting.

v. **Dealing with the funding gap – examples**

WDC commented that the funding gap had already been discussed.
4. Risk - Areas of risk (All) & developing a risk assessment matrix

WDC explained that in terms of IDP and Roadmap, risk assessments are missing and need to be identified. The key areas of risk to consider are delivery, timescales, funding and partner relationships. Risk will be discussed at the next meeting.

5. Update on Wealden Local Plan/HAAP progress

WDC provided update on the WLP and HAAP explaining that WDC will consult on the preferred option. There are a number of ongoing studies from various infrastructure providers, including a transport model. WDC will also continue to work with [individual] to identify best sites for schools and considering multiuse facilities and locations.

WDC explained WDC are investing in HAAP Infrastructure Working Group meeting, which was attended by Southern Water, South East Water, ESCC, and CCG’s and considered potential development in Hailsham.

6. AORB

ESCC mentioned WDC’s plans for a new crematorium in Horam is now public. Plans are currently in pre app stage, with WDC hoping to submit an application in September/October.

7. Dates of next meeting

Wednesday 12th October 2016 – 2pm – 4pm - WDC offices.
8th Joint ESCC/WDC
Infrastructure/Road Map Meeting
12th October 2016

Minutes

Present:
ESCC
WDC

1. Welcome/ Apologies – WDC

2. Updates
   i. Development progress (CB)

   ESCC
   [Redacted]

   Brexit may have moved back progress on the submission of new applications but not by much.

   Uckfield Site – there is now a land deal in place with Taylor Wimpey (developer) – expected to be on site by mid-2017 with the first phase of 250 units – the rest, 750 will come forward when the new roundabout onto the A22 has been constructed. Construction expected to take about 10-12 years.

   North Hailsham site – land deal completed and will come forward next year.

   Heathfield – number of applications coming forward in the Heathfield area – some are considered suitable, others more questionable – need to consider strategy going forward for these sites

   Polegate – Broderick land – 390 units on land adjacent to the Mornings Mill Site. There are issues regarding
   • School provision – but solutions can come forward in ESCC Education timescale.
   • Access points to the Broderick land site – one of which is into Eastbourne Borough Council area and all roads go into Eastbourne Borough Council area.

   Other applications are expected shortly for sites in Horam, Polegate and Uckfield.

   ii. Transportation issues

   ESCC
   [Redacted]

   Updated the meeting on transportation issues:

   Hailsham High Street works
   • works currently on site
• On progress to complete by end of February 2017
• All Ok at present
• Funding/spend strategy for MASHH and QBC (now called MAC) shared with
  [redacted]

Movement and Access Corridor (MAC) Scheme
• Further design work due in December 2016
• Out to consultant for costing etc.

Uckfield Town Centre
• Stage II works completed – High Street resurfacing etc.
• Stage III (bus Station) & a further stage IV – currently looking at the possibilities.
• WDC, ESCC [redacted] meeting with [redacted] shortly regarding taking these forward and
  utilizing outstanding Section 106 funds.
• A27
  • £75m RIS1 (Route Investment Strategy) funding available for small scale
    improvements to be implemented along the Lewes to Polegate route section by 2020.
  • Public consultation on options for improvements will take place between 22/10/16 and
    the 08/12/16.
  • Small scale improvements only – no major off line improvements proposed as part of
    these works – will continue to lobby for this.
  • Stakeholder event involving Town and Parish Councils/DCs and ESCC and land owners,
    etc. on 27/10/2016
  • Timescales – Preferred options – spring/summer 2016, Construction 2020 (maybe
    sooner)
  • A27 Reference group meeting will take place with MP’s on 24th October at
    Transport modelling will feed into this – outcomes in next week or so.

  • ESCC
  • [redacted], confirmed that the model included stress testing of various junctions within a broad area. The modelling work has identified a need for further transportation interventions in the area to support the growth proposed in the Wealden Local Plan. The modelling outcomes will also indicate what additional capacity for growth there may be in the current system.

Polegate Railway Station
  • ESCC
  • Concept of parkway station very well supported. [redacted] also been to look at
    this in more detail. will undertake feasibility.

Crowborough
  • WDC
  • ESCC met with Councillors yesterday to discuss the details of crossing points etc.
  • will speak to [redacted] regarding use of Section 106 contributions.

iii. Education issues
  • ESCC

Uckfield – Site for school broadly identified on plan, but understand it will be delivered as part
of Phase II as per requirements, there is no immediate demand at present – capacity in
system, however, there is an issue around the Town Centre regeneration and impact of Holy
Cross School pupils as part of this. [redacted] stated that there is a link between the two but this
should not stop progress, but need to understand when the potential move out will be. [redacted]
has indicated that if ESCC wants to progress this sooner or if the school needs to come
forward with wider regeneration objectives in mind, it is unlikely that developer would not be
amenable to this. However, early discussions required to align this with taking forward
detailed consent.

  • WDC
  • ESCC
  • stated that ESCC had just closed a school where the situation was more straightforward,
    but still took two years to do. [redacted] stated that it is possible to relocate a school 'without'
closing it. The issue is when will we see a demand for 1FE? [redacted] felt that the situation
with regeneration was slowing down and this was pushing back the Holy Cross decision.
Another other option is to establish a 1FE school on site and make a decision at a later date regarding the future of HC School and the possible closure of this.

WDC felt that we need to explore if there are opportunities to bring it forward and aid development and regeneration and take this forward if possible.

ESCC stated that the question is where does funding for re-location come from if not through the regeneration of the TC?

ESCC stated that how we deliver it and where the money coming from a careful balancing act. We need to know what the details are for bringing forward for re-location of the school and the funding available from the regeneration of the TC?

ESCC said that there is potentially another issue to consider as Holy Cross is a Diocesan school – What if they don't want to give ESCC the money? stated that they would have to have an agreement to cover this. It is a matter of detail as to how this is done.

ESCC stated that we need to get a clear picture of where and how we fill the gap and where the money comes from. We need to work out who we can we go to, e.g., LEP/ESCC/Government? is trying to get a meeting with the Infrastructure minister.

ESCC/ESC North Hailsham – agreed that they had a good meeting with the developer about the location of the north Hailsham school. reported that two Academy Trusts had submitted bids for a Free school on the North Hailsham site. They will hear in the spring, and the school could be in place by September 2018, but if not in place by September 2019 will come to a crunch point.

POLEgate – Currently undertaking inception studies looking at the expansion of Polegate PS, the expansion of the Willingdon PS and a new school – the report back by the end of this month and will give greater clarity re the potential options available. confirmed that the inception study for the new school is on the ESCC owned Hindlands site, adjacent to Mornings Mill.

3. Draft Risk Register

WDC introduced the concept of a risk register to support discussions at a later date, and tabled a draft potential Risk Register. indicated that this was at a fairly high level and was the approach WDC followed to assess the likelihood and impact of risk. suggested that we keep an eye on things in white boxes more so than things that are in shaded boxes, and invited any further comments/additions etc. The next step is to look at this risk register in relation to the infrastructure items on the Road Map.

4. Wealden Local Plan

WDC provided an update on progress with the Wealden Local Plan

- Update version ready by 1st November
- Local Plan sub-committee/Joint plan committees – 9th November
- Local Plan sub-committee 23rd November
- Proposed submission document out to consultation again in spring.
- A lot of work has been commissioned for a range of issues
- Have done SHELAA – outcome is that significant land coming forward
- Confident that going forward will have land for more than the 19,500 shown – maybe more – subject to further works/consultancy/study outcomes.

WDC On a Confidential note, indicated that following testing of the Issues, Options and Recommendations report, WDC were proposing larger numbers in south, an increase in numbers in the middle of the District and a reduction in the North of the District, although exact figures not defined yet as further studies and testing underway.
asked how much land will be available for economic growth? stated that land for employment and economic growth will be included in the overall strategy of the plan, and the amount of land required would be determined through studies on Employment Land and Retail requirements currently underway.

ESCC asked of there would be CIL money for enhancements to the A22? stated that we would need to look further at this. Once we know numbers, the potential CIL income, funding gap, infrastructure requirements and timing can be evaluated and then we can look at where the money/funding is coming from. In addition, WDC will be looking again at CIL as part of the Wealden Local Plan. This may lead to changes in the charging schediiue etc.

ESCC asked if there were any issues regarding DTC with Eastbourne Borough Council and infrastructure requirements in this area because of growth? confirmed that DTC meetings with all neighbouring local authorities had been undertaken as part of the plan, and cross boundary infrastructure issues had formed part of these discussions.

5. Any Other Relevant Business

WDC stated that when the Local Plan goes public there will be a lot of people who will be ‘interested’ in the level of growth and the infrastructure to support it. What would be good is to support each other where it comes to the dealing of infrastructure, as it will be challenging to answer questions that are put to us.

ESCC agreed and thought that it was hugely important that at an Officer level, we are all talking to each other.

ESCC stated that we need to be conscious of ‘quality of life’ issues as well, which may not be included in evidence bases – much of it is down to the developer and discussions that we have on planning applications.

ESCC stated that one area which is very much of interest to the local community is that of affordable housing.

6. Date of next meeting

Quarterly meetings next year – will be in touch to arrange these shortly.

