

# Chapter 13

## Site Allocations



## Introduction

**13.1** Allocations proposed within this draft Wealden Local Plan, must be compliant with the development plan when read as a whole; this includes the NPPF and PPG, policies within the Council's statutory development plan, and any relevant policies in a 'made' neighbourhood development plan<sup>191</sup> covering the area that the proposal falls within. It should also be noted that the inclusion of a site as an allocation within this draft Wealden Local Plan does not remove the need to obtain planning permission separately, whereby sites will be considered on their own merits subject to compliance with relevant planning policies and other material considerations.

**13.2** It is impossible to consider every eventuality of an allocated site prior to a planning application being made and the applicants are therefore encouraged to seek pre-application advice on all sites to ensure that all site requirements are covered at that stage, including any information/evidence needed by the local planning authority to determine the planning application. In addition, it is noted that several site allocations within this draft Regulation 18 Local Plan are also the subject of 'live' planning applications and/or planning appeals. Where this is the case, these planning applications/appeals will continue to be considered on their own merits. The Council has sought to allocate land within this draft Local Plan where it is considered appropriate to do so (this may be at a lower capacity to the ongoing planning application or appeal).

**13.3** The following chapter provides general guidance on all principal policy requirements that has the potential to be relevant to allocated sites. Of course, not all of these issues will be raised for each site as each site will have different constraints as well as requirements to be met. However, the text below is provided as a guide to assist applicants, stakeholders and communities referring to other policies within the draft Local Plan that will apply in each case. This supporting text does not replace the need to consider the formal policies within this draft Local Plan. This is not an exhaustive list but does aim to demonstrate the breadth of key headline issues that will need to be considered and addressed when submitting planning applications for sites allocated within the Draft Regulation 18 Local Plan.

## Climate Change

- For new development proposals, it will be expected for applicants to undertake a whole life carbon cycle (WLC) assessment – an assessment of the sum total of all building-related emissions over a building's entire life. This will include both operational carbon emissions from day-to-day energy use and embodied carbon emissions.
- Proposals will need to ensure they follow the energy hierarchy in terms of managing the energy performance of developments, prioritising carbon savings from optimal building fabric efficiency standards, followed by renewable heat supply and on-site renewable energy. This will ensure developments are first and foremost as energy efficient as possible through reducing energy demand and then providing energy through renewable generation.
- In terms of building performance for operational energy and emissions, all developments will be required to meet set standards for Total Energy Use Intensity (EUI), space heating demand and embodied carbon.

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<sup>191</sup> At the time of writing, this includes the Herstmonceux Neighbourhood Plan, Hailsham Neighbourhood Plan and Hellingly Neighbourhood Plan.

- For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended)
- Development proposals will need to demonstrate how they have implemented sustainable design and construction principles within their scheme, including the re-use of buildings where appropriate/feasible; using building materials with high environmental performance ratings; conserving natural resources; incorporating green and blue infrastructure; installing low carbon heating technologies or ensuring buildings are constructed and designed to accommodate these at a later date and minimising overheating through measures other than mechanical ventilation.
- Developments will be expected to protect existing carbon sinks and take opportunities to provide nature-based solutions for carbon sequestration.
- All new residential development must be designed and built to achieve the Buildings Regulation mains water consumption standard of 110 litres per person per day. Non-residential development should maximise water efficiencies under the mandatory water credits category in the BREEAM assessment methodology.

**13.4** See Policies: CC1 Net Zero Development Standards; CC2 Reducing Energy Consumption in Existing Buildings; CC3 Sustainable Design and Construction; CC4 Carbon Sequestration and CC6 Water Efficiency. Further policies are also provided in the Climate Change Chapter.

### **Design Principles (including Masterplans)**

- Strategic developments<sup>192</sup> should support a vibrant and inclusive community which embodies the concept of the '20-minute neighbourhood'<sup>193</sup> that in short aims to have compact and complete neighbourhoods that provide well connected paths, streets and places, jobs, community health and wellbeing facilities, good quality green spaces, schools and other infrastructure to meet the daily needs of residents within a short walk or cycle journey. This includes improvements to digital infrastructure and opportunities to grow food locally.
- For new residential development of 100 or more dwellings, the Council will require the submission of a masterplan and the use of Design Codes are encouraged. On large scale strategic sites of 500 or more dwellings, the Council will require both masterplans and design codes to be submitted as part of the planning application. The Council will also require masterplans for significant non-residential development or where there are site specific complexities or sensitivities that require masterplan led approach.
- Masterplans will be required to accompany either the outline or full planning application and adherence to the masterplan will be secured through planning conditions and/or a legal agreement.

