# Wealden District Council 1998 Local Plan

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# 1. Wealden District Council Policies GD1 – GD2 Local Plan 1998

GD1 *Within the development boundaries, as defined on the Proposals Map, new development will be permitted provided that it is in accordance with the other policies and proposals in the Plan. Chapter 3 General Development Principles Wealden Local Plan: Deposit Plan January 1995 12*

***GD2*** *Outside the development boundaries, as defined on the Proposals Map, development will be resisted unless it is in accordance with specific policies in this Plan.*

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# Wealden District Council Policies EN1 – EN 33 Local Plan 1998

*EN1* The Council will pursue sustainable development, having regard to the principles contained in Government guidance and its own Strategy for the Environment, in considering the location, layout and design of development, renewable energy and waste management proposals and in assessing the effects of proposals on the environment, including on water and air quality.

***EN2*** *The Council will seek to maintain the existing settlement pattern and ensure that major new developments generating significant travel movements are located efficiently in relation to existing development and to public transport.*

**EN3** The Council will support the development of renewable forms of energy, particularly those which reflect the existing land use pattern of the area, where it is demonstrated that there will be an acceptable impact on local amenities and environmental character.

***EN4*** *New development will be resisted within areas at risk of deep tidal flooding, coastal erosion or within river floodplains.*

**EN5** New development will only be permitted where adequate water resources are available and where it would not present an unacceptable risk to such resources.

***EN6*** *Development within the High Weald Area of Outstanding Natural Beauty, as defined on the Proposals Map, will only be permitted if it conserves or enhances the natural beauty and character of the landscape. Particular care will be paid to the siting, scale, layout and design of development. In considering any proposals, particular regard will be had to:- (1) the landscape characteristics of the subareas identified in the High Weald landscape assessment; (2) the well-wooded appearance, especially Ancient Woodlands, together with other woods, tree belts and hedges; (3) undeveloped steep valleys and ghylls; (4) open heathland; (5) undeveloped ridge positions and other visually exposed locations; (6) areas of unspoilt or remote character; (7) the traditional settlement pattern, building styles and materials; (8) the High Weald Management Plan.*

EN7 The Ashdown Forest is defined on the Proposals Map as the area enclosed by the Medieval Pale of 1372, excluding land within the development boundaries of Fairwarp, Forest Row and Nutley. Development will only be permitted if it conserves the landscape and historic character of this area. In considering any proposals, particular regard will be had to:- (1) extensive open heathland areas; (2) wet flush grassland; (3) remnants of Ancient Woodland, together with other landmark tree clumps; (4) unspoilt and distant views; (5) the Ashdown Forest Management Plan; (6) the landscape characteristics of the Ashdown Forest area identified in the High Weald Landscape Assessment; (7) the archaeological interest.

*EN8 Development within the Low Weald will only be permitted if it conserves the low rolling agricultural character of the landscape. In considering any proposal, particular regard will be had to:- (1) areas of unspoilt and remote countryside; (2) the setting of settlements; (3) areas on the fringe of adjacent statutorily designated landscapes; (4) the retention of woods, boundary trees and hedges; (5) attractive vernacular buildings and groups of buildings.*

EN9 Development within the Sussex Downs Area of Outstanding Natural Beauty, as defined on the Proposals Map, will only be permitted if it conserves or enhances the natural beauty and character of the landscape. Particular care will be paid to the siting, scale, layout and design of development. In considering any proposals, particular regard will be had to:- (1) the characteristic sculptured landform and appearance; (2) the exposed scarp slope and adjacent foothills; (3) the undeveloped coastline, especially the Heritage Coast; (4) the Cuckmere Valley, especially Cuckmere Haven; (5) traditional land uses and agricultural practices; (6) the setting of important historic and natural features; (7) well-managed public access; Chapter 4 Environment Wealden Local Plan December 1998 22 (8) the traditional forms, materials and detailing of buildings and enclosures, notably the use of flint in walls; (9) other landscape qualities and characteristics identified in the Sussex Downs Landscape Assessment; (10) the Management Strategy for the Sussex Downs Area of Outstanding Natural Beauty.

*EN10 Within the Sussex Heritage Coast, as defined on the Proposals Map, the Council will resist new development. It will support proposals, including management measures, which facilitate public access for the purposes of the quiet enjoyment of the area where such proposals are consistent with conservation, protection and enhancement of the natural beauty. Any sea defence works must be consistent with the objectives of designation, in particular to conserve, protect and enhance the natural beauty of the coast.*

EN11 The Council will seek to ensure that development proposals within the Coastal Levels conserve its generally open and exposed landscape character, with particular regard to: (1) the Pevensey Levels Site of Special Scientific Interest and candidate Wetland of International Importance. (2) other remote areas; (3) the setting of Pevensey Castle, the Pevensey and Westham Conservation Area and the ridge villages; (4) promoting environmentally sensitive farming; (5) the traditional hydrology of the area.

*EN12 The Council will seek to retain and enhance the contribution of trees and woodland areas to the landscape character of the District, including the amenity value of trees in built up areas. This will be promoted by:- (1) endorsement of the principles and guidelines contained in the Trees and Woodland Strategy for East Sussex; (2) support for the preparation of local Trees and Woodland Conservation and Management Plans; (3) encouragement for woodland management through participation in tree and hedgerow planting schemes by farmers, voluntary organisations and others, and where appropriate, as part of development proposals; (4) making Tree Preservation Orders where appropriate to protect trees and woodland areas of significant amenity value; (5) giving weight to proposals, including business proposals, that help to sustain and manage forestry and woodland areas when considering them against other policies of the Plan; (6) resisting development proposals which would result in the loss of trees which make a valuable contribution to the character of the landscape, a settlement or its setting.*

EN13 The Council will resist development proposals that involve the clear felling or otherwise prejudice the ecology of Ancient Semi-Natural Woodlands, as defined by English Nature. Note changed to Natural England in 2006

See EN14, EN15, EN16. DC3, DC 7, DC 10, TR1, WCS 11

*EN14 In appropriate cases, the Council will require landscaping, including surface treatments, to be carried out as part of development proposals. Where required, such schemes should:- (1) seek to retain existing trees, significant hedgerows and other valuable site features; (2) normally comprise primarily native species; (3) complement the scale and character of the proposed development and the locality; (4) have regard to associated nature conservation benefits; (5) be implemented at the earliest practicable opportunity and thereafter satisfactorily maintained during the early years.*

EN15 The Council will seek to safeguard designated nature conservation sites by resisting development or land use changes which would be likely to adversely affect their nature conservation value. The weight to be afforded to nature conservation interests will have regard to their status:- (1) Within Ashdown Forest SSSI and Special Protection Area for Birds, and Pevensey Levels SSSI (proposed "Ramsar" site), development which would be likely to have an adverse effect on the nature conservation interest will not be permitted, unless otherwise in accordance with international obligations. (2) Within SSSIs, including Lullington Heath NNR, as shown on the Proposals Map, development which would be likely to have an adverse effect on the nature conservation interest will not be permitted unless there is no reasonable alternative means of meeting the development need which also outweighs the nationally recognised nature conservation interest. (3) Development which would be likely to have an adverse effect on a Local Trust Reserve or a Site of Nature Conservation Importance will not be permitted unless it can be demonstrated that the need for development outweighs the identified nature conservation interest and that there are no reasonable alternative means of meeting that development need. In all cases, every effort should be made to minimise any damage to the nature conservation interests. Where appropriate, conditions and/or planning obligations may be used to provide appropriate compensatory measures.

*EN16 In the consideration of any development proposal, including its design and layout, the Council will have regard to the implications for nature conservation and wildlife habitats. Particular regard will be had to the need to safeguard the active residence of protected species, to the integrity and continuity of landscape features of major importance for wild flora and fauna, and to appropriate Chapter 4 Environment Wealden Local Plan December 1998 27 opportunities for encouraging habitat protection, enhancement and management.*

EN17 Development will not be permitted which would reduce countryside gaps between the following settlements:- (1) Polegate and Hailsham; (2) Eastbourne, Pevensey, Westham, Stone Cross, Pevensey Bay and Polegate; (3) Hailsham and Hellingly; (4) Uckfield, Maresfield and Five Ash Down; (5) Forest Row and Ashurstwood; (6) Heathfield and Cross-in-Hand, Broad Oak, Cade Street, Old Heathfield and Maynards Green; (7) Rotherfield and Town Row.

*EN18 The Council will resist the loss of open areas and undeveloped gaps within settlements which contribute to the character or amenities of the locality.*

EN19 Within Conservation Areas, proposals which do not preserve or enhance their existing character, scale and visual amenity will be resisted. In particular: (1) the Council will not normally grant outline planning permission for development in a Conservation Area. A full detailed application showing siting, design, external appearance, landscaping and means of access will normally be required; (2) proposals to demolish a building or part of a building will be resisted unless it can be shown that it is wholly beyond repair, incapable of reasonable beneficial use, of inappropriate structure or design, or where its removal or replacement would enhance the character or appearance of the Conservation Area. Where development is envisaged demolition will only be permitted where there are approved detailed plans for new development; (3) any proposals for development should respect the character of the existing buildings, important views and spaces and the historic settlement pattern in terms of scale, height, form, grouping and density, and should preserve or enhance the character or appearance of the Conservation Area; (4) in considering any proposals for development, the Council will require the use of building materials appropriate to the locality and sympathetic to those of nearby buildings. Walls, gates and fences should be of a kind traditionally used in the immediate locality; (5) the Council will seek to retain, require the reinstatement and encourage the use of traditional features which contribute to the character and appearance of the area. In addition to buildings and groups of buildings, these features will include trees, hedges, walls, fences, gates, open spaces, ground surfaces, lamp posts and other appropriate street furniture; (6) proposals that would generate traffic, car parking, noise or other activities which would adversely affect the character of the Conservation Area will be resisted; (7) applications for advertisement consent will only be granted where the advertisement respects the character and appearance of the area and meets highway safety considerations; (8) the felling or extensive lopping of trees will be resisted. Where consent is exceptionally given, replacement planting with the same species or others in keeping with the character of the area will be required.

*EN20 Proposals for development outside a Conservation Area, but which affect its setting or views into or out of it, should respect its character and appearance.*

EN21 There is a general presumption in favour of the preservation of Listed Buildings, and proposals for their total or substantial demolition will not be permitted unless the Council is convinced that:- (1) all reasonable efforts have been taken to sustain existing, or to find new, uses; (2) preservation in charitable or community ownership is not possible or suitable; (3) redevelopment would provide substantial community benefits which would decisively outweigh the loss.

***EN22*** *In order to protect the character and appearance of buildings listed as being of special architectural or historic interest: (1) proposals for any external or internal alteration, change of use, addition to a listed building, or display of signs and advertisements which would have an adverse effect on its character and appearance will be resisted; (2) all building materials, doors, windows and other architectural features should respect the character and appearance of the listed building; (3) proposals which would adversely affect the setting of a listed building will be resisted; (4) in very exceptional cases and where demonstrated to be necessary in order to secure the retention of a listed building, the Council may relax normal development control policies.*

EN23 Proposals which would adversely affect the site or setting of any registered Historic Park or Garden, as shown on the Proposals Map, will be resisted. In considering any development proposals affecting a registered Historic Park or Garden, the Council will seek to encourage their conservation and restoration.

EN24 There is a clear presumption against development proposals which would adversely affect scheduled Ancient Monuments and other sites of national archaeological importance and their settings.

EN25 In considering development proposals affecting archaeological sites or areas of interest, the Council will not normally grant planning permission in advance of an adequate examination and evaluation of the archaeological implications.