WDC
9th Joint ESCC/WDC
Infrastructure/Road Map Meeting
25th January 2017
Minutes

Present:
ESCC

WDC

1. Welcome/ Apologies – [Redacted]

2. Updates

i. Development progress (CB)

WDC

[Redacted] provided an update on development progress and new applications. Relatively slow progress of new sites moving forward.

Uckfield Site - there is now a land deal in place with Taylor Wimpey (developer) – expected to be on site by mid-2017 with the first phase of 250 units – the rest, 750 will come forward when the new roundabout onto the A22 has been constructed. Construction expected to take about 10-12 years. Reserved Matters application for 50 dwellings has been submitted.

North Hallsham site – land deal completed and Reserved Matters application received on East of Park Road site.

Heathfield – there are a number of applications coming forward in the Heathfield area. The Vines Corner application has been withdrawn – awaiting the Wealden Local Plan.

Polegate – Broderick land – 390 units on land adjacent to the Mornings Mill Site. Pre-application discussions are underway for the Mornings Mill Farm site, but now looking at up to 1,100 units.

Stone Cross – Applications for 500/600 units being processed in accordance with strategy. Friday Street Farm – the Scoping Opinion now given – Advanced pre-application discussions underway.

Horam - An application has recently been granted on a site to the north of Horraboech Lane.

Berwick – Consent granted for 33 units. This application needs to be quashed. Will soon be having early discussions on a larger site.

Crowborough – Ashdown Forest Headroom is being used

Tunbridge Wells – An application expected shortly on the Benhall Mill Site.
**Pre-application discussions** – long list - 1500 more units at pre-application stage – a lot around Villages. Most notable are pre-application discussions for sites in East Hoathly, Framfield and Ninfield.

Discussion focussed around the need to be careful about disclosing information about pre-application advice as this is affecting developers. We are working in ‘confidential’ arena with both sets of members and officers. There is also a need for confidentiality as we work between the testing of the Issues, Options and Recommendations plan and the changes emerging in the Wealden Local Plan. The delay in production of the local plan was a concern, especially with the forthcoming county elections and purdah that may create an element of volatility.

Councillors also thought it would be useful to know the general percentage of planning applications coming and to understand if there are more houses coming forward on sites than allocated.

Councillors also wished to ensure that there is strong co-ordination with other Authorities under the Duty to Co-operate.

ii. **Section 106 agreements**

WDC confirmed that there had not been much income from Section 106 agreements since the last meeting – mainly because we are in the transition phase with most sites. However he anticipated that the contributions towards bus service / etc. from the Hellingly Hospital development will go out soon to ESCC. JW confirmed that he would also be asking for Sec 106 for Hailsham Town Centre works soon also.

iii. **Transportation issues**

ESCC updated the meeting on transportation issues:

**Hailsham High Street works**
- Works currently on site
- On progress to complete by end of April 2017

**Other Hailsham Works**
- Hempstead Lane roundabout to be provided by the developer of the site to the East of Park Road or through contributions from the developer. Have been in contact regarding the timing of the building of the roundabout.
- Other MASHH works - further work required to take forward the further MASHH works.

**Movement and Access Corridor (MAC) Scheme**
- Consultation on MAC in the Summer of 2017 – this has taken longer than expected.

**Uckfield Town Centre**
- Stage II works – High Street resurfacing etc. completed in the Summer of 2016.
- There are still a few snagging issues to follow up.
- Stage III (bus Station) is moving forward.
- Phase IV – looking at the use of additional Sec 106 funding and will put this to the Local Transport Plan meeting in March

**A27**
- £75m RIS1 (Route Investment Strategy) funding available for small scale improvements to be implemented along the Lewes to Polegate route section by 2020
- Public consultation on options for improvements will take place between 22/10/16 and the 08/12/16 – support for some options on premise that improvement did not prejudice off-line dual carriageway.
• Small scale improvements only – no major off line improvements proposed as part of these works – will continue to lobby for this.
• ESCC – on behalf of the A27 Reference Group – have updated the study used by Highways England to update modelling and looked at Value For Money of off-line improvement – now 4.18 (Government benchmark at 2). More substantial improvements to the A27 would represent a significant game changer – have shared this information with DIT and currently awaiting a response.
• The A27 Reference group had a meeting with MP’s on 24th October at Westminster. Case for wider economy/off-line solution. The next meeting of the A27 Reference group is scheduled for the 3rd February 2017.
• In response to questions raised regarding the new Wealden Transport Study and the uplift on Core Strategy Numbers, the tipping and saturation points, JW confirmed that he was about to commission a study to look at this and would hope to go out in a couple of months. Then we would need to look at how we use this information.

Polegate Railway Station
• The concept of parkway station very well supported. ESCC also been to look at this in more detail. ESCC will undertake feasibility. Polegate Parkway currently on the list of things to do.

iv. Education Issues

Uckfield - The site for primary school broadly identified on the Uckfield development plan, but understand it will be delivered as part of Phase II as per requirements, there is no immediate demand at present – capacity in system up until 2020 and no need for a new school until 2020 on basis of current projections.

The expansion of Uckfield Secondary School is going forward – subject to Priority Schools Building programme. Uckfield Secondary school is deficient in space which means that the Education Finance Authority (EFA) will design, procure and deliver the additional school expansion.

North Hallisham-reported that two Academy Trusts had submitted bids for a Free school on the North Hallisham site, one of these has progressed to 2nd stage – hopefully hear in Spring, and the school could be in place by September 2018, but if not in place by September 2019 will come to a crunch point has reminded property colleagues regarding urgency of land.

Polegate – The expansion of Willingdon Secondary School is going forward – subject to Priority Schools Building programme. The EFA will look to ESCC to contribute as this is classed as a supported need project. However, ESCC cannot go forward with the statutory process on the school improvements until after the May elections. ESCC will deliver the supported need content at Willingdon Secondary School by 2019.

Re the provision of education facilities at Mornings Mill Farm, ESCC are still discussing options and working with WDC as land owner. ESCC will provide an update at April meeting.

Concern was expressed about sites around villages which will move quickly once the Wealden Local Plan is out creating will be more pressure on education provision. ESCC confirmed that ESCC are aware of this and the Modelling/Forecasting has taken into account the growth shown in the Wealden Local Plan.

ESCC are also aware of the suggestions that there should be new schools provided, e.g. in Horam, but this would have to be justified and on present modelling of growth there is no need for a new school. The DfE will not support anything less than 2FE for new provision which equates to about 2000 homes (for 2FE). If there was a need for a new school ESCC would require land for a new school or expansion.

3. Update on Wealden Local Plan progress

Joint WDC/ESCC 9th Member and Officer Road Map group – 25/01/2017
Wealden Local Plan
NH provided an update on progress with the Wealden Local Plan

- Reported that at the last meeting we reported that the Wealden Local Plan would be out by end of November however we have been unable to do this as some of the studies and background work are still being finalized and this has potential impact on the numbers being progressed.
- Aiming to have the plan out by the March which means that it needs to be ready by end of February to go through Governance process.
- However, the forthcoming Housing and Planning White Paper may require us to reconsider the timescale – another issue is County Council purdah and timing in relation to all of this.

4. Risk Draft Risk Register

WDC

At the last meeting introduced the concept of a risk register to support discussions at a later date, and noted a draft potential Risk Register outlined minor changes had been made to the Risk Register to reflect current key issues and to raise the risk element of these.

5. Infrastructure Delivery Vehicles – initial discussion

WDC

introduced the issue of looking at different delivery vehicles as part of our considerations of infrastructure, as a discussion point for the meeting.

WDC

Outlined some initial web research that had been undertaken on delivery vehicles used in other parts of the county, in growth areas, regeneration areas and the new garden villages. It is early days for many, but there are a number of different delivery vehicles that are being used. Given the level of development being proposed in through the Plan, it may be useful for us to investigate delivery vehicles used in other areas in more detail with those charged with infrastructure delivery. This may be something we can do in conjunction with neighbouring authorities, with the SELEP and any emerging 3SC devolution organisation.

Discussion centred on the need to take a wider and more focussed view on delivery vehicles in conjunction with Team East Sussex (TES) is doing this. Devolution (3SC) is now on the back burner. All agreed that a paper should be taken to TES about talking to other DB’s in East Sussex, which will also bring in the SELEP. Southern Transport board is also supporting TES – which would give us a vehicle for significant transport investment. The off line improvements to the A27 would also be a major issue – the 2 LEPs are party to Southern Transport Board, therefore targeting two dimensions in one.

6. Dates of meetings for 2017 – all meetings in the Conference Room at WDC offices

reminded everyone that meetings had been arranged for the rest of the year, to take place in the Conference Room at Wealden District Council’s offices, as follows:-

- 10th Meeting - Wednesday 12th April 2017 – 2pm – 4pm
- 11th Meeting – Wednesday 26th July 2017 – 2pm – 4pm
- 12th Meeting – Thursday 26th October 2017 – 2pm – 4pm
10th Joint ESCC/WDC
Infrastructure/Road Map Meeting
30th June 2017

Minutes

Present:
ESCC
WDC

1. Welcome/ Apologies —

2. Update on Wealden Local Plan
WDC

In March 2017 WLP considered at Full Council. Proposed 11,456 dwellings up to 2028. Several iterations considered in early March. Document needs to go back through Committees with evidence base. Since March have gone back to Infrastructure Providers to update policies in plan and IDP. Further work has also been done on Ashdown Forest and other SACs (on air quality). Deadline of end of August for plan. This will have updated policies and an SA of reasonable alternatives.