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<sup>192</sup> This would include developments that are significant extensions to existing villages and towns that form part of the strategy of the area.

<sup>193</sup> [The Town and Country Planning Association \(TCPA\), 20-Minute Neighbourhoods, \(March, 2021\)](#)

- The stage at which design codes will be required to be submitted will be agreed with the applicant as part of pre-application discussions.
- Prior to a planning application being submitted, the Council would expect pre-application consultation on both masterplans and/or design codes for those sites, as well as evidence of early and proactive engagement with the local community on design issues<sup>194</sup>.

**13.5** See Policies: DE1 Achieving well-designed and high-quality places; DE2 Masterplans and Design Codes and DE3 Spaces for people, nature and the public realm of the Design and Quality of Place Chapter for further details.

### Landscape Sensitivity

- Development proposals will need to adopt a landscape-led approach from the outset to their design and layout to ensure that any potential adverse effects on the landscape from the proposal are avoided in the first instance and then adequately and suitably mitigated.
- The Council will expect development proposals to protect, maintain, enhance and/or reinforce the key characteristics and qualities of landscape character and landscape components as relevant to the location of the proposal.
- Development proposals will be expected to demonstrate that they have considered and addressed, their impacts, including cumulative impacts, on the landscape and the processes that have formed the landscape, including but not limited to, geology and soil; topography; biodiversity; historic character; settlement pattern; open and valued views; designated sites; pattern of key landscape features (fields, woodland, trees, hedgerows); tranquillity and dark skies.
- For sites within the High Weald AONB, the applicant will be expected to consider and utilise the AONB Management Plan<sup>195</sup> to ensure that the key characteristics identified within the Management Plan are fully considered from the outset. Applicants for new residential development will also be expected to consider the High Weald Housing Design Guide<sup>196</sup> and to take into account the High Weald AONB Colour Study<sup>197</sup> in terms of materials and design.
- Proposals for development on land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park.
- The applicant should provide a Landscape Strategy to identify how landscape features on site have been retained and incorporated into the design of the site, and how those good quality landscape features have informed the layout of the site to avoid harmful impacts.

**13.6** See Policies: NE6 Landscape Character; NE7 The High Weald AONB and NE8 Setting of the South Downs National Park of the Natural Environment Chapter for further details.

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194 It should be noted that there is a statutory requirement for applicants or developers to undertake a Statement of Community Involvement (SCI) for developments over 200 dwellings (or a site area of 4 ha or more), or non-residential developments providing over 10,000 sqm new floorspace (or a site area of 2 ha or more).

195 [The High Weald AONB Management Plan 2019-2024](#)

196 [The High Weald Housing Design Guide \(November, 2019\)](#)

197 [The High Weald AONB Colour Study \(September, 2017\)](#)

## Biodiversity and Green/Blue Infrastructure

- Applications for planning permission should be informed by a thorough understanding of the potential impacts, direct and indirect, on habitats and species. In all cases, development proposals will be required to follow the mitigation hierarchy of avoidance, mitigation and compensation when considering the potential impacts of the proposal on the district's habitats and species, both designated and non-designated.
- Planning applications will be expected to be supported by relevant environmental information, including protected species and habitat records, which is informed by appropriate and up-to-date ecological data/surveys, undertaken by suitably qualified professionals and in line with best practice/guidance and Government standing advice.
- The design of development proposals should be informed by an Ecological Constraints and Opportunities Map.
- If protected or priority species or habitats are found to be present on site, the local planning authority must also be satisfied that any detrimental effects can be avoided, mitigated or compensated for before planning permission can be granted. Such mitigation, avoidance and/or compensatory measures must be proposed in the planning application.
- The loss of existing wildlife rich corridors and stepping stones should be avoided. Where this is not possible, appropriate mitigation and suitable compensatory measures, as relevant to the status of the habitat affected, will be required to protect and enhance the ecological network.
- Development proposals are required to deliver a minimum of 20% Biodiversity Net Gain on site where possible. Only where it can be demonstrated that biodiversity net gain cannot meaningfully be achieved on site will the potential for local enhancements and off-site biodiversity net gain be considered.
- The applicant must provide a Biodiversity Net Gain Plan and supporting information with the planning application, to demonstrate how biodiversity net gain will be achieved, and this should take account of the Council's priorities in terms of nature recovery. This plan should include information on habitat management and monitoring for retained, enhanced or newly created habitats over a minimum period of 30 years.
- Development should protect, improve and enhance existing green infrastructure and, where opportunities exist, create additional green infrastructure that will play a meaningful role in the creation of a multi-functional and accessible network across the district. The design and layout of the site should also seek to incorporate all types of green infrastructure that includes formal and informal recreational spaces, habitat provision, and blue infrastructure through the implementation of Sustainable Drainage Systems (SuDs).
- Development proposals should protect, restore, manage and enhance existing woodland, trees and hedgerows and their features in accordance with good practice guidance and relevant standing advice.
- Development proposals should seek to incorporate street trees within their design and layout, to enhance the amenity of the public realm as well as providing climate change adaptation and mitigation benefits.
- Where trees are lost through development, an equivalent number of new trees must be provided, in appropriate locations on-site. In addition, all development will be expected to increase tree cover.