*EN26 Where, exceptionally, permission is granted for development on sites of demonstrable archaeological importance, the applicant will normally be required to provide for the in situ preservation of valuable remains. On sites where the Council is satisfied that this preferred approach is not justified, proper provision should be made for the excavation and recording of archaeological remains prior to the development.*

EN27 Proposals for development will be permitted when the following layout and design criteria are met:- (1) the scale, form, site coverage, density and design of the development and the use of materials and landscaping should respect the character of adjoining development and, where appropriate, promote local distinctiveness. The design, materials and landscaping should be of an appropriate high standard; (2) the proposed development should not create an unacceptable adverse impact on the privacy and amenities of adjoining developments and the neighbourhood by reason of scale, height, form, noise and traffic movements; (3) the proposed development should ensure a satisfactory environment for the future occupants, including adequate provision for daylight, sunlight, privacy, garden space and/or appropriately landscaped amenity areas; (4) the proposed development should not constitute an unacceptable backland or 'tandem' form of development; (5) regard has been paid to crime prevention measures whenever possible and appropriate.

*EN28 Proposals for the development of land and buildings that are open to the public or used for employment and education purposes, including extensions, alterations and changes of Chapter 4 Environment Wealden Local Plan December 1998 33 use of buildings where reasonable and practicable, should provide suitable access and facilities for people with disabilities.*

EN29 In considering development proposals which include external lighting, the Council will require: (1) light spillage to be minimised; (2) the use of the minimum intensity of light necessary to be compatible with safety and security objectives.

*EN30 Advertisements and signs should not detract from the character of their surroundings or, where appropriate, the style, scale and proportion of the building, and should otherwise be acceptable in terms of amenity and public safety. In this consideration, the Council will also have regard to the need to avoid an inappropriate proliferation of signs.*

EN31 In considering proposals for telecommunications developments, the Council will seek to minimise the visual impact on the landscape and other amenities of the area, whilst acknowledging the need for the reasonable provision and operational requirements of such apparatus. It should be Chapter 4 Environment Wealden Local Plan December 1998 35 demonstrated that there is no reasonable possibility of sharing existing facilities. Particular regard will be had to conserving the important landscape characteristics identified in the Plan in the consideration of the location, appearance and landscaping of any mast or associated equipment and buildings. The Council will consider imposing a condition requiring the removal of masts and/or other apparatus when no longer needed for the approved use.

*EN32 The Council will promote appropriate provision for telecommunications equipment to be accommodated underground and within buildings, including existing telephone cables (together with electricity cables) where these are intrusive in areas of landscape, historic or architectural value.*

EN33 Proposals for satellite television dishes will only be permitted where they have an acceptable and minimal impact on the appearance of the building to which it relates and on the amenities of neighbouring properties. Regard will be had to siting, design and colour and, where appropriate, to the potential for shared dish systems.

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# 2. Wealden District Council Policies DC1 – DC22 Local Plan 1998DC1 Land falling within Grades 1, 2 and 3a of the Ministry of Agriculture, Fisheries and Food agricultural land classification system will be protected from development, wherever possible.

*DC2 Outside the development boundaries, as defined on the Proposals Map, new permanent dwellings will be permitted for those employed in agriculture or forestry, or exceptionally in another enterprise where a countryside location is necessary, where it can be demonstrated to the satisfaction of the Council that the following criteria are met: (1) there is a clearly established existing functional need; (2) no other suitable accommodation is available on the unit or elsewhere in the location; (3) the enterprise has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so; (4) the dwelling is of a size commensurate with the established functional requirement. Dwellings which are unusually large in relation to the needs of the unit or unusually expensive to construct in relation to the income it can sustain in the long term will not be permitted; (5) the dwelling is suitably located to meet the identified functional need of the enterprise, integrates well with existing buildings wherever possible, is not intrusive in the landscape, and its general design is appropriate to the character of the area. Where the functional requirement is proven but Criterion 3 is not met, a temporary permission will be granted for a caravan or mobile home, where it can be demonstrated to the satisfaction of the Council that the following criteria are met:- (i) Criteria (2) and (5) above; (ii) there is clear evidence of a firm intention and ability to develop the enterprise concerned; (iii) there is clear evidence that the proposed enterprise has been planned on a sound financial basis. Occupancy conditions will be imposed on dwellings permitted in accordance with this policy and, where appropriate, on other dwellings within the holding. The removal of occupancy conditions will be resisted unless it is demonstrated to the satisfaction of the Council that there is unlikely to be any need for such dwellings in the area in the foreseeable future. In appropriate circumstances, the Council will seek a planning obligation to tie a permanent dwelling to adjacent buildings or to the land forming the holding.*

*DC3 Proposals for new farm buildings, extensions and alterations, and other ancillary development will be permitted subject to the following criteria: (1) buildings are reasonably necessary for the purposes of the agricultural holding and are clearly designed for such use; (2) development is integrated with existing structures, as far as practicable; (3) the siting, design and external appearance of buildings and other structures is not intrusive within the landscape and does not detract from local amenities or interests of recognised historic, archaeological or nature conservation interest; (4) particular care is taken to siting, design and appearance within Areas of Outstanding Natural Beauty; (5) where buildings for storage, packing or processing are for the use of one holding or shared use of a number of holdings, it will first be necessary to demonstrate that the use could not be carried out within a business area.*

*DC4 Proposals for agricultural or forestry buildings, structures or operations within the scope of notification procedures will be considered having regard to the siting and design criteria at Policy DC3. The Council will require the formal submission of details for approval where such buildings, structures or operations are likely to have a significant impact on their surroundings.*

*DC5 The Council will permit proposals for the alternative use of agriculture and other land and buildings which provide for the appropriate diversification of the rural economy and which do not adversely affect the character or appearance of the countryside or conflict with other policies of the Plan.*

*DC6 In considering proposals for the conversion of agricultural or other rural buildings in the countryside (outside the development boundaries as defined on the Proposals Map), the Council will give priority to small scale commercial uses over residential uses.*

*DC7 Proposals for non-residential development (including workshops, offices, tourist accommodation and recreational use) through the conversion of agricultural or other rural buildings in the countryside (outside the development boundaries as defined on the Proposals Map) will be permitted where the building's form, bulk and general design are in keeping with its surroundings. In addition, all proposals should meet the following criteria: (1) the building is of sound construction and capable of conversion without significant rebuilding, or extension. The Council may require this to be demonstrated through the submission of a structural survey; (2) any proposed alterations to the building (e.g. fenestration, doors, internal subdivision) or to its associated operational area (e.g. parking, storage) would not harm its appearance as a rural building or adversely affect the rural setting of the building in the locality; (3) the nature and intensity of the proposed use would be compatible with its rural location; (4) the proposed use would not adversely affect the residential amenities of the Chapter 5 Development in the Countryside Wealden Local Plan December 1998 44 neighbourhood, particularly by reason of noise, disturbance and fumes; (5) the proposed use would not create an unacceptable impact on the local road network and there is a satisfactory means of vehicular access and parking arrangements; (6) proposals which would be likely to create a significant number of jobs should be well located in relation to towns and villages.*

*DC8 Proposals for the conversion of agricultural or other rural buildings in the countryside (outside the development boundaries as defined on the Proposals Map) to residential use will not be permitted unless either:- (a) the applicant has made every reasonable attempt to secure suitable business re-use, and the application is supported by a statement of the efforts which have been made; or (b) residential conversion is a subordinate part of a scheme for business re-use. In all cases, proposals should meet the following criteria:- (1) the building's form, bulk and general design are in keeping with its surroundings; (2) the building is of sound construction and capable of conversion without significant rebuilding, modification or extension. The Council will normally require this to be demonstrated through the submission of a structural survey; (3) any proposed alterations to the building (e.g fenestration, doors, internal subdivision) would not harm its architectural integrity nor materially change its appearance as a rural building. In the case of listed buildings, Policy EN22 will apply; (4) the proposed use and its associated activities, including garaging, would not detract from the rural setting of the building through the formation of a domestic curtilage. The curtilage should not be intrusive in the landscape. Where appropriate, conditions will be imposed to exclude permitted development rights to extend or alter the building and erect other ancillary buildings, fencing etc; (5) the proposal would not create an unacceptable impact on the local road network and there is a satisfactory means of vehicular access and parking arrangements.*

*DC9 Within the Sussex Downs Area of Outstanding Natural Beauty and the Ashdown Forest (defined as the area enclosed by the Medieval Pale of 1372) only recreational development which is in association with the quiet enjoyment of the area and conserves its landscape character will be permitted.*

*DC10 Within the countryside (outside the development boundaries as defined on the Proposals Map), proposals for golf courses and related development may be permitted where they have no adverse effect on the character and appearance of the area. In addition, they should:- (1) meet the requirements of policies elsewhere in the Plan for the protection of landscape, nature conservation, woodland, archaeology and the best and most versatile agricultural land; (2) be readily accessible to urban areas; (3) wherever possible use existing buildings; (4) provide for the maintenance and where, appropriate, enhancement of public access in the layout and design. Proposals should be presented in sufficient detail, including topographical and landscape changes, to enable proper assessment.*

*DC11* *Proposals for golf driving ranges will only be permitted when it can be demonstrated that there will be no significant effect on the character or appearance of the countryside, residential amenities, traffic conditions or public safety, having regard to: (1) the size and number of bays and the impact of the bulk and design of buildings and enclosure fencing; (2) the impact and suitability of floodlighting, including reflected light; (3) the degree of physical change and visibility. Equestrian Development*

*DC12* *Applications for small scale stables or loose boxes principally for domestic and private purposes will be permitted where the following criteria are met:- (1) appropriate siting, scale and design in keeping with the locality, with adequate pasture to support the horses. Particular regard will be had to the potential impact, including the cumulative effect, of proposals within an Area of Outstanding Natural Beauty; (2) proposals should not be sited in prominent or isolated locations.*

*DC13* *Applications for small scale commercial stables and larger equestrian developments and uses of land, including sand rings and maneges, will only be permitted where the following criteria are met:- (1) appropriate siting, scale and design in keeping with the locality, with adequate pasture to support the horses. Particular regard will be had to the potential impact of proposals within an Area of Outstanding Natural Beauty; (2) proposals should not be sited in prominent or isolated locations, and should be satisfactorily integrated with existing buildings; (3) the impact of floodlighting, changes in levels or other ancillary operations on the surrounding countryside and local amenities is acceptable; (4) satisfactory integration with the public bridleway network; (5) the proposal does not create an unacceptable impact on the local road network.*

*DC14* *Proposals for motor or gun sports, including combat games, will not be permitted within or adjacent to the Sussex Downs Area of Outstanding Natural Beauty, the Pevensey Levels Site of Special Scientific Interest, or the Ashdown Forest (defined as the area enclosed by the boundary of the Medieval Pale of 1372). Elsewhere, such proposals may be permitted outside the development boundaries, as defined on the Proposals Map, provided that the following criteria are met and can be controlled by condition: (1) the Council is satisfied that the proposal will not generate an unacceptable level of noise and activity in the locality. (2 ) the proposal will not be visually intrusive in the landscape and will be well screened by existing vegetation, particularly within or adjacent to the High Weald Area of Outstanding Natural Beauty; (3) the proposal will not adversely affect areas which are of importance for flora, fauna, geological or landform features, or adversely affect ancient semi-natural or other important woodland. Where appropriate, a woodland management plan should be submitted and approved by the Council and implemented within a programme agreed by the Council; (4) the proposed activity will take place within a clearly defined area with an appropriate buffer zone to the boundaries of the site and any public rights of way; (5) any buildings or structures must be sited to minimise their impact on the countryside and must be removed from the site on cessation of the recreational use. In all cases, conditions will be attached to any permission controlling the hours and frequency of use, the type and nature of the activity, and fencing of boundaries. Normally, the Council will only be prepared initially to grant temporary planning permission so that the environmental impact can be fully assessed.*