WDC

Clarifying Lewes judgment position. Out of time in challenge to Lewes LP but SDNP LP quashed in regard to housing due to impact on AF due to in combination impact across plans. As part of this approach by NE was questioned. Decision has triggered a debate over air quality and ecology fields in terms of when there is damage i.e. 1% process contribution and/or AADT. Inst. of AQ management and Ecology and Environment Inst. Looking at updating guidance on AQ/ ecology – around a 2 month delay on this presently. Following WDC meeting with DCLG there is an anticipation there will be new guidance from NE on in combination assessment and AQ impact to ecology.

ESCC

Question regarding relevance of Lewes to Mid-Sussex plan.

WDC

Confirmed it is relevant and WDC will attend EIP to talk over issue.

WDC

Confirmed SDNP and Secretary of State out of time to challenge decision.

WDC

Referenced the clear view of the judge that NE approach was not right and clear new guidance must be produced swiftly.

WDC

Referenced discussions in meeting with DCLG to the effect that NE is doing work on this on an ASAP basis. Other Authorities are struggling with need for growth and impact on environments.

3. UPDATES
Development progress (CB)

WDC provided an update on development progress and new applications.

Crowborough

Walshes Rd - Rumours of a reserved matters application soon.

Walshes Rd North - Application in seeking to use Crowborough Capacity for trips not credits.

Pine Grove - Application due very soon for site. ESCC sought clarification that there would still be sufficient parking for incubator units/business units. This was confirmed by WDC.

Also when incubator units were granted there was an acceptance of the parking available at Pine Grove Office site - ESCC went on to confirm small parking area for community centre and that the loss of Meads House car park would remove some but monitoring shows usually around 20 cars in Meads House car park so this can be dispersed across other car parks with reconfiguration of these.

Uckfield

Ridgewood - 1000 units under outline consent. Should have 1st RM application next week. This is for 1st 250 units (which can be serviced without the new roundabout). Subsequent phases will require new roundabout (provides access for construction works). Not yet clear if roundabout will be delivered before or after 2nd phase developer on board. 2nd phase includes school site, this may be able to be released sooner. S106 secures a 1FE school with land available for 2FE. ESCC indicated Holy Cross School could move to site but this needed further consideration based on new modelling.

Mallard Drive - Outline application. No apparent move to progress RM.

Eastbourne Road - Appeal pulled by Applicant (was on AF grounds).

Ashdown Business Park - Units are going fast.

Heathfield

All approved sites are progressing on site. Tower Street application was refused at last PCS.

Hailsham

Sites are being unlocked through release of capacity protected at WWTW north and south. These include Mill Road and Oaklands both discharging drainage conditions.

Land East of Park Road - Application in for 460 units at RM stage. Possibly July PCS.

Land west of Park Road - On site building now.

Marshfoot Lane and Sussex Plants - These are caught by AF and applications are presently stuck.

Polegate

Broderick Lands - This is seeking to discharge drainage conditions as not constrained by WWTW now.

Little Shepham - Application in but caught by AF.
Mornings Mill - Imminent application for up to 1100 units, this would be caught by AF if submitted.

Villages - Herstmonceux and Wadhurst have smaller sites moving forward. There are some held up by AF issues i.e. Ninfield.

ESCC queried Waste Water position in terms of released capacity. Confirmed constraint still applies to maximum headroom but that SWS are confident of meeting 2022 date for improvement works. As such with AF impact on WCSLP sites can go back in the pot for headroom. Set out SWS input to IDP has shown alternative to national trials to meet 0.1 phosphates. By end of July should have clearer idea of technology. Confident of 2022 delivery. Set out that with phasing of delivery that not all headroom will be built out by 2022 and therefore sufficient capacity available up to 2022.

ESCC asked for update on Glyll Road site in terms of impact of AF - confirmed would be caught if submitted now but is in new plan.

WDC noted that WDC takes impact to Pevensey Levels seriously. Set out that plan taking account of nitrogen on Pevensey Levels and Lewes Downs SAC as well as AF to ensure delivery is within the capacity of these SAC.

ii. Section 106 agreements (CB)

No major updates since last meeting. No significant new S106 income nor any significant spend. Some sites are moving close to triggers for payments (Heathfield Police Station, Merrydown and North Hallsham).

WDC highlighted issue of number of self build exemptions and also the drive by Parishes to deliver neighbourhood plans to get larger meaningful proportion. Highlighted cap in addition to less meaningful proportion also identified some of those plans are likely to be 'policy' rather than allocation plans and that top slicing will further reduce CIL pot. Set out that this concern has been included in responses to consultations on CIL.

ESCC identified requests from Hallsham Forward over improvements to Diplocks Way. Set out difficulty in allocating CIL money to this as this is intended to deal with impact of new development not correct existing problem. Set out could be Hallsham TC could use some of their CIL monies for schemes (could be significant monies at 25%).

ESCC confirmed WC monitoring national moves on change or removal of CIL.

ESCC iii. Transportation issues

ESCC updated the meeting on transportation issues:

Hallsham High Street works

- Works still currently on site
- Completion likely to be late July/August.

MASMH Committee - is to reconvene to look at taking other schemes forward within the strategy. One of the schemes that would need to be reported to the Committee is the Movement and Access Corridor (MAC) (Hallsham- Polegate-Eastbourne). Consultation in September – report to lead member seeking approval to go out to consultation considered by the Lead Member for Transport and Environment in June 2017.

Other Hallsham Works

- Hempstead Lane roundabout to be provided by the developer of the site to the East of Park Road or through contributions from the developer. RM going to July PCS. Should then get preferred option of either developer provision (by 99th dwelling) or 20% up front to ESCC and then 80% on occupation of 50th dwelling.
Uckfield Town Centre

- Stage II - High Street - main works completed September 2016; snagging work being done now.
- Stage III Bus Station - being progressed through the 17/18 capital programme for local transport improvements.
- Phase IV Movement and Access Corridor - looking at the use of additional Sec 106 funding held/secured by Wealden DC.

A27 - Small-scale improvements

- HE reviewing outcomes of consultation on smaller scale interventions undertaken in Autumn 2016, and seeking to finalise package of measures which go forward on A27, ahead of making a preferred route announcement later this year. The package of improvements due for construction by 2020 (Possibly earlier).

A27 Offline improvements

SOS has allocated £3m of the £75m in the Roads Investment Strategy 2015 – 2020 for the package of smaller scale interventions to undertake a study into offline improvement between Lewes and Polegate. HE are leading on this and study at stage 0/1 now. The outcomes will be a report with recommendations and a business case. Draft spec for study due for comment in early July. Early to mid September start works on study. ESCC will have a say in which consultant is appointed. Completion of study Spring 2018.

A27 east of Lewes is very important to East Sussex and is high up on the list of schemes submitted by Transport for the South East priority schemes for the Roads Investment Strategy 2 (2020 – 2025)

<table>
<thead>
<tr>
<th>ESCC</th>
<th>Sought confirmation of £3m was for a new business case or additional to existing case. Also impact of larger developments at Berwick?</th>
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<tbody>
<tr>
<td>WDC</td>
<td>Confirmed new plan has only 33 units in Berwick not a larger scale development.</td>
</tr>
<tr>
<td>ESCC</td>
<td>£3m does feed in to rework of business case.</td>
</tr>
<tr>
<td>ESCC</td>
<td>Gone back to DfT and made case for need for business case. It will be a more strategic business case and use £3m out of the £75m. It would be needed in any case as part of the funding process by putting flesh on bones of original case.</td>
</tr>
<tr>
<td>WDC</td>
<td>Set out that Hailsham TC pleased MASHH committee coming back.</td>
</tr>
<tr>
<td>ESCC</td>
<td>The reports on MASHH highlight advantages and disadvantages but where money has been drawn down they will go ahead. WDC are happy to release the money for improvements to High Street in Uckfield. There is also still money taken for HE which ESCC may look to use.</td>
</tr>
<tr>
<td>WDC</td>
<td>Raised point of electrification of Uckfield line in Gibbs Report.</td>
</tr>
<tr>
<td>ESCC</td>
<td>This was amongst a whole raft of other recommendations. Previously it has been kicked into the long grass.</td>
</tr>
<tr>
<td>ESCC</td>
<td>Overhead electrification is expensive and not much in SE network therefore would prefer to see third rail electrification as preferred option</td>
</tr>
<tr>
<td>WDC</td>
<td>HS1 is a priority and electrification to Uckfield is secondary to this in the County’s Rail Strategy.</td>
</tr>
</tbody>
</table>
iv. **Education issues**

Forecasting model finished next week with new growth figures. Will need to reflect on this for strategy across District.

**Polegate Primary Places** - Consultation has started on expansion. Demand is on going. September will go to lead member with outcome. Final decisions in December. Likely to be 2fe to 3fe.

**Hailsham** - Tennax free school application declined. Demand starts for new places from 2019/2020 and there were other more pressing needs in the funding round it would seem. Not sure of when future free school bidding rounds will be. There is no permanent solution to be found therefore before Sept 2019 and will have to have a temporary solution. If East of Park Road moves on may be able to trigger option on land and may then get something for 2020 – have made bid for capital resources for school in case free school bid was unsuccessful.