- An appropriate buffer, in accordance with standing advice and best practice, must be provided for woodlands and trees where development has the potential to cause either direct or indirect harm including during construction.
- Development proposals for sites that are adjacent to, or contain, ancient woodland must be accompanied by information setting out the location of all significant ancient or veteran trees (a BS5837 Survey); provide suitable and adequate buffers which are sacrosanct and should be clear of any development or ancillary infrastructure and ensure that buffer zones consist of semi-natural habitats and contribute to green infrastructure and the wider ecological network.
- The Council will assume a buffer of 25m from the edge of the ancient woodland, which allows for the presence of veteran trees and the fall height of mature trees. It will be the responsibility of the developer, through assessment, to confirm that this or any other distance is appropriate and that the priority for such buffers will be ecological mitigation and enhancement for the woodland rather than the amenity of the proposed development.

**13.7** See Policies: NE1 Biodiversity, Geodiversity and Nature Recovery; NE2 Biodiversity Net Gain; NE3 Woodland, Trees and Hedgerows and NE4 Ancient Woodland and Veteran Trees of the Natural Environment Chapter and SS9 Green Infrastructure of the Spatial Strategy Chapter for further details.

### **Flood Risk, Drainage and Water Management**

- Development proposals must follow a sequential approach to flood risk and guide development within the site boundary to the areas least at risk of flooding from all sources. This approach must include consideration of the relevant climate change allowance for the catchment within which the development is located. Where required, flood mitigation must be implemented in accordance with the Council's SFRA, the NPPF and PPG and must not increase flood risk elsewhere.
- To help manage flood risk and surface water drainage, applicants are encouraged to incorporate natural flood management techniques within the design and layout of the development. Notwithstanding this, all development proposals should include adequate drainage provision, including appropriate SuDS as an integral part of the scheme, and seek to reduce flood risk and contribute to flood alleviation.
- SuDS should be discussed with the Local Lead Flood Authority (East Sussex County Council) early in the design process to ensure they can be fully integrated into the overall design and layout of the scheme. All proposals for SuDS are expected to be designed with regards to the requirements of East Sussex County Council's SuDS guidance<sup>198</sup>, including any subsequent updates or replacements to this guidance.
- All development proposals must demonstrate that they comply with the tests, recommendations and guidance specified by the Council's SFRA, the NPPF and PPG, including where required undertaking site specific flood risk assessments.
- The local planning authority would expect applicants to enter into early dialogue with South East Water and/or Southern Water, as applicable, regarding both water supply and wastewater capacity. Planning applications for new residential development will need to demonstrate that there is capacity for water supply and that wastewater flows from the proposal can be satisfactorily accommodated, without harm to the natural environment.

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198 [Guide to Sustainable Drainage Systems in East Sussex \(June, 2015\)](#)

**13.8** See Policies: CC7 Managing flood risk and CC8 Sustainable Drainage of the Climate Change Chapter and NE13 Water Environment and Water Infrastructure of the Natural Environment Chapter for further details.

### Historic Environment and Heritage Assets

- All development proposals should consider the impact on the historic environment including designated heritage assets such as listed buildings, conservation areas, scheduled monuments and registered historic parks and gardens, as well as non-designated heritage assets and their setting. This should be considered early on as part of the scheme's design and new development should avoid harm to designated/non-designated heritage assets.
- Any development affecting a heritage asset (both designated and non-designated) should include a Heritage Statement as part of the planning application that should establish the significance of those heritage assets and their settings, explain how this understanding of significance has informed the principles of the proposal, the impact of development on this significance and, if appropriate, mitigation measures.
- For proposed developments that are located within or adjacent to Archaeological Notification Areas (ANAs), or that will impact upon other areas of archaeological interest, including buildings with archaeological interest, applicants should arrange for an initial consultation with the Historic Environment Record Officer at East Sussex County Council in order to assess the level of further work required. This initial consultation with the HER Officer and any further preliminary work needed should be carried out prior to submitting a planning application.