*DC15* *The creation or improvement of ponds or lakes for private or commercial fishing in the countryside (outside the development boundaries as defined on the Proposals Map) will be permitted where the following criteria are met:- (1) the proposal will not be visually intrusive in the landscape through the construction of embankments or other earthworks; (2) the proposal, including the disposal of any excavated material within the site, will not adversely affect areas which are of importance for flora, fauna, geological or landform features, or adversely affect ancient seminatural or other important woodland. Where appropriate, a landscape management plan should be submitted and approved by the Council, and implemented within a programme agreed by the Council; (3) the size and scale of the proposal would be compatible in terms of the nature and intensity of use with its rural location; (4) the proposal will not adversely affect the residential amenities of the neighbourhood by reason of noise or disturbance; (5) any buildings or structures will be sited to minimise their impact on the countryside and should be removed from the site following cessation of the activity; (6) the maintenance and enhancement of public access, where appropriate; (7) there will be no detriment to the quality or quantity of flow in the downstream watercourse; (8) the proposal is not created on-line of a watercourse upstream of the Pevensey Levels Site of Special Scientific Interest.*

*DC16 Proposals for the development or use of land and buildings related to small airfields, airstrips and air sports will only be permitted where they accord with the Plan's environmental policies, with particular attention to noise and landscape impact.*

*DC17 Housing development will not be allowed outside development boundaries, as defined on the Proposals Map, unless it conforms with other policies in the Plan.*

*DC18 Outside development boundaries, as defined on the Proposal Map, the replacement of an existing dwelling by another dwelling in the same curtilage will be permitted where the following criteria are met: (1) the proposal is of a comparable size and massing to the existing building; (2) it is in keeping with the character of the locality, having regard to the appearance and general design of the original building; (3) it is similarly sited within the plot, unless an alternative position would result in clear landscape, highway access or local amenity benefits; (4) it does not result in the loss of a property of valuable local character, unless it is not reasonably capable of being made structurally sound or otherwise improved. In sensitive locations, permitted development rights relating to future extensions and other structures may be removed.*

*DC19 Outside development boundaries, as defined on the Proposals Map, proposals for extensions and alterations to existing dwellings and for ancillary buildings within their curtilages should meet the following criteria: (1) the proposal should accord with the criteria of Policy HG10; (2) the proposal should not be intrusive in the landscape or detrimental to the rural setting; (3) the proposal should normally be of an appropriate size and character relative to the original dwelling, and not visually dominate or otherwise adversely change the character of the existing building or, where appropriate, the group of buildings; (4) in the case of an annexe, the proposal should normally be physically attached to the dwelling and not lend itself to future subdivision to form a new dwelling.*

*DC21 Proposals for new gypsy sites, extensions to existing gypsy sites and sites for travelling show people will not be permitted unless the following criteria are met: (1) the site is conveniently located in relation to schools and other community facilities; (2) there is no adverse impact on the character of the countryside, particularly having regard to Policies EN4-12; (3) the local environment and residential amenities will not be adversely affected; (4) there is a satisfactory means of vehicular access and the local road network is adequate. Where appropriate, controls to limit the hours of testing equipment and to ensure the future occupancy by travelling show people would normally be sought.*

*DC20 Outside development boundaries, as defined on the Proposals Map, the conversion and subdivision of a larger property into smaller dwelling units may be permitted where:- (1) the character and integrity of the property, including its grounds and setting are suitably retained, including where appropriate by the removal of permitted development rights; Chapter 5 Development in the Countryside Wealden Local Plan December 1998 53 (2) no significant extension or alteration is involved.*

*DC22 Residential mobile homes, including caravans, will not be permitted in the countryside unless these are on a temporary basis and are essential for the proper functioning of the farm, woodland or other enterprise in accordance with Policy DC2. The rationalisation of existing sites may be permitted only where significant environmental benefits would result. The redevelopment of existing mobile homes by permanent dwellings will be resisted unless on an individual basis where proposals meet the criteria of Policy DC2.*

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# 3. Wealden District Council Policies HG 1 – HG 15 Local Plan 1998

**HG1** The Council will aim to maintain a minimum of a five year supply of available housing land in relation to the housing provision in the approved County Structure Plan.

*HG2* *Within the development boundaries, as defined on the Proposals Map, where there is a demonstrable lack of affordable housing to meet local needs, the Council will seek the provision of an element of affordable housing in new, large-scale housing developments. The amount of affordable housing will depend upon the overall size of the development proposed, the mix of dwelling types proposed and the demonstrable need for affordable housing in the area.*

*HG3* *In exceptional circumstances, planning permission may be granted for small scale residential development in rural areas outside development boundaries in order to meet an identified local housing need among those people unable to compete in the normal housing market. (A) Proposals for such development will only be permitted where the Council is satisfied that the following criteria are met:- (1) the proposed development is located within or adjacent to an existing village or other settlement and provides good accessibility to local services, e.g. shops and schools; (2) the proposed development is not intrusive in the countryside and is not harmful to the character of the landscape; (3) the scale of the proposed development is appropriate in relation to the size of the settlement. Development should be in keeping with the character of adjoining development and the locality, and with local building styles; (4) the proposed development conforms with the Plan's policies for access, parking, retention of trees, landscaping and impact on neighbouring properties; Chapter 6 Housing Wealden Local Plan December 1998 61 (5) there is clear evidence of an unsatisfied local housing need in the parish that cannot be met through normal market mechanisms; (6) the proposed development is of a size, type and cost, whether for rent or shared ownership, directly appropriate and affordable for those people in proven local housing need identified in (5) above; (7) the future control of any dwellings can be ensured forever through the imposition of covenants and/or appropriate legal agreements; (8) the proposal can be shown to be viable and achieve affordable housing. (B) Applicants for planning permission will be asked to demonstrate how their proposals meet criteria (5)-(8) above, which will then be the subject of assessment by the Local Planning Authority, advised as appropriate by the Local Housing Authority or a Housing Association. (C) Proposals which include the provision of general demand housing outside the development boundaries to cross-subsidise the funding of low cost housing will not be acceptable. (D) Proposals for shared ownership housing must be of a form that will not allow 'staircasing' to outright ownership. (E) For the purposes of this policy, the categories of need are defined as:- (1) existing residents needing separate affordable accommodation in the area (including young persons, the elderly in inappropriate accommodation, and families in cramped or otherwise unsuitable accommodation); (2) previous residents who have been obliged to leave the village or parish through lack of affordable accommodation and who now wish to return to such accommodation; (3) persons whose work provides an important service to the community and who need to live within or close to the local community but need affordable housing; (4) persons with the genuine offer of employment locally who are unable to take up such an offer due to the lack of affordable housing. With preference given in the following order to:- (a) persons living for at least 12 months or brought up in the village and other people who would meet the criteria for need in (E)(2)-(4), provided that if an insufficient number of such people are available then: (b) the same considerations outlined in (E)(a) would apply to the Wealden Parish and then (c) to neighbouring Wealden Parishes and then (d) to Wealden District and finally (e) to a suitable applicant nominated by the Council from its Housing Waiting List if, within six weeks of any dwelling becoming available for letting, the vacancy cannot be filled under the provisions of (E)(1)-(4), (a)-(d)*

*HG4* *Within the development boundaries, as defined on the Proposals Map, the established character of existing residential areas will be protected.*

*HG5* *Within the development boundaries, as defined on the Proposals Map, the Council will seek a mix of dwelling types and sizes, on new estate developments. Wherever possible, estate development should provide for the creation of smaller individual housing areas by making good use of existing tree belts and hedgerows, open spaces, natural features, road network, and dwelling layout and design.*

*HG6 Within large new housing developments, regard should be paid to crime prevention in the design and layout of the housing areas, particularly in terms of street lighting, security of property and surveillance of access roads, footpaths, amenity space, parking areas and landscaping where this is consistent with good layout and design.*

*HG7 Within housing development, consideration should be given to energy conservation in the design and layout of new housing areas, particularly with regard to the aspect of the development, the housing type proposed and the orientation of the dwellings.*

*HG8 The Council will resist the loss of residential accommodation (by change from residential to another use or by redevelopment), unless the following special circumstances apply:- (1) the residential use is not appropriately located; (2) the building is unsuitable for residential use in its present form and is not capable of being readily improved or altered in order to make it suitable; or (3) the retention of the building or use for residential purposes would prevent an important development, redevelopment or other change of wider benefit to the community.*

*HG9 The Council will, in appropriate cases within the development boundaries as defined on the Proposals Map, permit the conversion of larger houses into smaller dwelling units when this is acceptable in terms of the character and suitability of the premises and site.*

*HG10 Within the development boundaries, as defined on the Proposals Map, the extension and alteration of existing dwellings will be permitted where the scale, style, design and materials are appropriate and sympathetic in relation to the existing buildings, and there is no significant adverse effect on the amenities of the occupiers of neighbouring properties.*

*HG11 Within the development boundaries, as defined on the Proposals Map, proposals for special needs housing will be permitted when appropriate community facilities are reasonably accessible.*

*HG12 Outside the development boundaries, as defined on the Proposals Map, special needs housing will not be allowed unless it involves the extension of existing accommodation in accordance with Policy DC19, or the conversion of a large residential property in accordance with Policy DC20.*

*HG13 In considering proposals for residential mobile home sites, the Council will require development to conform with all relevant housing policies in the Plan.*

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# 4. Wealden District Council Policies BS 1 – BS 15 Local Plan 1998

*BS1 The Council will undertake annual studies of business land supply in the District to ensure an adequate level of provision in terms of the scale, type, location and timing of development well-related to local needs.*

*BS2 The District Council will carry out the studies referred to in CA/E1 of the approved Structure Plan, and will identify a site or sites to conform to sub-paragraph (1)(a) of that policy.*

*BS3 The Council will seek to concentrate business development principally within the town business areas, as defined on the Proposals Map, namely: (1) Millbrook, Crowborough (2) Farningham Road, Crowborough (3) Lexden Lodge, Crowborough (4) Diplocks Way, Hailsham (5) Hackhurst Lane, Lower Dicker (6) Station Road, Hailsham (7) Station Road/Old Swan Lane, Hailsham (8) Ghyll Road, Heathfield (9) Station Road, Heathfield (10) Chaucer, Polegate Chapter 7 Business Wealden Local Plan December 1998 71 (11) Bellbrook, Uckfield (12) Ridgewood, Uckfield*

*BS4 Within town development boundaries but outside the town business areas, as defined on the Proposals Map, large scale proposals for new business development, redevelopment or extensions will be resisted. Small-scale proposals may be permitted, subject to the following considerations: (1) the proposal is of a nature and scale appropriate to the function and character of the settlement and its immediate environment; (2) the likely volume and nature of traffic movements would not have an adverse impact on the local road network, highway safety or local amenities.*

*BS5 Within town development boundaries but outside the town business areas, as defined on the Proposals Map, the Council will seek to retain business land and premises which afford important local employment opportunities and, where appropriate, complement provision in the town business areas or town centres. The continued business use should not be likely to cause demonstrable harm to the environment or the amenities of local people.*