**Hailsham Secondary** - Likely need for new school will disappear but still challenge on how to enlarge existing.

**Uckfield** - Need to wait for forecast model. Demand for extra school places being pushed away but still need something on Ridgewood House – possibly only relocation i.e not relocation and expansion. Uckfield Community College being redeveloped may need additional 1fe to be accommodated on site.

**Early Years** - New 30hrs for pre-school will need extension of existing. New commissioning plan to come in the Autumn.

4. **Risk Draft Risk Register**

WDC

Referred to introduction of this in last Roadmap meeting. Presently items still high level strategic level. Possible specific projects will be added in future. Main movers are 7 and 10 with risk upped based on AF constraints and NOx guidance respectively.

5. **Dates of meetings for 2017 - all meetings in the Conference Room at WDC offices**

Possible dates follows:-

- 11th Meeting – second half of September – 2pm – 4pm
- 12th Meeting – mid December – 2pm – 4pm

WDC

To schedule these.
11th Joint ESCC/WDC
Infrastructure/Road Map Meeting

26th October 2017

Minutes

Present:

ESCC

WDC

1. Welcome / Apologies

2. Update on Wealden Local Plan

WDC

provided an update on the Wealden Local Plan based on the update issued on 12 October (copy attached at the end of these minutes).

3. Other Updates

i. Development progress (SR)

WDC

provided an update on development progress and new applications.

Crowborough

Walshes Rd - in discussion with landowners re reserved matters application. Likely to be new year.

Walshes Rd North - Application in seeking to use Crowborough Capacity for trips not credits. Caught by Ashdown Forest.

Pine Grove – Application lodged for 68 units (WD/2017/1817/MAJ) on Mead House and Beaconwood part of site.

Land North of Eridge Road – Application lodged (WD/2017/2197/MAO) for 139 dwellings. Caught by Ashdown Forest. In AONB, but developers are likely to draw support from CoA comments on Streele Cross regarding housing need and AONB issues at Crowborough. Crowborough Town Council has objected, but on quite narrow grounds.

Steel Cross – Indications are that PINS will reconvene PLI in early December.
Uckfield

Ridgewood - 1000 units under outline consent. Reserved Matters approved for phases 1a & 1b of development for the erection of 250 no. dwellings and associated car parking, play areas, hard and soft landscaping, drainage ponds and earthworks. 21 September PCN. These 250 units (which can be serviced without the new roundabout). Subsequent phases will require new roundabout (provides access for construction works).

Mallard Drive - Outline application. Reserved Matters lodged by Heron Land, indications of site to be taken on and progressed by Persimmon. Updated details expected before end of year. As updated ecological surveys have to be undertaken an extension of time will be given until early summer to enable surveys to be undertaken. In the interim the design is being worked up

Ashdown Business Park - Another building erected. Units are selling fast.

Heathfield


Hailsham

Sites are being unlocked through release of capacity protected at WWTW north and south. These include Mill Road and Oaklands both discharging drainage conditions.

Mill Road WD/2017/1708/MRM approved at PCS 19 October 2017. Linden Homes keen to progress site.

Oaklands RM lodged under WD/2017/2085/MRM. 167 dwellings. Package includes new access works. Possible December PCS.


Amberstone Nursery reserved matters (47 dwellings) approved at October PCS.

Land West of Park Road - developers on site, 240 dwellings.

Land East of Park Road - Reserved Matters application for 460 dwellings, a new primary school, up to 300 sq.m. of retail floorspace, employment provision (business), highway works (including new link road between park road and new road), approved at July PCS. (scale appearance and landscaping RM outstanding for employment and all except access outstanding for school site (assuming WDC to determine)

Land at Sussex Plants Park Road - application lodged WD/2017/0470/MEA for 180 dwellings. Drainage issues, but caught by Ashdown Forest.

Land at Old Marshfoot Farm – Outline application for 300 dwellings WD/2017/0485/MAO all technical objections resolved. Caught by Ashdown Forest.

Land at Battle Road – WDC has progressed the modification of section 106 agreement attached to application WD/2009/2705/MEA from 30 June 2010 – this just

Joint WDC/ESCC 11th Member and Officer Road Map group – 26/10/2017
related to deletion of schedule 12. Schedule 12 was for the provision of a library/community site to facilitate the delivery of a new medical centre which requires a larger site than originally indicated on the illustrative Masterplan. The new medical centre is effectively a community use and the delivery of the medical centre is already covered under the provisions of Schedule 13 of the legal agreement.

Persimmons (Hillreed) have advised that the Option agreement for the Sixth form site expires at the end of September 2018 (less than a year away). This is a separate option to the medical centre site – not linked with school site.

Application imminent for 400 units Cuckoo Fields between Station Road and Ersham Road. Will be caught by Ashdown Forest.

Lower Horsebridge

110 units on land east of North Street lodged WD/2016/1948/MAO. Caught by Ashdown Forest. Smaller scheme within site area (32 units) approved at October PCS.

Forest Row

Application lodged for 24 dwellings WD/2017/1837/MAO. Caught by Ashdown Forest.

Herstmonceux

Reserved Matters approved for 40 dwellings, land east of Hallsham Road WD/2017/174/32M at August PCS. New access and open space. Indications developer also keen to progress.

Halland

Land at Bramblebank – application for 30 dwellings. WD/2016/2343/MAO All technical objections resolved. Caught by Ashdown Forest.

Land at the Hop Garden – application for 21 dwellings. WD/2017/0331/MAJ. Caught by Ashdown Forest.

Polegate

Broderick Lands - WDC has now agreed discharge of drainage conditions (Southern Water has agreed package – waste water will discharge through Eastbourne)


Little Shepham Shepham Lane – Application lodged WD/2016/3047/MAO for 108 dwellings. Caught by Ashdown Forest.

Ninfield

Land at Manchester Road – Application for 80 dwellings WD/2017/0038/MAO. All technical objections now withdrawn, but caught by Ashdown Forest.
Other Issues

Sheffield Park has made application to use overflow car park for longer periods of year. Need is not disputed but the current overflow car park has been used/installed under 28 day permitted development rights, but never with regard to Habitats Regulations.

ii. **Section 106 agreements**

No major updates since last meeting.

iii. **Transportation issues**

ESCC provided a transport update on the following:

- **Hailsham Town Centre transport improvements works**
  - Works were completed in August 2017.
  - There are a number of snagging issues that will need to be addressed over the coming months.

- **Hempstead Lane roundabout**
  - The delivery of the all moves roundabout on the A22 is linked to the land east of Park Road site in Hailsham; the roundabout can either be built by the developer of the site or the developer can pay a financial contribution for the roundabout to be constructed.
  - The Reserved Matters application was approved in July 2017 and the developer’s decision on whether to construct the roundabout or provide the financial contribution is required prior to commencement of development.

- **Uckfield**
  - The snagging works for Phase 2 are now being taken forward through the Strategic Economic Infrastructure team.
  - Phase 3 (Bus Station) and Phase 4 (movement and access corridors) will be progressed through ESCC’s Local Transport capital programme. Design work is underway.
  - Meeting of the Uckfield Town Centre Project Board being set up for mid November (17th) to discuss progress on Phases 2, 3 and 4.

- **A27**
  - Smaller scale interventions
  - Highways England preferred route announcement on the smaller scale interventions announced at the end of September.
  - The package of measures includes proposals for
    - Polegate (improvement to the signalisation junction and two lanes in both directions btw that junction and Cophall and signals at Gainsborough Lane junction
    - Safety improvement at Wilmington crossroads with a ghost island junction,
• Capacity improvement at Drusillas roundabout two lanes on approach and exit on the A27 arms to the junction and a shared use path between Lewes and Polegate.

○ HE will undertake further consultation on the preferred route announcement schemes in summer 2018 with construction programmed to commence in summer 2020 at the latest.

A27 Study
○ WSP have been commissioned to undertake a study to revisit the case for an offline improvement to the A27 between Lewes and Polegate using £3m allocated by the SoS in May 2017.
○ HE will be leading on this work but in conjunction with the County Council.
○ HE are expecting that the study will take around 6 months which means the final study should be completed by Spring 2018.
○ A stakeholder group is to be established which would involve a wider group of organisations which is expected to include Borough/District Councils, the business community and other interest groups

• Hailsham – Polegate – Eastbourne Movement and Access Corridor
○ Consultation undertaken in programmed for September 2017 on the proposals for the Polegate/Willingdon section of the corridor.
○ The consultation closes on 10 November and the results will be presented, along with the recommended way forward, to the LMTE in early 2018.
○ Consultation on other sections on the corridor will follow.

iv. Education issues

ESCC
As [REDACTED] was on annual leave, [REDACTED] provided the following update:

• Polegate primary places

Statutory notices for the proposed expansion of Polegate School were published on 13 October. A final decision on the proposal is expected in December 2017 and, if approved, the project would begin (subject to planning permission) in summer 2018 with completion expected for the 2019/20 academic year.