**13.9** See Policies: HE1 The Conservation, Protection and Enhancement of the Historic Environment; HE2 Heritage Assets; HE3 Conservation Areas; HE5 Historic Parks and Gardens and HE6 Archaeology of the Historic Environment Chapter for further details.

### Access and Highways

- A transport statement, assessment and/or sustainable travel plan may be required in support of any planning application, the scope of which should be agreed with the local highway authority. Guidance<sup>199</sup> has been provided by the local highway authority in terms of the expected scope and content of these documents. Where a transport assessment is required, they must cover the extent of transport implications.
- To undertake pre-application consultation with the local highway authority regarding connections with the existing highway network and the design of any new vehicular/pedestrian access to the site. Where possible, all routes should be capable of being adopted by the local highway authority.
- To consider all Public Rights of Way (PRoW) that run through the site as part of the design of the development and to retain/improve these routes where this is feasible to better enable access for all members of society by removing barriers to encourage an inclusive society.
- To consider vehicular and cycling parking provision for both residential and non-residential development for both motorised and electric vehicles, in line with the guidance<sup>200</sup> provided by the local highway authority. All residential development should provide sufficient off

<sup>199</sup> [Transport Assessments, Transport Statements and Transport Reports – Guidance for Development Proposals in East Sussex \(October 2009\)](#) and [Travel Plans for Development \(February, 2020\)](#)

<sup>200</sup> [Guidance for Parking at New Residential Development \(October 2017\)](#) and [Guidance for Parking at Non-Residential Development](#)

street parking provision, with provision for electric vehicle charging, whilst also seeking to make efficient use of land.

- All development proposals should provide a fully integrated transport network, incorporating non car modes of travel (i.e. active travel) as a means to access homes, jobs, facilities and services.
- New development proposals should provide or contribute to the provision of, new and/or improved public transport infrastructure services proportionate to the projected number of additional trips arising from the development and considering any cumulative impacts of other approved developments in the area.

**13.10** See Policies: INF2 Sustainable Transport and Active Travel and INF3 Parking Provision of the Social and Infrastructure Chapter for further details.

### Open Space, Sports and Recreation

- For proposals that result in the loss of open space, sports and recreation provision, it will be expected that a robust assessment has been undertaken, which evidences that it has been suitably assessed and deemed to be surplus to requirements in relation to quantity, quality, and accessibility standards as relevant to the catchment area, or that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of its quantum, quality and location.
- Residential development of 10 or more dwellings (net) will be required to provide either new and/or enhanced publicly accessible open space, sports, and recreation provision to meet the needs of their occupants. The expectation is for the development to deliver provision on-site unless exceptional circumstances where off-site provision would better facilitate the needs of the development, or where the provision may not be suitable onsite due to either the nature/size of the site or specific constraints.
- The requirement for new or enhanced sports provision will be informed by the Playing Pitch and Outdoor Sport Strategy and Playing Pitch Action Plan and Indoors Sports Facilities Assessment<sup>201</sup> (2022) and the distance and capacity of existing facilities.

**13.11** See Policies: INF 8 Open Space, Sports and Recreation Provision of the Social and Physical Infrastructure Chapter for further details.

### Health and Well-Being

- For major development proposals between 30 – 149 residential units and/or commercial development of between 1000 – 9,999 sqm, applicants will need to submit a Health Impact Assessment (HIA) screening assessment. This should be submitted at the pre-application stage to determine the level of HIA required proportionate to the proposed development. For sites over and above the relevant thresholds, a full HIA is required.
- If, following the HIA screening, it is deemed necessary to undertake a full HIA, then this will be proportionate to the development proposed and will need to be prepared to demonstrate the health outcomes of those in the local community (future and existing).

**13.12** See Policy: SS8 Health, well-being and quality of life of the Spatial Strategy Chapter for further details.

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201 [Open Space, Sports and Recreation Evidence Base for Wealden](#)



## Utilities

- For all proposed site allocations, it is expected that the applicant will liaise with water, wastewater, gas and electricity providers to ensure that appropriate works are undertaken in line with the construction phasing of the proposed development.
- For development proposals for new housing, employment and retail developments, the applicant would be required to actively demonstrate that they have considered broadband and mobile connectivity that will enable Fibre-to-the-Premises (FTTP) or where it is demonstrated that this is not possible, other wireless solutions.
- For proposed site allocations that include electricity pylons and overhead lines which cross the site, it is expected that this will be addressed through site design, and it is preferable for these, where possible, to be installed underground.