*BS6 Within the rural parts of the Plan area, the Council will seek to concentrate business development within the village business areas, as defined on the Proposals Map, namely: (1) Station Road, Forest Row (2) Durgates, Wadhurst (3) Wadhurst Business Park (4) Merrydown, Horam (5) Mountney Bridge, Westham (6) South Street, East Hoathly.*

*BS7 Within village development boundaries, but outside the village business areas, as defined on the Proposals Map, the Council will seek to retain business land and premises which provide Chapter 7 Business Wealden Local Plan December 1998 74 important opportunities for local employment unless the existing use causes demonstrable harm to the environment or the amenities of local people.*

*BS8 Within village development boundaries but outside village business areas, as defined on the Proposals Map, large-scale proposals for new business development will be resisted. Smallscale proposals may be permitted taking account of the likely contribution to employment within the rural area.*

*BS9 Proposals for expansion, redevelopment or intensification within existing business sites outside development boundaries will be permitted only where the following criteria are met:- (1) there would be no adverse effect on the landscape or on the character of open countryside and, in appropriate cases, would provide for environmental improvements; (2) it would not detract from the rural environmental qualities by virtue of the use of the site or traffic generation. Proposals which would be likely to create a significant number of jobs should be well located in relation to towns or villages.*

**BS10** *Land adjacent to the A22/A272 junction south-west of Maresfield, as defined on the Proposals Map, is allocated for a Business Park. The Council will actively promote the early implementation of the Business Park. A new planning brief will be prepared by the Council to set down the development principles for the site which will include, inter alia: (1) a planned landscaped setting, taking advantage of the existing tree cover; (2) a low site coverage and buildings restricted to two storeys; (3) a high standard of design and materials; (4) significant new landscaping; (5) a management agreement for existing and proposed planting; (6) users will be restricted to office, research and development, training and certain industrial uses, principally those of a high technological nature; (7) vehicular access from the A272.*

**BS11** *Uses falling within Use Class B1 will be appropriate on all town and village business areas, as defined on the Proposals Map.*

**BS12** *Uses falling within Use Class B2 will be permitted in the town and village business areas, as defined on the Proposals Map, where the following criteria are met:- (1) the scale and nature of manufacturing process involved is compatible with local amenities; (2) the likely volume and nature of traffic movements would not have an adverse impact on the local road network, highway safety or local amenities.*

**BS13** *Warehouse uses falling within Class B8 may be acceptable on the town and village business areas, as defined on the Proposals Map, where the following criteria are met:- (1) the scale and operation of the proposed development shall be compatible with local amenities; (2) the likely nature and volume of traffic movements would not have an adverse impact on the local road network, highway safety or local amenities; (3) the proposed development would not unduly prejudice the availability of suitable local manufacturing premises or employment opportunities.*

**BS14** *Outside town and village business areas, proposals for changes of use between alternative business uses, including warehousing, should meet the following criteria:- (1) the scale and nature of the use, including ancillary activities, is compatible with the residential amenities of the locality; Chapter 7 Business Wealden Local Plan December 1998 77 (2) the likely nature and volume of traffic movements would not have an adverse impact on the local road network, highway safety or local amenities; (3) the proposed development would not unduly prejudice the availability of suitable local manufacturing premises or employment opportunities; (4) the proposed development would not adversely affect the character of the countryside.*

**BS15** *Proposals for home-based business activities in residential areas may be permitted where the following criteria are met:- (1) the business is not likely to have a detrimental effect on the amenities of properties or the character of the area by virtue of its nature or scale of operation; (2) the accommodation, including parking, is likely to meet the long term needs of the business. Proposals for the significant expansion of businesses in residential areas will not be permitted.*

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# 5. Wealden District Council Policies SH 1 – SH 12 Local Plan 1998

*SH1 Within the District, new shopping facilities will be directed to the town centres of Crowborough, Uckfield, Heathfield, Hailsham and Polegate. Local shopping and service provision within neighbourhood centres and individual shops within towns and villages will be supported. Appropriate provision is made for non-food retail warehousing.*

*SH2 Within the main shopping areas, as defined on the Proposals Map, new development and the redevelopment or conversion of existing properties for shopping uses will be encouraged and permitted when the following criteria are met: (1) the proposed development makes a positive contribution to enhancing the character and appearance of the town centre; (2) for larger scale proposals, where appropriate, a comprehensive approach to development is taken; (3) satisfactory rear service access is provided wherever possible; (4) contributions are made by developers towards highway improvements should these become necessary because of the additional traffic generated.*

*SH3 Within the main shopping areas, as defined on the Proposals Map, proposals for the conversion of ground floor shops for financial and professional purposes within Use Class A2, food and drink purposes within Use Class A3 or other service uses will only be permitted where the following criteria are met: (1) there is no disruptive effect on the shopping frontage through a concentration of non-retail uses; (2) provision is made for a window display appropriate to a shopping frontage which is in keeping with the character of the shopping area; (3) there is no detrimental effect on the character or amenities of the area through smell, litter or noise.*

*SH4 Within the main shopping areas, as defined on the Proposals Map, proposals for the use of ground floor shops for amusement centres will only be permitted when: (1) the criteria in Policy SH3 (1) and (2) are met; (2) there is no display or activity outside the premises; (3) there is no detrimental effect on the character or amenities of the area through noise and general disturbance. Where appropriate, planning permission will be subject to conditions relating to noise attenuation, opening times and outside activities.*

*SH5 Within the main shopping areas, as defined on the Proposals Map, proposals for the use of existing premises above ground floor level for business purposes within Use Class B1 will be encouraged and permitted. The conversion of ground floor premises to business use within Use Class B1 will not be permitted.*

*SH6 Within the main shopping areas, as defined on the Proposals Map, proposals for the use of existing premises above ground floor level for residential purposes will be encouraged and permitted. The conversion of ground floor premises to residential use will not be permitted.*

*SH7 Outside the main shopping areas and the neighbourhood centre of Jarvis Brook, Crowborough, as defined on the Proposals Map, proposals for new shopping facilities within or contiguous with neighbourhood centres may be permitted when the following criteria are met: (1) the need for the particular site and scale of proposal can be demonstrated to the Council's satisfaction; (2) the proposals do not have a detrimental effect on the residential character and amenity of the area, particularly with regard to traffic congestion, access and parking.*

*SH8 Proposals for small individual shops which are not within the main shopping areas, as defined on the Proposals Map, nor within or contiguous with neighbourhood centres, may be permitted when the criteria at SH7 are met.*

*SH9* *Proposals for retail development should be located within main shopping areas, as defined on the Proposals Map. Where suitable sites within the main shopping areas are not available, proposals for sites on the edge of the main shopping areas or within or contiguous with neighbourhood centres will be permitted when criteria (1) to (5) below are met. Proposals for out of centre development will not be permitted unless located within the development boundaries, as defined on the Proposals Map and suitable sites are not available either within or on the edge of the main shopping areas or within or contiguous with neighbourhood centres. Where such proposals are made they would be considered against criteria (1) to (5) below. (1) either individually or cumulatively with other proposals or developments, there would be no serious effect on the vitality and viability of a town centre as a whole; (2) there would be no significant net reduction in the amount, quality or distribution of land and premises available for business development; (3) there would be no significant net reduction in the amount of land available for housing; (4) the local highway network is adequate to accommodate the amount of additional traffic to be generated; (5) proposals on the edge of main shopping areas should be within easy walking distance of the main shopping areas; out of centre proposals should be accessible by a choice of means of transport.*

*SH10* *Within the villages, the Council will seek to maintain and improve the level and choice of village shops and services by: (1) supporting proposals for new shopping facilities when they conform with the criteria in Policies SH7 or SH8; (2) considering the needs of shops and local services in planning the provision of off-street public car parks; (3) considering the trading viability of shops and services in the future implementation of traffic regulations or traffic management measures.*

*SH11* *Outside the development boundaries, as defined on the Proposals Map, proposals involving the sale of agricultural, horticultural and other produce which is not principally derived from the relevant holding or enterprise will not be permitted unless:- (1) the sale of produce derived from the relevant holding or enterprise remains the principal use; (2) the proposed development is not intrusive on the landscape nor detrimental to the rural character of the locality; (3) the additional traffic generated does not have an adverse impact on local roads by reason of their inadequate capacity or rural character; (4) the site has good accessibility to an existing settlement and is not in an isolated countryside location; (5) the proposals would not reduce countryside gaps which are considered important to prevent the coalescence of settlements.*

*SH12* *Proposals for new garden centres and the expansion of existing ones outside the development boundaries, as defined on the Chapter 8 Shopping Wealden Local Plan December 1998 86 Proposals Map, will be permitted when the following criteria are met: (1) the proposed development is not intrusive on the landscape nor detrimental to the rural character of the locality; (2) the additional traffic generated does not have an adverse impact on local roads by reason of their inadequate capacity or rural character;*

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# 6. Wealden District Council Policies TR 1 – TR 19 Local Plan 1998

*TR1 All new road schemes should have regard to the constraints of the environment both natural and built to minimise their environmental impact. In assessing the potential impact of such schemes, the Council will pay particular attention to: (1) the amenities and character of the countryside, towns and villages; (2) the effects on local communities; (3) Areas of Outstanding Natural Beauty and other areas of important landscape value; (4) areas of designated nature conservation, woodland and historic importance; (5) the character and setting of listed buildings and Conservation Areas.*

*TR2 In considering detailed road proposals, the Council will seek to ensure that the relevant highway authority undertakes measures to minimise the degree of visual and noise intrusion through sensitive overhead lighting where this is required, and appropriate landscaping, including earth mounding, contouring and planting.*

*TR3 Planning applications for new development will be permitted where the following criteria are met: (1) the proposed development does not create or perpetuate unacceptable traffic conditions; Chapter 9 Transport Wealden Local Plan December 1998 89 (2) a satisfactory means of access (vehicular, cycle and pedestrian) is provided to meet Local Planning and Highway Authority standards; (3) where appropriate, the provision of suitable public transport facilities.*

*TR4 The Department of Transport's route of the A27 Polegate Bypass and published routes of the A27 Wilmington and Selmeston Bypasses, A259 Pevensey-Bexhill Improvement and Bexhill-Hastings Western Bypass, as shown on the Proposals Map, will be safeguarded from prejudicial development.*

*TR5 The area of land for the A22 New Route into Eastbourne Borough, as defined on the Proposals Map, will be safeguarded from prejudicial development.*

*TR6 The area of land reserved for the dualling of the A22 south of Nightingale Farm, as defined on the Proposals Map, will be safeguarded from prejudicial development.*

*TR7 Proposals for new commercial roadside facilities along primary routes outside the development boundaries, as defined on the Proposals Map, will not be permitted within the High Weald and Sussex Downs Areas of Outstanding Natural Beauty or the Coastal Levels. Elsewhere such proposals will only be permitted on primary routes outside the development boundaries, as defined on the Proposals Map, if the following criteria are met: (1) a need can be demonstrated for both the proposed facilities and the particular location that cannot be met by either existing or planned facilities; (2) where appropriate, the Council will encourage a comprehensive range of both commercial and non-commercial facilities to be provided; (3) the layout and form of development and use of materials should respect the character and appearance of the locality and ensure an appropriate standard of amenity within the site; (4) substantial landscape planting, including buffer strips and mounding, shall be provided along the site boundaries prior to the completion of development, wherever practicable.*

*TR8 Proposals for new commercial roadside facilities and the large scale expansion of existing facilities along non-primary routes outside the development boundaries, as defined on the Proposals Map, will be resisted. Proposals for small scale extensions and the redevelopment of existing facilities may be permitted where the criteria set out in Policy TR7(3) and (4) are met.*