• Hailsham primary places

Property colleagues recently met with the landowner and developer of land east of Park Road about bringing forward the school site at the earliest opportunity. [REDACTED] has met with local schools and the two dioceses to discuss options for delivering the new places required from 2019/20. A decision on the most appropriate solution is expected before the end of 2017 with a view to taking forward proposals early in the new year.
• Willingdon secondary places

The consultation period on the proposed expansion of Willingdon Community School finished on 6 October. A report on the outcome of the consultation will be taken to the Lead Member for Education and Inclusion, Special Educational Needs and Disability on 30 October.

iv. Flood issues

WDC

- updated on the discussions which had taken place regarding surface and groundwater flooding in the north Hailsham area. The groundwater study being initiated by was being supported financially by WDC and was proceeding.

ESCC

- referred to discussions on this at the last Roadmap meeting. No subsequent changes but happy to receive suggestions for amendments at any time.

5. Date of next meeting

Agreed that the next meeting should be end of January / early February to fit with the updated draft Plan going to March WDC Full Council. No action. WDC

WDC

011117
Wealden Local Plan Update – 12 October 2017

Following the Wealden Local Plan update issued on 6 September this note provides further information on progress with the plan as previously promised.

As highlighted in the 6th September update one of the key elements required to enable the plan to progress is the Habitat Regulations Assessment (HRA) and any Appropriate Assessments required as part of that for Ashdown Forest, Pevensey Levels and Lewes Downs. The draft reports on air quality for these areas require review by Natural England together with their input on the requirements, if any, for Appropriate Assessments in relation to these sites.

Natural England have indicated that they should be in a position to provide draft comments back to us on these aspects by the end of December. In the meantime, it is our intention to publish the air quality work that has been undertaken in relation to Ashdown Forest, Pevensey Levels and Lewes Downs and we aim to do that by early November. In publishing these reports all stakeholders will have access to the most recent evidence that Wealden District Council has undertaken to inform its Habitats Regulations Assessment for the draft Wealden Local Plan.

Once we have the views of Natural England on the air quality, ecology and appropriate assessment requirements for these sites we will further develop the HRA for the draft Wealden Local Plan. Timescales for this and the subsequent progression to full Council for approval to proceed with the Representation stage will obviously depend on the timing and content of the input from Natural England. However, it is our intention to aim for a full Council in March 2018 to seek approval to proceed to the Representation stage if we possibly can.

The need to have a comprehensive and complete evidence base including a robust HRA and overall plan is paramount. Failure to have this in place before proceeding with the plan will be counter productive and ultimately lead to a longer process with less predictable outcomes.

The Council will continue to update landowners, agents, developers and builders on a regular basis through the Agents Panel, Developers East Sussex, the House Builders Federation and the newly formed Ashdown Forest Stakeholder Forum. In addition Town and Parishes and neighbouring Councils will continue to be kept informed through the Parish Planning Panel, the Ashdown Forest Officer Group and other means.

Ongoing regular updates will continue to be provided as further information becomes available.

WDC

12 October 2017
ESCC/WDC
Infrastructure Road Map Meeting
Weds 31st January 2018

1. Infrastructure Road Map (IRM)

1.1 The revised IRM has been restructured to better present the infrastructure requirements related to growth in settlements across Wealden District. The Road Map sits alongside the more generic infrastructure delivery schedules within the Infrastructure Delivery Plan (IDP) for the emerging Wealden Local Plan.

1.2 A composite IRM for the South Wealden Growth Area (SWGA) has been prepared, reducing duplication, as many infrastructure items are required for the wider area, not just individual settlements. This consolidates total residential and employment growth in the SWGA, cross-referenced to the resulting infrastructure requirements, with a key focus on: transport measures, education provision, wastewater capacity and open space. A separate schedule is also provided for the Rural Urban Growth Areas (RUGA) which covers all other settlements across the District.

1.3 The IRM is being progressed based on the emerging housing and employment land figures in the Draft Local Plan (base date October 2017), as tested by the Transport Study, and used by other infrastructure providers for modelling purposes and their needs. This brings total development numbers as up to date as possible, as it covers the latest available monitoring period. The IRM draws out the major development schemes within each settlement1 and the timeframes for delivery, linking this to the key infrastructure that is needed to support development. This enables the timing of infrastructure to match the anticipated delivery rates for residential and economic development.

2. Infrastructure Priorities for Wealden District

2.1 The IDP provides an assessment of the critical infrastructure (high priority and required in the short term period) that is required to deliver the Local Plan. These are provided in finer detail in the IRM, but are summarised in key infrastructure headings below.

Wastewater Treatment Works (WWTW)

2.2 Southern Water have confirmed that there is capacity at the Eastbourne WWTW for total growth proposed in Eastbourne and the South Wealden Area surrounding Eastbourne. Therefore this allows connection to the Eastbourne network on identified sites without compromising Eastbourne BC’s ability to meet its own development requirements. There is concern for any further development above and beyond these figures in the Willingdon/Polegate and Stone Cross areas. WDC are awaiting a formal response by the end of January 2018 from Southern Water on the future capacity and feasibility of WWTW’s in Hailsham related to planned development and timescales of delivery. The current information provided indicates that Southern Water plan to resolve the situation with regards to increased capacity within the Plan Period.

Highways

2.3 East Sussex Council (ESCC) have prepared detailed comments and amendments to the Wealden IDP and Schedule. The review has focused on strategic transport infrastructure for the District and has therefore streamlined the level of detail required. Preferred junction improvements along A27 have now been confirmed through the A27 East of Lewes Preferred Route Announcement (Autumn 2017) which will be subject to public consultation in Summer 2018. The Wealden Local Plan Transport Study has now been published on the Council’s website (January 2018) under the Local Plan evidence base. The outcome of the Transport Study is that the Local Plan is dependent on the delivery of a package of both the strategic and local highway improvements on the key corridor approaches within the SWGA. The strategic transport infrastructure required in Wealden District is

1 The IRM focuses on residential developments of 10 units or greater and commercial developments of 1000 sq metres or greater.
listed in the IRM. These measures will be required alongside a step change in people choosing to use public transport.

2.4 The Study has concluded that certain follow on studies will be required to identify new schemes and interventions at a localised level and provide greater detail in existing identified strategic schemes:

- A22 Corridor Study
- A26 Corridor Study
- MASHH 2 Study
- A271 Corridor Study
- A267 Corridor Study
- Polegate Town Centre Study
- Stone Cross & Westham Movement & Access Study
- Assessment of local growth on Polegate Station.

Education

2.5 The IDP outlines that additional secondary school capacity is required in Polegate/Willingdon (150 school places) and Hailsham (150). Additional primary school provision is required in Polegate/Willingdon (210), Hailsham (840) with part of this provision being provided at Land of Park Road (420), and finally Uckfield (210), where planning permission at Ridgewood Farm of 1000 dwellings makes provision for this requirement. It is therefore considered that the pressing need for provision is in Hailsham, with options currently being explored such as the creation of ‘bulge classes’ and the provision of mobile classrooms.

Health Provision

2.6 The significant levels of growth proposed in the Polegate & Willingdon area result in the need for a new health care facility. Land has been identified in the Local Plan as part of the PW1 allocation site in Polegate for a new health care facility. This site has been included in a planning application at Hindslands/Morning Mills Farm as part of a masterplan for new development on a much wider scale which does include safeguarding of land for a health facility, albeit the outline application has proposed a significant level of residential development (1,100 dwellings) and is therefore a concern for the Council in future infrastructure provision.

Green Infrastructure & Flood Storage

2.7 Many residential developments are required to contribute to the delivery of Sustainable Alternative Natural Green Spaces (SANGS) in line with the open space requirements for new development. In addition sites will be required to ensure they protect development from existing and future flood risk. Sites with specific green infrastructure requirements are listed in the Council’s IDP along with other open space such as allotments, children’s play space, and park and amenity space. This cross references sites that are allocated in the Local Plan and are required to deliver a defined area of open space.

3. Concerns and Constraints to Delivery

3.1 WDC is moving forward with its Local Plan to ensure that a plan is in place to steer the level of development that is sustainable within the District. Without this plan in place there is the opportunity for additional sites to come through the planning process early. An example is the planning Application at Hindslands/Morning Mills Farm (Outline for up to 1,100 dwellings), which if approved will put considerable extra pressure on the infrastructure requirements for development in the SWGA.

3.2 The fundamental aim of the IRM is to ensure that infrastructure delivery occurs simultaneously with development. This in practice is difficult as ultimate funding is not always available until developer contributions are received from major developments. The delivery timescales for development can always change and is subject to wider influences such as the economic market and changing viability.
4. Future Recommendations

4.1 The Council considers the IRM as a valuable tool in order to coordinate infrastructure for the major development settlements and will continue to use it as a vehicle for discussions with external partners such as East Sussex County Council. The IDP is an evolving process, and the IRM will regularly need updating to reflect changes in housing and employment land delivery and latest information on infrastructure delivery. The Council aims to update the IRM each quarter after it is undertaken monitoring on residential and employment sites. The Council therefore anticipate that it can be used as an effective tool for discussions at the Infrastructure Road Map meetings.