**13.13** See Policies: INF4 Utilities and INF6 Digital and Communication Infrastructure

## Minerals and Safeguarding

- For all site allocations that form part of this draft Local Plan, consideration has been given to the potential impacts upon Minerals Safeguarding Areas (MSA) and safeguarded waste sites identified in the Waste and Minerals Sites Plan (February, 2017)<sup>202</sup> or any subsequent update to that Plan. East Sussex County Council (the Minerals and Waste Local Planning Authority) will be consulted on this draft Local Plan and any responses on this issue will be addressed.

## Contaminated Land

- Proposals for developments should investigate any potential land contamination from existing uses or historical uses on site, including those uses that are adjacent to the site. A Site Risk Assessment will be required for any planning application relating to sites where contamination is known or suspected, or where the development is in the vicinity of such land and ground works are proposed.
- Where evidence of contamination is identified, an Options Appraisal and Remediation Strategy are required to be submitted and agreed with the Council, and they must demonstrate that the land is to be made safe for its intended purpose.

**13.14** See Policy: NE14 Contaminated Land and Land Stability of the Natural Environment Chapter for further details.

## Housing Site Requirements

- For all new development schemes for housing of at least 10 (net) or more dwellings, the Council would expect for the proposed housing scheme to maximise its potential contribution towards meeting the identified housing mix for market homes as set out Policy HO1: Housing Type and Mix.
- For affordable housing on large mixed tenure sites of at least 50 (net) dwellings (market and affordable units), the Council expects the proposed housing scheme to maximise its potential contribution towards meeting the identified housing mix for affordable homes as set out Policy HO1: Housing Type and Mix.
- On sites of 20 dwellings (gross) or more, the provision of fully serviced plots for self-build and custom housebuilding should be made on site and at least 5% of the total dwellings should be made available for self-build and custom build plots.

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202 [The Waste and Minerals Sites Plan \(adopted February 2017\)](#)

- All residential development proposals of 10 or more units (net), or proposals for 6 or more units (net) within the High Weald AONB, or sites of 0.5 hectares or more, will be required to provide on-site affordable housing at a level of 35% of the total number of dwellings. The Council will expect a tenure mix of 40% affordable rented, 35% social rented and 25% through affordable home ownership routes, including First Homes.
- The provision of older and/or specialist accommodation under Use Class C2 will be supported towards meeting the identified need for older persons accommodation particularly and it will be expected to form part of the mix for allocated housing sites.
- All new residential development will be required to meet the accessibility standards set out in part M4(2) of the Building Regulations 2015. In addition, on developments of 20 (gross) or more dwellings, the Council requires a minimum of 10% of new affordable dwellings to be built to meet the requirements M4(3) standards of the Building Regulations 2015.
- All new residential development, including dwellings created through the subdivision of existing dwellings or conversion, shall comply with Nationally Described Space Standards, or any subsequent government standard.
- The residential capacities of draft allocations have been estimated after consideration of the existing densities in the local area as well as constraints on site, including topography, ancient woodland, flood risk, heritage assets etc. There will be scope for variation in the proposed allocation number through the planning application process and it is anticipated that higher or lower capacities may be achieved on sites, particularly if design solutions can be found to resolve existing constraints. As a result, the capacity figures for the site allocations are approximate and some allowance will be made for variance in those allocation numbers when planning applications come forward. Where a scheme proposes a number that deviates substantially from the allocation number (i.e. 10% or more either way) then the applicant would need to justify this through masterplanning and/or a design and access statement, dependant on the scale of the development.

**13.15** See Policies: HO1 Housing Type and Mix; HO2 Density; Policy HO5 Self-Build and Custom Housebuilding; Policy HO8 Affordable Housing; Policy HO11 Specialist Housing for Older and Vulnerable People; Policy HO12: Residential Accessibility Standards and Policy HO13: Internal Residential Space Standards for New Dwellings of the Housing Chapter for further details.

### Employment Site Requirements

- The Council will expect all major economic development proposals to demonstrate how they will contribute to addressing identified local skill shortages and support local employment, skills and education.
- The Council will also expect for new economic development proposals to provide the appropriate infrastructure to support business growth and particularly seek to include EV charging points and support digital infrastructure requirements, including fibre broadband and 5G.
- It is anticipated that all employment sites allocated within this Local Plan will deliver development within Use Classes B2, B8 and E(g). The delivery of other 'main town centre uses' within Use Class E will not be supported as part of new employment allocations.

**13.16** See Policies: EC1: Sustainable Economic Prosperity and Investment and EC2 Existing Strategic Employment Sites of the Employment Chapter and SS5: Strategic Employment Allocations of the Spatial Strategy Chapter for further details.