*TR9 In considering proposals for new housing development, where necessary and appropriate, the Council will seek the provision of suitable traffic calming measures.*

*TR10 The Council will seek to control the movement of heavy goods vehicles within the District by resisting development proposals which would have a detrimental impact on the environment by reason of a material increase in the generation and attraction of heavy goods vehicles within villages and along unsuitable country roads.*

*TR11 In major development schemes, particularly in town centres, developers should provide covered and secure cycle parking areas.*

*TR12 In dealing with development proposals the Council will take into account the Cycling Strategy for East Sussex.*

*TR13 The Council will seek to secure the provision of safe and convenient pedestrian routes in new developments, which should link to the existing footpath network where appropriate.*

*TR14 Throughout the Plan period the Council will review the need for off-street parking spaces, and the level of parking to be provided as part of development proposals, in the light of the objectives of reducing the need to travel, especially by car, and of improving public transport. New car parks will only be provided when the review shows a need for them, and where resources and sites are available.*

*TR15 In Crowborough, Hailsham, Heathfield, Polegate and Uckfield, and other settlements where deemed appropriate, the Council may accept commuted payments for vehicle parking spaces by agreement with intending developers where:- (1) there is a need to provide a reasonable number of parking spaces which cannot be met on individual sites but which can be met in a reasonable time in proposed public car parks nearby; Chapter 9 Transport Wealden Local Plan December 1998 99 (2) the settlement in which the development is proposed appears in the Council's approved car parking capital programme.*

*TR16 In considering all development proposals, the Council will require the on-site provision of vehicle parking and servicing in accordance with the standards set out in Appendix 6.*

*TR17 Development which would significantly prejudice the reinstatement of the former Uckfield to Lewes railway line shown on the Proposals Map will not be permitted.*

*TR18 Development which would significantly prejudice the reinstatement of a Polegate to Pevensey rail link via a short link north of the Hampden Park Junction shown on the Proposals Map will not be permitted.*

*TR19 Development which would significantly prejudice the reinstatement of the former Eridge to Tunbridge Wells West railway line shown on the Proposals Map will not be permitted.*

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# 7. Wealden District Council Policies TM 1 – TM 10 Local Plan 1998

*TM1 Outside the areas identified in Policy TM2, proposals for new or extended tourist attractions and facilities will be permitted where the following criteria are met: (1) the proposed development would respect, and where possible, enhance the character, heritage and environmental quality of the area; (2) the proposed development would make an important contribution to diversifying and upgrading the tourist attractions and facilities in the District in keeping with changing demands; (3) within the High Weald Area of Outstanding Natural Beauty, particular care is given to siting, design and appearance in accordance with Policy EN6.*

*TM2 Within the Sussex Downs Area of Outstanding Natural Beauty and the Ashdown Forest (defined as the area enclosed by the boundary of the Medieval Pale of 1372), proposals for new small-scale tourist attractions and facilities outside of the village development boundaries will be permitted only where it can be demonstrated that the proposed development: (1) represents the use of an existing agricultural or other rural building in accordance with Policy DC7; (2) is compatible with the character of the Downland or the Ashdown Forest; (3) complements, and is consistent with, the quiet informal enjoyment of the countryside.*

*TM3 The Council will support proposals to convert farm buildings to a hostel or similar facility to provide overnight accommodation to serve those walking or cycling in the District. This applies particularly to locations where there is no access for ordinary vehicles, although access for emergency vehicles must be available.*

*TM3 The Council will support proposals to convert farm buildings to a hostel or similar facility to provide overnight accommodation to serve those walking or cycling in the District. This applies particularly to locations where there is no access for ordinary vehicles, although access for emergency vehicles must be available.*

*TM4 Proposals for new holiday villages or chalet parks will be strongly resisted in the Sussex Downs and High Weald Areas of Outstanding Natural Beauty and the Coastal Levels. Outside of these areas, such proposals will only be permitted where the following criteria are met: (1) a specific holiday need can be demonstrated; (2) the proposal would restore a damaged or derelict site or offer some other form of environmental enhancement; (3) the size and scale of the proposal would be compatible in terms of appearance and intensity of use with its location; (4) the proposal would not be visually intrusive in the landscape and would be well screened by Chapter 10 Tourism Wealden Local Plan December 1998 106 existing vegetation, particularly in locations adjacent to Areas of Outstanding Natural Beauty; (5) the proposal would be adequately landscaped both within and around the site.*

*TM5 Proposals for new static caravan sites for holiday purposes, or the change of use of touring pitches to static pitches, will not be permitted. Proposals for extensions to such sites may be permitted if this would result in better layouts and landscaping.*

*TM6 Within the Ashdown Forest (defined as the area enclosed by the boundary of the Medieval Pale of 1372) proposals for touring caravan and camping facilities will be strongly resisted.*

*TM7 Within the Sussex Downs Area of Outstanding Natural Beauty and the Coastal Levels, proposals for touring caravan and camping facilities will be strongly resisted, with the exception of small sites for lightweight tents. Extensions to existing sites may be permitted if this would result in better layouts and landscaping.*

*TM8 Outside of the areas identified in Policies TM6 and TM7, proposals for new or extended touring caravan and camping facilities will be permitted where the following criteria are met: (1) there is good accessibility from the primary or secondary route network, but preferably no direct access onto a primary or trunk road; (2) the size and scale of the proposal would be compatible in terms of appearance and intensity of use with its location; (3) the proposal would not be visually intrusive in the landscape and would be well screened by existing vegetation, particularly in locations within or adjacent to Areas of Outstanding Natural Beauty; (4) the proposal would be adequately landscaped, both within and around the site; (5) on large sites, adequate provision would be made for the recreational needs of site users; (6) the proposal would not result in an unacceptable concentration of caravan or camping sites; (7) in the case of extensions, the proposals should result in an improved layout and landscaping. Within the High Weald Area of Outstanding Natural Beauty, particular care will be taken to ensure that proposals respect and maintain the landscape character in accordance with Policy EN6.*

*TM9 Proposals for the outdoor storage of touring caravans will not be permitted in the countryside (outside the development boundaries as defined on the Proposals Map).*

*TM10 Proposals for interpretative facilities for the natural and built environment should be sensitively designed and sited, and should comply with other policies in the Plan*

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# 8. Wealden District Council Policies LR 1 – LR 8 Local Plan 1998

*LR1 The Council will seek to ensure that adequate outdoor playing space is provided in towns and villages within the District in accordance with the levels recommended by the National Playing Fields Association. This will be achieved by: (1) protecting existing outdoor playing space or other open space with recreational or amenity value (Policy LR2); (2) the provision of children's play space in new residential developments of 30 or more dwellings (Policy LR3); (3) the provision of artificial turf pitches on appropriate sites.*

*LR2 Development proposals which would result in the loss of existing outdoor playing Chapter 11 Leisure and Recreation Wealden Local Plan December 1998 111 space, or other open space with recreational or amenity value, will not be permitted. In particular, planning permission will not be granted for the loss of existing playing fields, whether privately or publicly owned. An exception may be made where the redevelopment of part of the site would enhance the recreational facilities available, where alternative provision of equivalent community benefit is made available nearby, or where it can be demonstrated to the satisfaction of the Council that there is an excess of outdoor playing space in the area.*

*LR3 The Council will require new residential development of 30 or more dwellings to contain children's play space at a rate of 0.6 – 0.8 hectares per thousand population, including an equipped area at a rate of 0.2 – 0.3 hectares per thousand population. This space should:- (1) be located where it can be used safely, conveniently and without causing excessive noise or other disturbance to adjoining areas; (2) be properly drained, laid out, equipped and landscaped; (3) be additional to any amenity, incidental or other open space. A capital sum, or other arrangement to the satisfaction of the District Council, will be sought for future maintenance.*

*LR4 Proposals for the provision of artificial turf pitches may be permitted where there is no unacceptably adverse impact on the amenities of adjoining occupiers or the character of the locality. Control over hours of operation may be required by condition of any planning permission.*

*LR5 The Council will seek the provision of informal amenity space, additional to the outdoor playing space required under Policy LR3, in all large new housing developments, where appropriate, incorporating existing landscape features such as trees, hedgerows, etc.*

*LR6 Proposals for the development of allotment land will not be permitted unless it can be demonstrated that adequate and suitable alternative provision can be made elsewhere.*

*LR7 Proposals for indoor sports or leisure facilities will not be permitted outside development boundaries, as defined on the Proposals Map, unless they are small in scale and are ancillary to an existing use, or represent the use of an existing agricultural or other rural building, in accordance with Policy DC7.*

*LR8 Proposals for new, extended or improved community halls will be permitted within the development boundaries, as defined on the Proposals Map. In exceptional circumstances, proposals for such facilities will be permitted outside the development boundaries provided that the following criteria are met: (1) the proposed development is essential to meet the needs of the local community; (2) the proposed development cannot be accommodated satisfactorily within the development boundaries; (3) the proposed development would not be unduly intrusive in the landscape, or detrimental to the character and appearance of the countryside.*

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# 9. Wealden District Council Policies CS 1 – CS 5 Local Plan 1998

*CS1 Development will not be permitted before the Council is satisfied that the capital works directly required to service the development are provided at the time development takes place or will be provided at the appropriate time.*

*CS2 Planning applications will be permitted only where adequate provision is made for surface and foul water drainage to meet Local Authority standards, taking into consideration the adequacy or otherwise of the existing systems it will feed, to avoid increasing the risk of flooding by surcharging mains or increasing surface water run-off to watercourses.*

*CS3 All development within the Willingdon Levels Drainage Catchment Area shown on the Proposals Map will be required to make adequate provision for drainage. Such provision should accord with the level of development proposed and with surrounding developments, in order to ensure that no overall reduction in flood storage capacity or increased surface water runoff occurs without adequate compensatory measures.*

*CS4 Within new housing developments over 40 dwellings, when appropriate, the Council will seek the provision of a purpose built enclosure for the containment of recycling facilities which should be located where it can be used safely and conveniently, without causing nuisance or excessive disturbance to residential amenities, and be accessed directly from the main estate road.*

*CS5 Within new commercial and community development, where appropriate, an area for recycling facilities should be provided which should be conveniently located, accessible by vehicles and should normally be screened.*

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# 10. Wealden District Council Policies CR 1 – CR 12 Local Plan 1998

Inset Map 9 and 10 Crowborough Additional Inset Map

*CR1 Within the Crowborough development boundary, as defined on the Proposals Map, new housing development will be permitted on allocated land at Mead House, on undeveloped land, by infilling, by redevelopment, and by conversion of a building to residential use, providing that the proposals conform with all other relevant policies in the Plan.*

*CR2 Within the Crowborough Warren housing policy area, as defined on the Proposals Map, the established character will be protected and proposals which adversely affect its character will not be permitted. Planning applications for new residential development within the policy area will be determined with reference to the following criteria: (1) the form, scale, site coverage and siting of the proposed development should reflect the low density character of the adjoining buildings and the spaces around them, existing building lines and characteristic frontage widths; (2) landscaping should remain the dominant element of any scheme in accordance with the spacious, low density character of the area; (3) the proposed development should not result in the loss of trees, shrubs, hedges or other features which contribute to the special character of the area; (4) the proposed frontage and other boundary treatment should have regard for the arcadian character of the area. Hedges will be the most appropriate form of enclosure and open plan schemes will not be acceptable; Chapter 13 Crowborough Wealden Local Plan December 1998 125 (5) the proposed development should not have an adverse visual impact on the adjoining countryside. Although proposals will be determined with reference to (1)-(5) above, there shall be a resulting plot size of between 0.1 hectare (0.25 acre) and 0.4 hectare (1 acre) for both existing and proposed dwellings, which should exclude all access roads except that part of the driveway located within the garden of the dwelling. The precise density will depend on the criteria listed above.*