4.2 A copy of the Draft IRM will be presented at the IDP meeting on 31 January in support of this report. The next version of the Council’s IDP will be published as an evidence document in support of the next version of the Local Plan in March 2018. Final engagement is taking place with infrastructure providers, especially in relation to outstanding issues, to ensure the IDP is as up to date as possible before publication.
13th Joint ESCC/WDC
Infrastructure/Road Map Meeting

16 May 2018

Minutes

1. Welcome / Apologies

Present:
ESCC

[Names redacted]

WDC

[Names redacted]

Apologies:

[Names redacted]

2. Update on Wealden Local Plan including timetable going forward

WDC

Provided an update on the timescales of the Local Plan. A briefing note providing an update on the Local Plan 12th April was circulated with meeting papers.

Draft Local Plan and evidence base deadlines are 27th June. Moving forward as quickly as possible so we keep within transition period as identified in the NPPF consultation documentation, so that the Plan is assessed based on the existing NPPF.

Further provisional dates are as follows:
5th July – Local Plan Sub Committee
6th July – Joint Planning Committee
18th July – Full Council
Publication of Proposed Submission: Late Summer-October
Submission to Secretary of State before the end of 2018
Examination to potentially take place spring 2019

Revision to Housing Numbers
Housing growth identified at 950 dwellings pa
Uplift to 14,250 dwellings which meets OAHN, also meets new NPPG methodology.
Now including windfall allowance and recent completions, reintroducing some allocations.
CAG + group considering all reviews to Local Plan (constitutes extra members to the CAG Group)
Numbers and approach supported by CLG and SOS after meetings had been held with officers and Members. All subject to outcome of HRA and AA.
3. Other Updates

i. Development progress

Members requested to have the meeting notes on updates to planning applications before the meeting stated that this was possible and could provide them in time for the next meeting.

Crowborough

*Walshes Rd* - RM with Conditions being discharged.

*Walshes Rd North* - Caught by Ashdown Forest.

*Pine Grove* – Application approved for 68 units (WD/2017/1817/MAJ).

*Land North of Eridge Road* – Application lodged (WD/2017/2197/MAO) for 139 dwellings. Caught by Ashdown Forest.

*Steel Cross* – Held in abeyance until end July 2018.

Uckfield

*Ridgewood* - 1000 units under outline consent. 250 have RM, construction underway.

*Mallard Drive* - Outline application. Reserved Matters lodged by Heron Land, indications of site to be taken on and progressed by Persimmon. Updated details expected before end of year. As updated ecological surveys have to be undertaken an extension of time will be given until early summer to enable surveys to be undertaken. In the interim the design is being worked up.

*Ashdown Business Park* - Units are selling fast, various options for frontage units being tabled. Varied applications incoming for bespoke units to serve individual occupants.

Heathfield


Hailsham

Sites are being unlocked through release of capacity protected at WWTW north and south. These include Mill Road and Oaklands both discharging drainage conditions.

*Mill Road* - Linden Homes on site.

*Mill Road* (north) – Outline application submitted for 220 dwellings on site within 14th March version of WLP. Caught by Ashdown.

*Oaklands* RM approved WD/2017/2085/MRM. 163 dwellings.

*Land at Amberstone A271* – Reserved Matters consent granted.
Amberstone Nursery reserved matters (47 dwellings) granted.

Land West of Park Road – developers on site, 240 dwellings.

Land East of Park Road - Reserved Matters application for 460 dwellings, a new primary school, up to 300 sq.m. of retail floorspace, employment provision (business), highway works (including new link road between park road and new road), approved at July PCS. (scale appearance and landscaping RM outstanding for employment and all except access outstanding for school site (assuming WDC to determine). Discharging conditions. Developer on site.

Land at Sussex Plants Park Road – application lodged WD/2017/0470/MEA for 180 dwellings. Drainage issues, but caught by Ashdown Forest (exploring use of existing trips at the site). Numbers may reduce to resolve outstanding issues.

Land at Old Marshfoot Farm – Outline application for 300 dwellings WD/2017/0458/MAO all technical objections resolved. Caught by Ashdown Forest.

Land at Battle Road – WDC has progressed the modification of section 106 agreement attached to application WD/2009/2705/MEA from 30 June 2010 – this just related to deletion of schedule 12. Schedule 12 was for the provision of a library/community site to facilitate the delivery of a new medical centre which requires a larger site than originally indicated on the illustrative Masterplan. The new medical centre is effectively a community use and the delivery of the medical centre is already covered under the provisions of Schedule 13 of the legal agreement.

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Cuckoo Fields, between Station Road and Ersham Road. Outline Application for 400 units. Caught by Ashdown Forest.

Lower Horsebridge

110 units on land east of North Street lodged WD/2016/1948/MAO. Caught by Ashdown Forest. Smaller scheme within site area (32 units) approved.

Forest Row

Application lodged for 24 dwellings WD/2017/1837/MAO. Caught by Ashdown Forest.

Herstmonceux

Lime Roughs - Reserved Matters approved for 40 dwellings. Developer on-site.

Outline granted for 70 units at Lime Cross, drainage issues now resolved. RM expected soon.

Haliland

Land at Bramblebank – application for 30 dwellings. WD/2016/2343/MAO All technical objections resolved. Caught by Ashdown Forest.
Land at the Hop Garden – application for 21 dwellings. WD/2017/0331/MAJ. Caught by Ashdown Forest.

Polegate

Broderick Lands - WDC has now agreed discharge of drainage conditions (Southern Water has agreed package – waste water will discharge through Eastbourne). Returned to the Court of Appeal in March to consider third party legal challenge related to CIL. Court decision awaited.


Little Shepham Shepham Lane – Application lodged WD/2016/3047/MAO for 108 dwellings. Caught by Ashdown Forest.

Dittons Farm - Application for 78 units lodged WD/2016/3035/MAO. Going to committee on 24th May.

Ninfield

Land at Manchester Road – Application for 80 dwellings WD/2017/0038/MAO. All technical objections now withdrawn, but caught by Ashdown Forest.

Stone Cross

East Hailsham Road – Application for 90 dwellings WD/2017/1063/MAO. Caught by Ashdown Forest, working to resolve any technical issues.

South Dittons Road – Application for 90 dwellings WD/2017/2020/MAO. Caught by Ashdown Forest, working to resolve any technical issues.

Garden Centre Site – Outline granted for 44 dwellings and enlarged garden centre. RM submitted for dwellings.

East Hoathly

Hesmonds Stud - Application for 205 units lodged WD/2017/2796/MAO. Caught by Ashdown Forest.

Berwick

Station Road - Application for 32 units WD/2016/1659/MAO. Returned to WDC following successful third party legal challenge. Now caught by Ashdown Forest.

Horam

Rose Mead Farm - Outline granted for 123 units. RM approved. Conditions expected shortly with construction starting this year.

Land West of A267 - combined application for 58 units approved. Developer expected to be on site soon.
ii. **Section 106 funding/CIL income**

Update on S106 and CIL monies

- Halisham: £3 million to ESCC – Primarily Education (Waste £200,000), £16,000 to Herstmonceux
- £1.35 million CIL from Persimmon (for education/transport)

There was discussion regarding Parish Councils needing guidance on what they could spend CIL monies on. Suggested Parish conference event provide guidance to reiterate the following:

- Infrastructure could be smaller scale but relevant to growth in their area
- There is more scope than infrastructure on the Council’s Regulation 123 list

iii. **Transportation issues**

**Transport Update**

**Wealden Local Plan transport model study**

- WLPTS reiterated that the package of highway improvements identified for the delivery of the Core Strategy is still required and identified a number of further highway network improvements, most notably the requirement for a re-built and signalised Boship Roundabout. These improvements will be necessary to ease the situation or in some cases resolve developing traffic issues.

- The overarchi ng issue identified in the study is the cumulative impact of the proposed growth in the South Wealden Growth Area. This will result in a degradation of highway operating conditions and the status quo will be unable to be maintained, leading to the need for considering the proposed A27 Beddingham (Lewes) –Cophall (Polegate) off-line carriageway and grade-separation of Cophall Roundabout post 2028.

- We are finalising the brief to take forward the design of the package of junction improvements - Boship, Hempstead Lane, South Road and the Golden Jubilee Way/Dittons Road & A22/A27 roundabouts near Stone Cross - in the coming financial year.

- Further studies – Polegate Rail Station, A22 corridor - are underway and further studies are planned (review of MASHH, additional corridor studies) for subsequent years.

**A27**

**Smaller scale interventions**

- Highways England preferred route announcement on the smaller scale interventions announced at the end of September.
The package of measures includes proposals for:

- Polegate (improvement to the signalisation junction and two lanes in both directions btw that junction and Copthall and signals at Gainsborough Lane junction
- Safety improvement at Wilmington crossroads with a ghost island junction,
- Capacity improvement at Drusillas roundabout two lanes on approach and exit on the A27 arms to the junction and a shared use path between Lewes and Polegate.

Construction is currently still programmed to commence in summer 2020.