*CR3 Land to the north of Millbrook Business Area, Jarvis Brook, as defined on the Proposals Map, is allocated for business use. Proposals for new development will be permitted when the following criteria are met: (1) vehicular access is provided from Furness Mead; (2) provision is made for a landscape barrier/screen of mixed planting on the northwest boundary of the site with an average width of 15 metres (which at no point shall be less than 10 metres); Chapter 13 Crowborough Wealden Local Plan December 1998 126 (3) existing trees or groups of trees on the site's boundaries and within the site shall be retained and included with an appropriate landscaping scheme; Within the development, uses falling within Use Class B1 will be appropriate. Uses falling within Use Classes B2 and B8 may be accepted when the criteria in Policies BS12 and BS13 respectively are met.*

*CR4 Within the Western Road Goods Yard, as defined on the Proposals Map, the Council will seek to retain the low-key business and storage use of the site. Proposals for new development, redevelopment, conversion of buildings or extensions for business or commercial use that would have a detrimental impact on the local road network by reason of the volume and nature of traffic generated or on the residential amenities of nearby dwellings by reason of the processes carried on will not be permitted.*

*CR5 The function of the area north of The Cross as a secondary shopping area, as defined on the Proposals Map, will be maintained. Major expansion of shopping uses within Use Class A1 (Shops) will not be permitted, although small scale extensions to existing premises may be acceptable. Proposals for small scale development, extensions and changes of use of existing premises to uses within Use Class A2 (Financial and Professional Services), A3 (Food and Drink) and B1(a) (Offices) will normally be permitted.*

*CR6 Within the Park Road business area, as defined on the Proposals Map, new development, redevelopment and conversion of existing property for business purposes within Use Class B1 (Business) will be permitted, whereas within the Beacon Road business area, as defined on the Proposals Map, such development will only be permitted for Use Class B1(a) (Offices).*

*CR7 Within the Beacon Road and Park Road business areas, as defined on the Proposals Map, new shopping facilities within Use Class A1 (Shops) will not be permitted. Within the Beacon Road business area, as defined on the Proposals Map, proposals for development within Use Class A2 (Financial and Professional Services) and Use Class A3 (Food and Drink) may be permitted.*

*CR8 Land at the Mead House site, Beacon Road, as defined on the Proposals Map, is allocated for housing, community and/or office purposes. Proposals for development will be permitted where the following criteria are met:- (1) for residential purposes, the exact number of flats to depend upon the appropriate balance between car parking, tree retention, amenity space and dwellings that is satisfactory to the Council; (2) for office or community purposes, the amount of floorspace to be developed shall depend upon the appropriate balance between car parking, tree retention, amenity space and built form that is satisfactory to the Council; Chapter 13 Crowborough Wealden Local Plan December 1998 130 (3) for a mixed use scheme, the amount of development to be provided shall depend on the appropriate balance between car parking, tree retention, amenity space and built form that is satisfactory to the Council; (4) the height of the building(s) shall not exceed two storeys adjacent to Mill Lane or three storeys elsewhere on the site; (5) development shall be set back at least 10 metres from Beacon Road; (6) vehicle access shall be taken from Pine Grove; (7) a safe and convenient footpath system should be provided within the site to link with Pine Grove and Beacon Road; (8) a 6 metre area of trees and shrubs shall be retained along Mill Lane, Pine Grove, Beacon Road and the Beaconwood access frontage. A landscaping and management scheme shall be prepared and implemented for the tree groups. Additional planting within the tree groups and within the site will be required; (9) for office purposes, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the use to be permitted on the site shall be limited to Class B1(a).*

*CR9 Within the neighbourhood centre of Jarvis Brook, as defined on the Proposals Map, proposals for new shopping, service and Chapter 13 Crowborough Wealden Local Plan December 1998 131 business uses as defined by Classes A1, A2, A3 and B1 of the 1987 Use Classes Order will be permitted.*

*CR10 Development proposals which result in an increase in on-street parking or on-street servicing along Whitehill Road, as defined on the Proposals Map, will not be permitted.*

*CR11 Land to the north and east of the Goldsmiths Recreation Ground, as defined on the Proposals Map, is allocated for public open space. Proposals for purpose built indoor sports facilities and other development of an intrusive nature will be firmly resisted. Small scale facilities in association with outdoor recreational uses may be permitted subject to careful consideration of siting and design.*

*CR12 Within the Crowborough Ghyll and Palesgate landscape policy area, as defined on the Proposals Map, the quality of the landscape will be protected and enhanced where possible and inappropriate development will be firmly resisted. Opportunities will be taken whenever possible to improve public access, subject to the availability of resources and ecological considerations, including a public footpath along Crowborough Ghyll.*

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# 11. Wealden District Council Policies HA 1 – HA 13 Local Plan 1998

# 12. Inset map 22 and 23 Hailsham Additional Inset Map

*HA1 Within the Hailsham development boundary, as defined on the Proposals Map, new housing development will be permitted on allocated land at Marshfoot Lane and Grovelands Road, on undeveloped land, by infilling, by redevelopment and by the conversion of a building to residential use, provided that the proposals conform with all other relevant policies in the Plan.*

*HA2 Land off Marshfoot Lane, as defined on the Proposals Map, is allocated for housing purposes. Proposals for new housing development will be permitted where the following criteria are met:- (1) vehicular access shall be taken from Marshfoot Lane which shall be re-aligned and improved to the satisfaction of the District Council; (2) a landscaped screen shall be provided on the northern boundary of the site; (3) the public footpath which crosses the site shall be retained; (4) the scheme meets the requirements of all other relevant policies in the Plan.*

*HA3 Land off Grovelands Road, as defined on the Proposals Map, is allocated for housing purposes.*

*HA4 Land to the north of Diplocks Way, as defined on the Proposals Map, is allocated for business purposes within Class B1 of the Use Classes Order 1987. Proposals for development will be permitted where the following criteria are met: (1) existing trees along the north-eastern boundary of the site are retained and additional planting carried out where appropriate; (2) the public footpath which runs across the site is retained and enhanced.*

*HA5 Land off Station Road, Hailsham, as defined on the Proposals Map, is allocated for business purposes. This will incorporate a substantial buffer/screening area with an average width of 12 metres within its western, northern and eastern boundaries, details of which shall be prepared and implemented prior to any development. Subject to individual assessment, proposals for uses falling within Classes B2-B7 of the Use Classes Order 1987 may be considered appropriate.*

*HA6 Outside the main shopping area, but within the town centre area, as defined on the Proposals Map, new shopping facilities within Use Class A1 (Shops) of the Use Classes Order 1987 will not be permitted, although small-scale extensions to existing premises may be acceptable.*

*HA7 Outside the main shopping area, but within the town centre area, as defined on the Proposals Map, proposals for new development within Use Class A2 (Financial and Professional Services), A3 (Food and Drink) and B1 (Business) of the Use Classes Order 1987 will be permitted.*

*HA8 The Council will promote traffic calming and pedestrian priority measures, together with associated environmental improvements, in the High Street and Market Square, Hailsham.*

*HA9 It is proposed to demolish the South Road bridge and provide an improved junction connecting South Road, Station Road, George Street and Western Road and a small improvement at the Station Road/Bellbanks Road junction. In addition, revised access arrangements to Garfield Road and to Deer Paddock Road and the northern part of Station Road are proposed. The phasing and timing of this proposal will be subject to timing of other highways proposals and the availability of resources.*

*HA10 The route of the former railway between London Road and South Road will be protected from development in order to preserve the option of constructing a single carriageway road to relieve traffic pressure in the town centre. The Council will seek to ensure the maintenance of the Cuckoo Trail within any future highway proposal.*

*HA11 Land at Ingrams Farm, Hailsham, as defined on the Proposals Map, is reserved for a new primary school.*

*HA12 Land adjacent to the A22 Hailsham Bypass, as defined on the Proposals Map, is allocated for a landscaped buffer area.*

*HA13 Land adjacent to Station Road, as defined on the Proposals Map, is allocated for public open space and allotment purposes.*

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# 13. Wealden District Council Policies HE 1 – HE 3 Local Plan 1998

## Inset Map 26 Heathfield Additional Inset map

*HE1 Within the Heathfield development boundary, as defined on the Proposals Map, new housing development will be permitted on undeveloped land, by infilling, by redevelopment and by the conversion of a building to residential use, providing that the proposals conform with all other relevant policies in the Plan.*

*HE2 Land at Ghyll Road, as defined on the Proposals Map, is allocated for business purposes. Proposals for new business development will be permitted where the following criteria are met: (1) access should be taken from Ghyll Road or through the existing estate; (2) screen landscaping should be provided on the southern and eastern boundaries; Chapter 15 Heathfield Wealden Local Plan December 1998 148 (3) the trees covered by the Tree Preservation Order will be retained subject to the requirement at (1) above; (4) a woodland management plan identifying the short and long term needs of the woodland covered by the Tree Preservation Order referred to at (3) to the west of the site should be prepared and implemented to the satisfaction of the Council.*

*HE3 The outward extension of the Burwash Road Commercial Area, as defined on the Proposals Map, will not be permitted. Proposals for redevelopment or intensification within the Commercial Area may be permitted, particularly for uses within Classes B1 and B8 of the Use Classes Order 1987, including ancillary retail sales. Road-side facilities such as a petrol filling station, associated car sales, catering and overnight accommodation, may be permitted. In all cases the following criteria must be met:- Chapter 15 Heathfield Wealden Local Plan December 1998 149 (1) the landscape quality, visual and other amenities of the locality should be protected and, wherever possible, enhanced, including by:- (a) the retention of existing trees and hedges, with substantial additional planting along the external boundaries of the area and on the ridgeline; (b) careful attention to siting, height and design of buildings, and external lighting, to minimise their visual impact from outside the site; (2) a rationalisation and improvement of access arrangements to the satisfaction of the Council.*

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# 14. Wealden District Council Policies PW 1 – PW 5 Local Plan 1998

# 15. Inset Map 47 Polegate Addition Inset Map

*PW1 Within the Polegate and Willingdon development boundary, as defined on the Proposals Map, new housing development will be permitted on undeveloped land, by infilling, by redevelopment and by the conversion of a building to residential use, providing that the proposals conform with all other relevant policies in the Plan.*

*PW2 The Council will promote measures to encourage cycle use along a network of routes, as defined on the Proposals Map, in Polegate and Willingdon. These measures will include: Chapter 16 Polegate and Willingdon Wealden Local Plan December 1998 158 (1) a shared cycle/pedestrian path along the existing carriageway of the A22 between Willow Drive, Polegate and Oxendean Gardens, Willingdon; (2) a shared cycle/pedestrian path linking Polegate Station with Station Road through the existing car park; (3) a shared cycle/pedestrian path linking Lynholm Road with Brightling Road, Polegate; (4) facilities to enable cyclists to cross the A22 safely at Church Road, Polegate, and Oxendean Gardens, Willingdon; (5) facilities to enable cyclists to cross the A27 safely at Lynholm Road and School Lane, Polegate; (6) the upgrading of the public right of way between the Cuckoo Trail and Shepham Lane, Polegate.*