**A27 Study**

- Whilst these smaller scale interventions are to be welcomed, they will only address the capacity, network resilience and journey time reliability issues along the A27 corridor in the short term.
- £3m of the (£75m) funding identified in the Roads Investment Strategy 2015–2020 for the A27 East of Lewes was allocated by the Secretary of State for Transport in May this year to help develop a strategic outline business case for the offline dual carriageway option which will be required to support the housing and employment growth of the area in the medium and long term.
- HE commissioned WSP to undertake study last Autumn.
- WSP commenced work on the study in Nov 2017.
- Two workshops held with key stakeholders including representation from the LEP and the local business community - January and May 2018.
- Considered single and dual carriageway options for new road north of existing A27 and for both considered three options - one south of railway, one north of railway and one to the north of Arlington reservoir.
- Also looked at grade separation of Copthall as well as at grade junction.
- Emerging findings are that:
  - Costs for Single carriageway range from £250 - 350m
  - Costs for Dual carriageway range from £450 - 550m
  - BCRs for all options greater than 2 (high value for money)
- SOBC will be submitted to Government at end of month. Government will then be considering this, along with all the other schemes, for Inclusion in the Roads Investment Strategy 2 which covers the period 2020 to 2025.
- Following submission of the SOBC to Government, MPs will then be seeking a meeting with the Secretary of State to make the case for the scheme’s Inclusion in RIS2 (End June/Early July).

**Uckfield**

- The 20 mph orders advertised and objections received. These will be presented to Planning Committee on 23 May. Recommending not to uphold objections.
- Currently finalising the implementation timescales with our contractor.
- Phase 3 (Bus Station) and Phase 4 (movement and access corridors) are progressed through ESCC’s Local Transport capital programme. Design work is underway.

**Hailsham – Polegate – Eastbourne Movement and Access Corridor**

- Results from the consultation on will be presented, along with the recommended way forward, to the LMTE decision making meeting in June.
- CIL/Section 106 funding will not meet the costs in full
- Consultation on other sections on the corridor will follow.
Transport for the South East (TfSE)

- Geography covers Kent, Medway, East Sussex, West Sussex, Brighton & Hove, Surrey, Hampshire, Portsmouth, Southampton, Isle of Wight and the Berkshire authorities as well as the five LEPs over that area.
- Now in Shadow Board format as of June 2017 and Transport Forum in place. Board is chaired by [Name redacted] and senior officer/TfSE support led by East Sussex.
- Economic Connectivity Review was published on 8 May on which TfSE are seeking comments up until 18 June. The ECR is part of the evidence base that will support the development of the transport strategy over the next 12 months – ECR is available on the TfSE website at: https://transportforthesoutheast.org.uk/strategy/ecr/
- TfSE working towards statutory status in 2019/2020

iv. Education issues ESCC

Polegate School expansion

- Going to Planning Committee on 23 May with a recommendation to approve
  Target date September 2019

Hailsham Community College all-through school

- Option agreement to acquire land east of Park Road was completed last month. Negotiation on price
- Main contractor appointed and currently in design phase. Looking to submit planning application in late June/early July
- HCC consultation finished, preparing to submit business case to DfE
- Target date September 2019, although project won't be fully completed until early 2020

Willingdon School Expansion

- Planning permission granted last month
- Target date September 2020

New SEMH Free School

- Property colleagues working with the developer to acquire the land east of Battle Road. Option agreement has been extended to allow more time to negotiate
- Presumption process to find a sponsor for the school is ongoing

v. Flood issues WDC

Ongoing piece of work, which was not discussed in detail at the meeting. Will be presented next time.

vi. IDP Road Map WDC

The IDP is currently being finalised and there is nothing further to report at this time. The Road Map will be fine-tuned to make sure priority infrastructure for each settlement and growth areas are drawn out to guide future discussions on planning applications.

Joint WDC/ESCC 13th Member and Officer Road Map group – 16/05/2018
vii. **HIF bid** WDC

Expression of interest phase complete. £32 million bid.

Letter received from Ministry of Housing and Local Government confirming success at moving to the next stage.

Next steps: co development approach – full business case – through to March 2019, 3 submission dates to provide flexibility:
- Early Sept 2018
- Early December 2018
- Early March 2019 (current potential submission date)

Specialist advice for projects and business case – scope of work requested – detailed technical work and resource implications being considered.

4. **Risk Register** WDC

**WDC** highlighted that Item 8 needs to be updated.

5. **Date of next meeting**

The next meeting is set for 11 September 2018 at the Conference Room, Wealden District Council Offices.
14th Joint ESCC/WDC
Infrastructure/Road Map Meeting
3 October 2018

Minutes

1. Welcome / Apologies

Present:
ESCC

WDC

Apologies:

2. Update on Wealden Local Plan including timetable going forward

WDC

provided confirmation of the timescales for the Wealden Local Plan with the representation period ending on Monday 8 October 2018. It is anticipated that WDC will submit the Local Plan for Examination at the end of December 2018, but this is dependent on issues raised through the representations. The deadline for submission (to be assessed on the old NPPF) is 24 January 2019. At this moment in time there are approximately 250 representations from around 60 representors, mainly from individual householders. It is expected that the majority of representations from planning agents, neighbouring local authorities and stakeholders will be received in the next couple of days before the representation period closes.

WDC

asked for confirmation whether ESCC would be submitting a positive representation to WDC.

WDC

confirmed that there were 2 principle issues addressed in the pending representation:

(i) Uplift in housing numbers and the resulting need for further testing/modelling
(ii) Clarity around CIL, S106 and the Regulation 123 list to ensure infrastructure can be delivered alongside development

WDC

confirmed that the Policy Team were in the process of project planning for a CIL review and are hoping for a quicker process. There is concern that new CIL guidance could be issued in 2019.

WDC

asked what WDC could do to assist. Discussions then centred on the fact that the overall developer contributions pot would generally be the same regardless of the
intricacies of S106 and CIL. Concern from ESCC was raised regarding uncertainty of how CIL monies will be allocated and resulting slow drip feeding of infrastructure. WDC stated that CIL Governance arrangements are set and there is a Member commitment to SANGS and SAMMs and that further allocation is a Member decision. Transport and education infrastructure is a high priority as identified in the IDP, but CIL receipts will only go some way to funding the costs of overall infrastructure.

WDC asked about the Funding Gap analysis and confirmed that this would have been done for the purposes of the CIL Charging Schedule. It was agreed the Funding Gap analysis should be revisited and an updated position be published in the future.

ESCC asked if CIL Governance arrangements could be reviewed in isolation. WDC stated that due to changes in national and local development viability WDC would be looking at a review of the Charging Schedule, Reg. 123 list and Governance arrangements together.

Viability was then discussed and it was concluded by that typically 20% developer profit is factored into viability assessments within WDC and that a lower amount would be challenged by developers.

WDC stated that an updated viability assessment of the Wealden Local Plan would be undertaken before Submission.

3. Other Updates

i. Development progress WDC

Members were circulated meeting notes on updates to planning applications before the meeting. Any further changes and clarification was highlighted by at the meeting.

Crowborough

Walshes Rd - RM approved. Conditions being discharged.

Walshes Rd North - Resolution to approve subject to S106.

Pine Grove – Application approved for 68 units (WD/2017/1817/MAJ).

Land North of Erridge Road – Application lodged (WD/2017/2197/MAO) for 139 dwellings. Caught by Ashdown Forest.


Uckfield

Ridgewood - 1000 units under outline consent. 250 have RM, construction underway.

Mallard Drive - Outline application. Reserved Matters lodged by Heron Land, indications of site to be taken on and progressed by Persimmon. Amended details to be submitted – pre-apps have secured satisfactory layout. Building types being developed.
Ashdown Business Park - Units are selling fast, various options for frontage units being tabled. Varied applications incoming for bespoke units to serve individual occupants.

Heathfield


Hailsham

Mill Road - Linden Homes on site.

Mill Road (north) – Outline application submitted for 220 dwellings on site within 14th March version of WLP. Need to remodel traffic impact but held up re accessing updated SWETS model

Oaklands RM approved WD/2017/2085/MRM. 163 dwellings.

Land at Amberstone A271 – Reserved Matters consent granted for 110 units. Construction commenced

Amberstone Nursery reserved matters (47 dwellings) granted. Conditions being discharged. Revised application submitted WD/2018/1328 also for 47 dwellings, going to PCS 11 October.

Land West of Park Road – developers on site, 240 dwellings. Amended application for Phase 3 anticipated.

Land East of Park Road - Reserved Matters application for 460 dwellings, a new primary school, up to 300 sq.m. of retail floorspace, employment provision (business), highway works (including new link road between park road and new road),. Discharging conditions. Developer on site.

Land South of New Road and Land North of Amberstone WD/2017/2846/MAO Outline application for up to 59 dwellings

Land at Sussex Plants Park Road – Resolution to approve. Consent granted for 160 dwellings.

Land at Old Marshfoot Farm – Outline application for 300 dwellings WD/2017/0458/MAO all technical objections resolved. Caught by Ashdown Forest. Application to go to Committee in Autumn with dwellings capped at c235 units

Land at Battle Road – Application for new medical centre has been submitted WD/2018/1806. Going to PCS 11 October.

Persimmons (Hillreed) have advised that the Option agreement for the Sixth form site expires at the end of September 2018. This is a separate option to the medical centre site – not linked with school site.

Land at Burfield Valley - WD/2018/0122. Full application for 35 dwellings
Cuckoo Fields, between Station Road and Ersham Road. Outline Application for 400 units. Issue on site as Planning Policy and ESCC unable to clarify what education requirements are ESCC indicates through School – planning policy silent on matter. Will be taken to committee before end of year with S106 tying in land requirement for education provision subject to no objections on technical issues and mitigation measures for AF.