*PW3 Land to the west of the proposed A27/A22 Polegate roundabout, as defined on the Proposals Map, is allocated for roadside facilities. A Planning Brief will be prepared to guide development on the site. Proposals for the development of roadside facilities shall comply with the Planning Brief which will include, inter alia, the following criteria: (1) the precise southern boundary of the site shall be formed by the extent of the A27 Wilmington Bypass, and the development shall not prejudice implementation of the preferred route; (2) provision shall be made for a petrol filling station, restaurant and motorist shop facilities, overnight accommodation, associated parking, including lorry parking, together with public toilets and telephones, tourist information centre and a picnic area, incorporating a children's play area; (3) vehicular access shall only be directly from the proposed roundabout; (4) substantial boundary landscape planting, including 'buffer' strips and mounding, shall be provided along the site boundaries prior to the completion of development, wherever practicable; (5) the layout and form of development shall seek to minimise the impact of the development on the locality and ensure an appropriate standard of amenity within the site, and shall respect the character and appearance of the surroundings.*

*PW4 Land east of Brightling Road, Polegate, as defined on the Proposals Map, is allocated for public open space.*

*PW5 Within the Willingdon Levels Recreation Policy Area, as defined on the Proposals Map, the Council will normally support proposals for recreational uses which maintain and enhance the open character of the area, in particular: (1) the proposed Cuckoo Trail long distance walking and cycling route extension through this area to integrate with routes proposed in the Eastbourne Park Plan; (2) informal recreational uses which integrate with the provisions of the Eastbourne Park Plan; (3) golf course proposals subject to the criteria at Policy DC10.*

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# 16. Wealden District Council Policies UC 1 – UC 8 Local Plan 1998

**Inset Map 53 and 54 Uckfield Additional Inset Map**

*UC1 Within the Uckfield development boundary, as defined on the Proposals Map, new housing development will be permitted on undeveloped land, by infilling, by redevelopment and by conversion of a building to residential use, providing that the proposals conform with all other relevant policies in the Plan.*

*UC2 The function of the areas north of the Town Hall and south of the railway as secondary shopping areas, as defined on the Proposals Map, will be maintained. Major expansion of shopping uses within Use Class A1 will not be permitted, although small scale extensions to existing premises may be acceptable. Proposals for small scale development, extensions and changes of use of existing premises to uses within Use Class A2 (Financial and Professional Services), A3 (Food and Drink) and B1 (Business) will be permitted.*

*UC3 Within the area between Framfield Road and New Place, as defined on the Proposals Map, proposals for the conversion of properties for office use or residential flats will be permitted.*

*UC4 Land east of the existing 'Somerfield' car park is allocated for public car parking.*

*UC5 Development proposals which result in a material increase in traffic generation or any increase in on-street parking or on-street servicing along Framfield Road, as defined on the Proposals Map, will not be permitted.*

*UC6 Proposals for non-food retail warehouse development of up to a maximum of 2,500 square metres of gross floorspace within the Bellbrook business area, as defined on the Proposals Map, will be permitted when the criteria in Policy SH9 are met.*

*UC7 The following areas of land, as defined on the Proposals Map, are allocated for public open space purposes: (1) Land to the south of Victoria Pleasure Ground. (2) Land to the north of The Mount and The Drive.*

*UC8 A riverside walk will be provided between Hempstead Mill and Uckfield Bypass, as defined on the Proposals Map.*

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# 17. Other Local Plan 1998 Documents Back to Index

# 18. Wealden District Core Strategy Local Plan (February, 2013)

# 19. Vision and Spatial Planning Objectives

*SPO1 We will help manage countryside resources and assist in the development of the rural economy whilst protecting and enhancing recognised biodiversity and geodiversity attributes, in particular we will protect the internationally important sites of the Pevensey Levels and Ashdown Forest and other designated areas of bio and geodiversity. We will also protect, and will work with others to enhance and manage, the distinct landscapes of the District, particularly, but not exclusively, those nationally designated.*

*SPO2 We will ensure that the intrinsic quality of the historic environment is protected and that Wealden's environmental, heritage and cultural assets are used appropriately to encourage suitable tourism development and support inward investment.*

*SPO3 To help address the need for homes, to ensure the economic prosperity of the District and to support its residents and the changing requirements of residents in terms of size, type, tenure and location of homes, whilst protecting our valued environment we will provide for at least 9440 homes within Wealden from 2006 to 2027. The delivery of on average 450 dwellings per annum provides a realistic timeframe for the market to deliver the housing and also better provides for the timely delivery of necessary infrastructure. The majority of new housing will be accommodated within, or as sustainable extensions to, existing towns, while allowing for limited growth within those villages capable of accommodating development in a sustainable fashion. Development will be focused in and around the settlements of Hailsham/ Hellingly, Polegate/ Willingdon/ Stone Cross and Uckfield to help stimulate investment in those centres, and, to varying but lesser degrees, in and around Crowborough and Heathfield to meet housing need*

*SPO4 We will ensure the long term viability of our five principal towns by supporting a range of improvements compatible with their local retail and service functions and reflecting the scope that exists for physical change within their centres. This will include more substantial investment in Uckfield and Hailsham which will allow multi-agency planned and managed developments with improved business and community infrastructure, and with a range of new job opportunities*

*SPO5 We will continue to work with East Sussex County Council and schools to meet the learning needs of local people, and to ensure that the local workforce has the necessary skills and facilities to be able to participate fully in local employment*

*SPO6 In order to improve economic prosperity we will support the growth of the Wealden economy by helping existing companies to expand and develop. We will help improve the range of employment opportunities available and provide for an additional 40,000 sq. metres net of employment floorspace, to that already committed, and 17,000 sq. metres net of retail floorspace.There will be an increased opportunity for people to work close to where they live, to improve access to jobs, help reduce current levels of net out commuting from Wealden and decrease the net out migration of 15 to 24 year olds. New jobs will make a positive contribution to the improved economic performance of Uckfield, Hailsham, Polegate and Willingdon and assist in tackling forms of deprivation caused by economic circumstances*

*SPO7 We will encourage reduction of the need to travel by car by concentrating development where it can most closely relate to public transport opportunities, improving the offer of our towns in terms of retail, leisure and recreation and by making it easier to travel by more sustainable modes of transport. We want to see noticeable improvements in journey quality for those people making trips on foot, bicycle or by public transport*

*SPO8 We will maintain and where appropriate enhance through the encouragement of growth, the effective network of villages that will continue to support the day to day needs of our rural communities, and which will accommodate some additional growth where this would be sustainable*

*SPO9 We will ensure development takes full account (by mitigation or adaptation) of the likely forecast impacts of climate change including: minimising the emissions of greenhouse gases; the use of non-renewable energy and natural resources; and by encouragement of construction using sustainable techniques*

*SPO10 We will seek to ensure the safety of residents and reduce the economic impact of flooding events by avoiding the allocation of land for employment and housing growth in areas subject to medium and high flood risk, taking into account the predicted impact of climate change*

*SPO11 We recognise the shortfalls in open space, leisure and recreational facilities identified within the District and will work with others to enhance the District's geodiversity and biodiversity by creating a coherent network of green infrastructure, especially in and around our towns, that can better support wildlife and reduce the impact of climate change as well as improving human health through increased accessibility*

*SPO12 We will continue to work with partners to help ensure that Wealden remains a safe place, with levels of crime and disorder well below the national average, and to achieve significant improvements in the safety records on Wealden's roads.*

*SPO13 We will encourage the development of high quality, safe and attractive living environments for communities in both towns and villages, while promoting local distinctiveness through good design in all new development. We want future built development to create spaces and places which are sustainable, distinctive and durable- places where people will want to live. These will be expected to make a real contribution to addressing climate change issues and addressing the needs of our ageing population*

*SPO14 We will maximise the use of previously developed land for new development wherever possible, and make the most efficient use of existing resources, for example by ensuring housing densities are compatible with the particular location and by utilising existing capacity in infrastructure, services and facilities*

*SPO15 We will ensure, with our partners, that the spatial strategy's infrastructure requirements are clearly identified and will work with partners to ensure that this is provided at the right time to support development. New development will be expected to contribute to strategic and local infrastructure requirements, through both on site facilities and financial contributions for off-site works. In some cases development will require to be phased to ensure delivery of necessary infrastructure to support proposed growth*

## Spatial Strategy Policies

**WCS1** Provision of Homes and Jobs 2006-2027 Land will be identified in subsequent Development Plan Documents for the provision of some 4525 net additional dwellings in Wealden District to provide for 9440 dwellings over the period 2006-2027. Provision will be made for some net additional 40,000 sq. metres net employment floorspace (B1/B2/B8) to provide for 128,695 sq. metres net employment floorspace and 17,000 sq. metres net additional retail floorspace over the period 2006-2027. The strategy shall be reviewed in 2015 or when a preferred solution to the capacity issues associated with Hailsham North and Hailsham South Wastewater Treatment Works has been identified, whichever is the earlier, in order to ensure that there is an adequate supply of development land in the longer term. The review shall include an assessment of current and future levels of need and demand for housing to provide an appropriate basis for longer term housing provision.

**WCS2 Distribution of Housing Growth 2006-2027**

Land will be allocated to meet the housing provision of WCS1 in accordance with the following distribution:

| *Town/settlement* | *Built or already committed[4] (dwellings)* | *New allocations (dwellings)* | *Total dwellings (2006-2027)* |
|---|---|---|---|
| ***Uckfield*** | *742* | *1000* | *1742* |
| ***Hailsham and Hellingly*** | *1645* | *1300* | *2945* |
| ***Polegate and Willingdon*** | *565* | *700* | *1265* |
| ***Stone Cross and Westham*** | *42* | *650* | *692* |
| ***Crowborough*** | *632* | *300* | *932* |
| ***Heathfield and Waldron*** | *292* | To be determined in a subsequent DPD | *292* |
| ***Adjacent to Tunbridge Wells boundary (within Frant Parish)*** | *53[5]* | *120* | *173* |
| ***Rural villages*** | *918* | *455* | *1373* |
| ***Total Wealden*** | *4889* | *4525* | *9414* |

Broad locations for housing development in Policy WCS2 are shown as insets on the Key Diagram. Individual sites to meet these housing provisions will be allocated in the Site Allocation DPDs.

**WCS3 Distribution of Employment (B Class) and Retail (convenience and comparison)**

Land will be allocated to meet the employment and retail provision of Policy WCS1 in accordance with the following distribution:

| *Town/ Settlement* | *New allocations Employment (B1/B2/B8) (net floorspace sq. metres)* | *New allocations Retail (A1 convenience and comparison) (net floorspace sq. metres)* |
|---|---|---|
| ***Uckfield*** | *12,650* | *10,707* |
| ***Hailsham and Hellingly*** | *8,650* | *6,230* |
| ***Crowborough*** | *0* | *0* |
| ***Heathfield*** | *0* | *0* |
| ***Polegate and Willingdon/ Stone Cross*** | *16,890* | *0* |
| ***Rural area*** | *0* | *0* |
| ***Total Wealden*** | *38,190* | *16,937* |

Broad locations for employment and retail development in Policy WCS3 are shown as insets on the Key Diagram. Individual sites to meet these provisions will be allocated in the Site Allocation DPDs.

***WCS4*** *Strategic Development Areas The following strategic development areas are the locations that are considered to be critical to the delivery of the overall strategy and provide for the new housing employment and community facilities as follows: SD1: Land at West Uckfield - provision of around 1,000 dwellings, 12,650 square metres net employment floorspace and education provision SD2: Land at East Hailsham- provision of around 600 dwellings SD3: Land at North Hailsham - provision of around 700 dwellings, 8,650 square metres net employment floorspace, 300 square metres retail floor space and education provision SD4: Land at South Polegate and East Willingdon- provision of around 700 dwellings, 8,600 square metres net employment floorspace, leisure, recreation and community facilities SD5: Land at Dittons Road, Polegate - provision of around 8,290 square metres net employment floorspace SD6: Land at East and South East of Stone Cross - provision of around 220 dwellings with flexibility between SD6 and SD7 SD7: Land at North Stone Cross - provision of around 430 dwellings with flexibility between SD6 and SD7 SD8: Land at Pine Grove, Crowborough and SD9: Land at Jarvis Brook, Crowborough - provision of around 140 dwellings SD10:Land at South East Crowborough - provision of around 160 dwellings SD11: Land adjacent to Tunbridge Wells, in the Parish of Frant - provision of around 120 dwellings The Strategic Development Areas are provided in the Key Diagram and allocation of sites and specific policies, including phasing where necessary, will be provided in the Strategic Sites Development Plan Document.*

**WCS5** Managing the Release of Housing Land The release of land for housing will be managed so that it will deliver the level and broad distribution of development set out in Policy WCS2. The release of land will be dependant on the timely provision of infrastructure necessary to deliver housing, including affordable housing. The adequacy of housing land supply will be assessed regularly through reviews of the Strategic Housing Land Availability Assessment, the Infrastructure Delivery Plan and through regular housing land availability monitoring. Monitoring will allow effective cohesion between housing delivery and the provision of infrastructure.

***CS6*** *Rural Areas Strategy The rural areas comprise the following categories of settlement: Service Centre Local Service Centre Neighbourhood Centre Unclassified settlements Within Service Centres, Local Centres and Neighbourhood Centres (excluding Stone Cross, Polegate and Willingdon and Heathfield) provision will be made for at least 455 new dwellings. The Delivery and Site Allocations DPD will allocate sites for development sufficient to ensure that the requirements above can be met. Development boundaries will not be retained for settlements classified as a neighbourhood centre or unclassified settlement. Development boundaries will be retained or provided at: Forest Row, Hartfield, Groombridge, Wadhurst, Mayfield, Frant, Buxted, Herstmonceux, Ninfield, Pevensey Bay, Horam, Alfriston, Westham and Rotherfield. Development boundaries as shown in the adopted Wealden Local Plan are removed from: Berwick Station, Blackboys, Broad Oak, Cross-in-Hand, East Dean and Friston, East Hoathly, Fairwarp, Five Ash Down, Five Ashes, Framfield, Hadlow Down, Halland, Hooe Common, Isfield, Lower Dicker, Lower Horsebridge, Maresfield, Mark Cross, Maynards Green, Nutley, Pevensey, Punnetts Town, Upper Dicker, Vines Cross and Windmill Hill. Retained or new development boundaries will be reviewed as part of the Strategic Sites and Delivery and Site Allocations DPDs as appropriate. The following are settlements classified as Service Centres, Local Service Centres and Neighbourhood Centres within rural areas. The table indicates the proposed scale of additional housing development to be allocated up until 2027.*

| Name | New Allocations (Net Additional Dwellings) |
|---|---|
| Wadhurst | 70 |
| Frant[(6)] | 20 |
| Herstmonceux | 70 |
| Ninfield | 50 |

| | |
|---|---|
| **Horam** | 100 |
| **Maresfield** | 50 |
| **East Dean** | 10 |
| **Berwick Station** | 20 |
| **Cross-in-Hand** | 25 |
| **Boreham Street** | 10 |
| **Ripe** | 10 |
| **Selmeston** | 10 |
| **Upper Dicker** | 10 |

**WCS7** Effective Provision of Infrastructure The release of land for development will be conditional upon there being sufficient capacity in the existing local infrastructure to meet the requirements generated by the proposed development. Where development would create the need to provide additional or improved community facilities, services and infrastructure to mitigate its impact, a programme of delivery must be agreed with the relevant infrastructure providers which will ensure that these improvements are provided at the time they are needed.These may involve coordinating contributions from the development with other investment streams.This approach will ensure that the necessary improvements can be completed in a timely manner to support growth. Arrangements for the provision or improvement of infrastructure to the required standard will be secured by planning agreement/ obligation, or by condition attached to the planning consent or by any other appropriate mechanism. The adequacy of infrastructure provision in Wealden will be the subject of regular review with infrastructure providers as part of the ongoing work on the Infrastructure Delivery Plan. This will include health, transport, utility services, and education providers and will be reported as part of the Local Plan monitoring arrangements in the Annual Monitoring Report.

***WCS8*** *Affordable Housing New housing developments will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the community. The Council will require affordable housing on sites of 5 or more dwellings (net) or on sites of 0.2 hectares or more. Affordable housing will be required at a level of 35% of the number of dwellings in any scheme. Where sites are allocated in a site allocations Development Plan Document, that document may specify a different, and potentially higher, housing target, having regards to the findings of the Wealden Housing Viability Assessment and any site specific considerations. Affordable housing provision should incorporate a mix of tenures. The Council will negotiate the exact tenure split on each site. However, the presumption is that around 80% of the total number of affordable homes provided will be for social rented accommodation with the remainder being for intermediate accommodation. Where it can be proven that affordable housing cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets. In such exceptional circumstances, it will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met and the closest alternative target that can be achieved taking into account viability and need. The affordable housing will be integrated into the development and be indistinguishable in design terms from the market housing on the site. Affordable housing should be delivered on site, however, in exceptional circumstances Wealden District Council will accept a commuted sum or free serviced land in lieu of on site provision. These circumstances may include provision where a Registered Provider finds it uneconomic or impractical to provide the units in the scale or form agreed. Any financial contributions will be pooled and used to enable affordable housing provision within Wealden District.*

**WCS9** Rural Exception Affordable Housing In exceptional circumstances, planning permission may be granted for small scale affordable residential development in rural areas outside development boundaries in order to meet an identified local housing need among those people unable to compete in the normal housing market. Suitable sites will be located within or be well-related to a settlement which either provides reasonable access to local services and facilities, or has good accessibility to larger settlements nearby which provide a range of services and facilities. The scale of the proposed affordable housing development should be appropriate in relation to the size of the settlement and sites should not be isolated or intrusive within the landscape. Sites developed under this policy will be subject to controls on the occupancy of the housing to ensure it continues to provide affordable homes which address local housing needs in perpetuity. The affordable homes will be managed by an approved Registered Provider.

***WCS10*** *The Travelling Community - Provision for Gypsies and Travellers To meet the identified need for Gypsies and Travellers within the District for the period 2006 to 2016, 32 pitches will be provided for (an additional 23 pitches). Sites will be allocated within the Delivery and Site Allocations Development Plan Document (DPD) to make up any shortfall.*

**WCS11** The Travelling Community- Provision for Gypsies, Travellers and Travelling Show people: Site Criteria In assessing the suitability of sites for allocation for permanent residential sites both for Gypsies and Travellers, and for the purposes of considering planning applications for sites for Gypsies and Travellers and for Travelling Showpeople, proposals will be supported where the following criteria are met: Well related to existing settlements with local services and facilities. Sites should either be within or close to such settlements or close to major roads and/or public transport thus affording good access to local services; Have safe and convenient vehicular access, be suitable in terms of topography and be in a location where the necessary infrastructure already exists or can reasonably be provided; Be able to achieve a reasonable level of visual and acoustic privacy for both people living on the site and for those living nearby. The site will provide an acceptable level of amenity for the proposed residents and will not have an unacceptable level of impact on the residential amenity of neighbouring dwellings; Not compromise the essential features of nationally designated areas of landscape, historical or nature conservation protection, including the South Downs National Park and High Weald Area of Outstanding Natural Beauty. Ashdown Forest Special Area of Conservation and Special Protection Area, and the Pevensey Levels Ramsar site should be avoided as potential locations; and Avoid locations where there is a risk of flooding, or which are adjacent to incompatible uses such as a refuse tip, sewage treatment works or significantly contaminated land. In the case of sites for Travelling Showpeople, proposals will be assessed upon the basis of established need. Site suitability assessment will also take account of the nature and scale of the Show people's business in terms of the land required for storage and/or the exercising of animals.

***WCS12*** *Biodiversity In order to contribute to the biodiversity targets provided in the Sussex Biodiversity Action Plan the Council will prevent a net loss of biodiversity, ensure a comprehensive network of habitats, and work with partners to maximise opportunities to ensure habitats, biodiversity features and ecological networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas. This will be achieved through the development and implementation of an integrated green network strategy. In accordance with Planning Policy Statement 9, please see page 49 'Working with the South Downs National Park Authority' and the reference to publication of the NPPF and cancellation of a number of Planning Policy Statements and Guidance Notes, there may be exceptional circumstances when compensatory measures for a net loss of biodiversity is required. Appropriate compensatory measures will be required to contribute to Wealden's overall biodiversity resource, and may include enhancement of Wealden's Biodiversity Opportunity Areas and other relevant Biodiversity Action Plan habitats, so that there is overall no net loss of biodiversity. In order to avoid the adverse effect on the integrity of the Ashdown Forest Special Protection Area and Special Area of Conservation it is the Council's*

*intention to reduce the recreational impact of visitors resulting from new housing development within 7 kilometres of Ashdown Forest by creating an exclusion zone of 400 metres for net increases in dwellings in the Delivery and Site Allocations Development Plan Document and requiring provision of Suitable Alternative Natural Green Space and contributions to on-site visitor management measures as part of policies required as a result of development at SD1, SD8, SD9 and SD10 in the Strategic Sites Development Plan Document. Mitigation measures within 7 kilometres of Ashdown Forest for windfall development, including provision of Suitable Alternative Natural Green Space and on-site visitor management measures will be contained within the Delivery and Sites Allocation Development Plan Document and will be associated with the implementation of the integrated green network strategy.In the meantime the Council will work with appropriate partners to identify Suitable Alternative Natural Green Space and on-site management measures at Ashdown Forest so that otherwise acceptable development is not prevented from coming forward by the absence of acceptable mitigation. The Council will also undertake further investigation of the impacts of nitrogen deposition on the Ashdown Forest Special Area of Conservation so that its effects on development in the longer term can be more fully understood and mitigated if appropriate.*

**WCS13** Green Infrastructure The District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy, ensuring a multifunctional, accessible network which maintains and improves biodiversity and landscape character, increases opportunities for healthy living and contributes to healthy ecosystems and climate change objectives. Development proposals will not be permitted which would result in the loss of existing open space or harm to Wealden's network of green spaces unless measures are incorporated within the development that will either mitigate the effects of development or alternative and suitable provision is made that is accessible, of good quality and value to its users, in an appropriate location, at an appropriate scale and nature and would positively contribute to the overall network of green space. All new residential development will be required to contribute to the green infrastructure network and where appropriate to make provision for new or enhancement of existing open space. Where the scale of development would be too small to make on-site provision, the Council will seek developer contributions either towards the improvement of existing open spaces or towards the provision of open space elsewhere.

***WCS14*** *Presumption in Favour of Sustainable Development When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted.*

# Additional Documents

## Affordable Housing Delivery Local Plan

Waste and minerals plans and monitoring reports 2013

Waste and minerals plans and monitoring reports 2017

Herstmonceux Neighbourhood Plan (July 2019),
Hailsham Neighbourhood Plan (March 2020)
Hellingly Neighbourhood Plan (February 2021)