Land at Station Road, Hailsham - Pre-apps undertaken. Application expected

Land off Ersham Road, Summerhill - Pre-app undertaken for 250 dwellings. Application expected towards end /beginning of next year

Lower Horsebridge

Land East of North Street WD/2016/1948 110 units on land east of North Street lodged WD/2016/1948/MAO. Resolution to approved subject to S106 agreement

Forest Row

Application lodged for 24 dwellings WD/2017/1837/MAO. Caught by Ashdown Forest.

Herstmonceux

Lime Roughs - Reserved Matters approved for 40 dwellings. Developer on-site.


Halland

Land at Bramblebank – application for 30 dwellings. WD/2016/2343/MAO All technical objections resolved. Caught by Ashdown Forest.

Land at the Hop Garden – application for 21 dwellings. WD/2017/0331/MAJ. Caught by Ashdown Forest.

Polegate

Broderick Lands - WDC has now agreed discharge of drainage conditions. Application to Supreme Court appealing Court of Appeal decision. Court decision awaited. Pre-app on RM has taken place with prospective developer

Mornings Mill - Application for 1100 units lodged WD/2017/1942/MEA. Caught by Ashdown Forest. Applicant is intending to amend application to 700 units.

Little Shepham Shepham Lane – Application lodged WD/2016/3047/MAO for 108 dwellings. Resolution to approve subject to S106 agreement

Dittons Farm - Application for 78 units lodged WD/2016/3035/MAO. Resolution to approve subject to S106 agreement.
**Ninfield**

_Land at Manchester Road_ – Application for 80 dwellings WD/2017/0038/MAO. All technical objections now withdrawn. Application going to October Committee subject to S106 agreement.

**Ingrams Farm** - Reserved Matters application for 55 dwellings submitted WD/2018/1732

**Stone Cross**

_East Hailsham Road_ – Application for 90 dwellings WD/2017/1063/MAO. Resolution to approve subject to S106 agreement.

_South Dittons Road_ – Application for 75 dwellings WD/2017/2020/MAO. Resolution to approve subject to S106 agreement

_Garden Centre Site_ – Outline granted for 44 dwellings and enlarged garden centre. RM submitted for dwellings. WD/2018/0931

_Land Off Eastbourne Road Westham_ - WD/2018/1426/MAO for 142 dwellings

_Rattle Road_ - Reserved matters for 171 houses submitted WD/2018/1757

**East Hoathly**

_Hesmonds Stud_ - Application for 205 units lodged WD/2017/2796/MAO. Caught by Ashdown Forest.

_Land south of South Street_ – application lodged for 74 dwellings WD/2018/1508/MAO

**Berwick**

_Station Road_ - Application for 32 units WD/2016/1659/MAO. Returned to WDC following successful third party legal challenge. Now caught by Ashdown Forest.

**Horam**

_Rose Mead Farm_ - Outline granted for 123 units. RM approved. Conditions expected shortly with construction starting this year.

_Land West of A267_ - combined application for 58 units approved. Developer expected to be on site soon.

**Maresfield**

_Land at Straight Half Mile_ - WD/2017/0694 outline application for 25 dwellings

**Wadhurst**
Lower High Street - 35 dwellings under construction.

WDC - where update states “Caught by Ashdown Forest”, this is a cover-all term used where determination has not been possible. It does not mean that all such sites will be approved. Some will not be in accordance with the Council’s plan or may have other technical issues and will therefore be refused.

ii. Section 106 funding/CIL income

WDC stated that an on-line system displaying CIL receipts and payments is being developed and will be made available very soon.

CIL – Approx. £6.5 million received to date, £1 million passed back to Town and Parish Councils

Some of the remaining £5.5 million has been ringfenced for SANGS and SAMMs. SANGS at Crowborough (Alderbrook Way) is being created.

iii. Transportation issues

Transport Update

Wealden Local Plan transport model study

- Results from the additional Transport modelling for the South Wealden Growth area shows that the same junctions as identified in the previous study will require improvements.

- But with greater demand placed on the highway network from the increased growth, the proposed improvements to the junctions identified may need further enhancements to accommodate the additional demands and the improvements may also be required earlier in the plan period. As identified before this will need to be combined with a step change in the use of sustainable transport.

- In regards to the A27 Offline Solution between Lewes and Polegate, this will not be required during the plan period, but as identified previously such a strategic transport intervention will need to be considered beyond the end of the plan period.

- To provide greater clarity and detail we will shortly be commencing further work to develop an approach to delivering transport infrastructure improvements in the SWGA. This encompasses early design work on transport improvements (which has already commenced as commissioned following the outcomes of the 2017 Transport Study), the costs associated with these, an assessment of deliverability alongside the timings required for the infrastructure improvements, as well as considering when the A27 Offline Solution will be required.

- This design work is focused on the package of junction improvements - Boship, Hempstead Lane, South Road and the Golden Jubilee Way/Dittons Road & A22/A27 roundabouts near Stone Cross with preliminary designs expected to be completed by early 2019.
A27

Smaller scale interventions
- The package of smaller scale interventions for the A27 announced at the end of September 2017 is still programmed for construction to commence in summer 2020.

A27 Study
- The study which looked at the case for an offline dual carriageway between Lewes and Polegate and its outcomes will be considered by Government, along with all the other schemes, for inclusion in the Roads Investment Strategy 2 which covers the period 2020 to 2025.

Uckfield
- Phase 3 (Bus Station) and Phase 4 (movement and access corridors) are progressed through ESCC’s Local Transport capital programme. Design work is underway.

Hailsham – Polegate – Eastbourne Movement and Access Corridor
- Results from the consultation on Phase 1 were presented, along with the recommended way forward, to the LMTE decision making meeting in June.
- Taking forward the junction improvement at Polegate High Street, bus lane on Eastbourne Road and bus lane on Victoria Drive
- Being funded from Local Growth Fund monies.
- Also seeking funding for the remaining corridor phases through the Housing Infrastructure Fund bid.
- Consultation on other sections on the corridor will follow.

Transport for the South East (TfSE)
- Economic Connectivity Review, which is part of the evidence base that will support the development of the TfSE, transport strategy was approved by their shadow partnership board in July
- TfSE now commissioning consultants to undertake the development of their Transport Strategy over the next 12 months.
- TfSE also working towards securing statutory status in 2019/2020

iv. Education issues

Further modelling of the forecasts has been undertaken to reflect the increase in housing numbers. The results generally do not change what we have previously advised WDC on additional education provision required across the district to support the Local Plan, although there is a potential slight increase in primary school places required in Hailsham by the end of the next decade.

Polegate School - 1FE expansion
- Started on site in July. Target date for completion September 2019
Hailsham Community College - new 2FE primary school on land east of Park Road

- Land purchase completed on 28 September
- Planning application with WDC
- Planned start November 2018. Target date for completion of Year R classes September 2019, although the full project won't be completed until 2020

Willingdon School - 1FE expansion

- Started on site July 2018. Likely to be completed during 2019/20 academic year, but new PAN won't take effect until September 2020

New SEMH Free School on Reef Way land

- Land price agreed. Working towards completion
- Presumption process started again as unsuccessful in round 1.
- Target date for completion September 2020

v. Flood issues ESCC

The Groundwater Study is an ongoing piece of work (2 year project), which was not discussed in detail at the meeting as there are no outcomes at present.

vi. IDP and Infrastructure Road Map WDC

summarised that as a consequence of further modelling and updated information then the IDP will be amended before Submission of the Local Plan, especially in relation to transport and education. The Road Map is being progressed and is now closely linked to planning applications and their individual commitments to infrastructure requirements e.g. specific junction improvements. Planning Policy are looking at the structure of the Road Map, using examples from Kent County Council on bringing together the relevant infrastructure planning information to inform plan making. This will be an important tool to use in liaison with Development Management and other external partners such as ESCC and Southern Water moving forward.

vii. HIF bid ESCC/WDC

Following the approval for the Accelerating Wealden Delivery EOI to the Housing Infrastructure Fund, ESCC and Wealden have been working to develop the full business case to Homes England and MHCLG

Three submission dates for business cases - working towards 1 March 2019.

HIF pot has increased to around £5bn and therefore we have been reviewing the scope of our bid accordingly but in doing so ensuring that any additional ask relates back to the additional delivery of housing in Wealden

Currently looking at around £42 - 43m focussed on three elements
- Ashdown Forest mitigation package
- Two FE primary in Hailsham

IRM56
- Transport package of interventions in the Eastbourne/South Wealden area
  - Initially only put forward the other phases of the HPE MAC
  - However have identified the inclusion of the A22 Hailsham/Stone Cross junction package and a package of schemes to improve movement and access in Eastbourne Town Centre which has been co-developed with stakeholders in Eastbourne

Commissioned Jacobs to provide project management support - working 3 days a week. Also using Jacobs to undertake the economic appraisal for the business case.

Have put in a range of funding and support asks to Government in respect of the development of the business case which have been accepted.

6 weekly Governance meetings with HE and MHCLG in place and bi weekly phone calls with HE to discuss progress.

Starting to draft each of the cases within the overall business case.

4. **Risk Register**

No issues with The Risk Register

5. **Date of next meeting**

It was agreed to continue to meet quarterly and that a suitable date may be in January 2019 after Submission of the Wealden Local Plan.

A date is to be proposed and circulated.