## Delivery

**13.17** In terms of delivery timescales, paragraph 68 of the NPPF confirms that local planning authorities should have planning policies that identify a supply of:

- a) specific, deliverable sites for years 1 to 5 of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

**13.18** The vast majority of site allocations fall under category a) above in that they are available now, offer a suitable location for development, and there is a realistic prospect that they will be delivered on site within five years of the adoption of the Local Plan. However, there will also be some site allocations, particularly of a larger scale and requiring strategic infrastructure improvements, that will be developable over a longer timeframe, but will nonetheless be developable within the plan period. Where a longer development timetable is expected for allocated sites, this will be set out within the site allocation policy.

## Community Infrastructure Levy (CIL) and Development Contributions

**13.19** The Council has an adopted CIL charging schedule<sup>203</sup> that came into force on 1 April 2016. Dependant on the size, type and uses of development, certain development schemes will be required to pay a levy charge. This includes both residential and retail development.

**13.20** In addition, infrastructure improvements will be sought via developer contributions when and where it is necessary (through planning obligations). Planning obligations may only constitute a reason for granting planning permission if they meet the statutory tests<sup>204</sup> that they are necessary to make the development acceptable in planning terms. All planning obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

**13.21** Within this Local Plan, several policies relate to the provision of infrastructure that includes open space, sports and recreation (on-site and off-site contributions), community buildings, libraries, education, sustainable transport and active travel measures etc. It is anticipated that such infrastructure will be sought either on-site or through off-site contributions in line with the statutory tests above.

**13.22** See Policy: INF1 Infrastructure Provision, Delivery and Funding in the Social and Physical Infrastructure Chapter for further details.

## Housing and Mixed-Use Site Allocations

**13.23** The Council has identified 'site allocations' which are integral to the delivery of the Local Plan and the target for new homes (identified under Policy SS2 – Provision of Homes) and new employment floorspace (identified under Policy SS5 – Provision of Employment Floorspace), with the housing mixed-use site allocations being illustrated on the Council's Policies Map and within Policy SA1 – Housing and Mixed-Use Site Allocations below. These sites are all capable of delivering at least 5 (net) dwellings. Policy SA1 below includes a schedule detailing the uses that are acceptable on these sites, as well as an indication of yield on each

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203 [Community Infrastructure Levy \(CIL\) Charging Schedule, November 2015](#)

204 The statutory tests are set out under Regulation 122 of the [Community Infrastructure Levy Regulations 2010 \(as amended\)](#)

site – that is the number of (net) new homes or amount of new employment/commercial floorspace likely to be appropriate on site.

**13.24** All of the sites listed in Policy SA1 have been subject to assessment under the Strategic Housing and Economic Land Availability Assessment (SHELAA), the site selection process and the SA process, including being assessed within the draft HRA. The reasons for the selection of individual sites for site allocation is considered within the Council's SA.

## Policy SA1: Housing and Mixed-Use Site Allocations

The Council has identified 'Site Allocations' for growth within the Wealden Local Plan and these are identified on the Council's Policies Map with the references identified below (for employment sites, see Policy SS6 – Strategic Employment Allocations). All housing and mixed-use site allocations must be delivered in accordance with the development plan when read as a whole. The following sites are allocated within the draft Local Plan.

Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
BE1	Land North of Recreation Ground, Berwick Station	Berwick	Berwick Station	10
BE2	Land West of Station Road, Berwick Station	Berwick	Berwick Station	27
BU1	Land east of Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	20
BU2	Land behind the Croft, Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	15
BU3	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Buxted	Ringles Cross	20
BU4	Lower Totease Farm, Framfield Road, Buxted	Buxted	Buxted	10
BU5	Land at The Walled Garden, Five Ash Down	Buxted	Buxted	20
BU6	Land east of Great Totease Farm, Church Road, Buxted	Buxted	Buxted	20

Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
BU5	Land at Holly Farm, Station Road, Buxted	Buxted	Buxted	20
BU6	Land at Mockbeggar Farm, London Road, Uckfield	Buxted	Ringles Cross	60
CR1	Kingswood, Luxford Lane, Crowborough	Crowborough	Crowborough	6
CR2	Land adjacent to the London Road and Pilmer Road Junction, Crowborough	Crowborough	Crowborough	28
CR3	Land at Steel Cross Farm, Green Lane, Crowborough	Crowborough	Crowborough	60
CR4	Land at Byeways, Palesgate Lane, Crowborough	Crowborough	Crowborough	30
CR5	Land at Millbrook Road, Crowborough	Crowborough	Crowborough	15
CR6	Land east of Southview Close, Crowborough	Crowborough	Crowborough	8
EH1	Land off South Street, East Hoathly	East Hoathly with Halland	East Hoathly	20
EH2	Land Hesmonds Stud, East Hoathly	East Hoathly with Halland	East Hoathly	170
EH3	Broomy Lodge Field, London Road, East Hoathly	East Hoathly with Halland	East Hoathly	30
EH4	Land east of South Street, East Hoathly	East Hoathly with Halland	East Hoathly	30
EH5	Harrison's, South of London Road, East Hoathly	East Hoathly with Halland	East Hoathly	150
FF1	Cysleys Farm, Eastbourne Road, Uckfield	Framfield	Uckfield	145
FF2	Land off Old Eastbourne Road, Uckfield	Framfield	Uckfield	30

Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
FF3	Blackboys Inn and Adjoining Land, Lewes Road, Blackboys	Framfield	Blackboys	9
FR1	Land at Benhall Mill Road, Tunbridge Wells	Frant	Tunbridge Wells	60
FR2	Land off Bayham Road (Site A), Tunbridge Wells	Frant	Tunbridge Wells	100
FR3	Land off Bayham Road (Site B), Tunbridge Wells	Frant	Tunbridge Wells	30
FR4	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	Frant	Bells Yew Green	20
FR5	Land at Whinlatter, St Mark's Road, Tunbridge Wells	Frant	Tunbridge Wells	7
FR6	Pinewood Farm, Frant Road, Tunbridge Wells	Frant	Tunbridge Wells	170
FR7	Land to the west of Frant Road, Tunbridge Wells	Frant	Tunbridge Wells	90
HA1	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Hailsham	300
HA2	Land south of A271 and north of Harebeating Lane, Hailsham	Hailsham	Hailsham	180
HA3	Land to the east of Battle Road, Hailsham	Hailsham	Hailsham	100
HA4	Land at Harebeating Nursery, Harebeating Lane, Hailsham	Hailsham	Hailsham	10
HA5	Hamblins Mill, Mill Road, Hailsham	Hailsham	Hailsham	6

Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
HA6	Bolneys Farm, South Road, Hailsham	Hailsham	Hailsham	60
HA7	150 and 152 Battle Road, Hailsham	Hailsham	Hailsham	5
HA8	Grovelands Primary School, Gleneagles Drive, Hailsham	Hailsham	Hailsham	40
HA9	Land south of Howard Close, Hailsham	Hailsham	Hailsham	40
HA10	Amberstone Council Depot, Amberstone, Hailsham	Hailsham	Hailsham	15
HA11	Fire Station, Victoria Road, Hailsham	Hailsham	Hailsham	10
HA12	Land at Hailsham Delivery Office, 11 North Street, Hailsham	Hailsham	Hailsham	8
HA13	Land at the Market, Market Street, Hailsham	Hailsham	Hailsham	40
HA14	Harebeating Farm, Harebeating Lane, Hailsham	Hailsham	Hailsham	20
HA15	Land at the Paddocks, South Road, Hailsham	Hailsham	Hailsham	8
HAR1	Land at Castle Farm, Withyham Road	Hartfield	Hartfield	5
HAR2	Land at Old Crown Farm, Edenbridge Road, Hartfield	Hartfield	Hartfield	6
HEA1	Land to the east of Burnetts Farm, Firgrove Road, Cross-in-Hand	Heathfield and Waldron	Cross-in-Hand	10
HEA2	Land to the south west of Ghyll Road, Tilsmore, Heathfield	Heathfield and Waldron	Heathfield	35

Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
HEA3	Land south of Burwash Road and east of Tower Street, Heathfield	Heathfield and Waldron	Heathfield	20
HEA4	Land at 15 Tower Street, Heathfield	Heathfield and Waldron	Heathfield	10
HEA5	Land at and surrounding Rothershaw, High Street, Heathfield	Heathfield and Waldron	Heathfield	22
HEA6	Land to rear of Breton House, B2102, Cross in Hand	Heathfield and Waldron	Cross-in-Hand	15
HEA7	Land at Heathfield Police Station, High Street, Heathfield	Heathfield and Waldron	Heathfield	6
HEA8	Land at Snatchells Farm, A265, Heathfield	Heathfield and Waldron	Heathfield	24
HEA9	Land at Sunnyside, A267, Cross in Hand	Heathfield and Waldron	Cross-in-Hand	9
HEL1	Land adjoining 13 Station Road, Hellingly	Hellingly	Hellingly	10
HEL2	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	360
HEL3	Woods Corner, North Street, Lower Horsebridge	Hellingly	Lower Horsebridge	15
HMX1	Land at Collins Honda, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	9
HOR1	Land adjoining Discovery Way and Village Hall, Horam	Horam	Horam	5
HOR2	Land at Cauldavon, Horebeech Lane, Marle Green, Horam	Horam	Horam	45
HOR3	Land at Great Easterfields, Chiddingly Road, Horam	Horam	Horam	6



Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
HOR4	Clearview Farm, Chiddingly Road, Horam	Horam	Horam	35
HOR5	Horeham Flat Farm, Chiddingly Road, Horam	Horam	Horam	6
HOR6	Coxlow Farm, Horam Road, Horam	Horam	Horam	750 4,000 sqm of (employment floorspace (use class E(g), B2 and B8). 1,500 sqm of community floorspace. 2.4 Ha of land for education provided and associated with a 2FE Primary School with early years provision.
IS1	Holly Gap Farm, Station Road, Isfield	Isfield	Isfield	10
IS2	Land to rear of Sandpit Cottage. Station Road, Isfield	Isfield	Isfield	10
MA1	Land south of Maresfield, A22, Maresfield	Maresfield	Maresfield	210
MA2	Land south west of Park Farm, A22, Maresfield	Maresfield	Maresfield	25
NIN1	Land adjacent to Ninfield Reservoir, High Street, Ninfield	Ninfield	Ninfield	20
POL1	Paddock to front of Dittons Park Industrial Estate, Dittons Road, Polegate	Polegate	Polegate	24
POL2	Hindsland Fields (east), Eastbourne Road, Polegate	Polegate	Polegate	30

Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
POL3	Land at Shepham Lane, Polegate	Polegate	Polegate	240
POL4	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	Polegate	60
POL5	Former Waterhouse Coaches Site, Dittons Road, Polegate	Polegate	Polegate	8
POL6	Land at Royal Mail Delivery Office, 74 High Street, Polegate	Polegate	Polegate	8
POL7	Polegate Station Car Park, High Street, Polegate	Polegate	Polegate	25
RO1	Hideaway, Tubwell Lane, Crowborough	Rotherfield	Crowborough	5
UCK1	Land at Thorncrest, Lewes Road, Uckfield	Uckfield	Uckfield	30
UCK2	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Uckfield	350
UCK3	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Uckfield	17
UCK4	Sunview, 46 New Road, Ridgewood, Uckfield	Uckfield	Uckfield	30
UCK5	Land at Springfield, Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	15
UCK6	Land South West Of Ridgedown, Lewes Road, Uckfield	Uckfield	Uckfield	15
UCK7	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	8
UCK8	Land South of Victoria Park,	Uckfield	Uckfield	100

Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
	Ridgewood, Uckfield			
UCK9	Land rear of Oakley Court, Selby Road, Uckfield	Uckfield	Uckfield	6
UCK10	Uckfield Police Station, New Town, High Street, Uckfield	Uckfield	Uckfield	10
UCK11	Land at White House Farm, London Road, Uckfield	Uckfield	Uckfield	210
WAD1	Land at Windmill House, Windmill Lane, Wadhurst	Wadhurst	Wadhurst	20
WES1	Land adjacent to 125 Rattle Road, Westham	Westham	Westham	7
WES2	Dittons Nursery, Dittons Road, Stone Cross	Westham	Stone Cross	20
WES3	Land at Hazlebank, Rattle Road, Stone Cross	Westham	Stone Cross	8
WES4	Land to the west of the B2104, Hankham	Westham	Stone Cross	15
WES5	Sharnfold Farm, Hailsham Road, Stone Cross	Westham	Stone Cross	89
WES6	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	Westham	Stone Cross	60
WES7	Land at Peelings Lane, Westham	Westham	Westham	150
WIT1	Land south of Back Lane and to the west of railway line, Groombridge	Withyham	Groombridge	21
WIT2	Land to the rear of Cooks Corner Farm and to the north of	Withyham	Crowborough	15

Reference	Site	Parish	Adjoining Settlement	Yield (Net Dwellings and/or net floorspace sqm)
	London Road, Crowborough			
<b>Total Dwellings</b>		<b>5,616 (net) dwellings</b>		

## Question 84

### Consultation Questions

- a Do you agree with draft Policy SA1 Housing and Mixed-use Site Allocations?
- b Do you agree with the site allocations listed within the policy and if not, what are the reasons for this? Please explain your answer.
- c Do you believe that there are potential site allocations missing from the policy, and if so, what site allocations are missing and what are the reasons for this? Please explain your answer.
- d Should we change anything? if so, what should we change and why?
- e Have we missed anything? If so, what have we missed and how should it be included?

### Supporting Text

**13.25** At this stage, the Council has identified each site allocation within Policy SA1 and expects those site allocations to be delivered in accordance with the Development Plan. Between Regulation 18 and Regulation 19 stages for drafting the Local Plan, the Council will consider whether site specific allocation policies within the Local Plan (including site specific requirements) are necessary to ensure that such development is managed and coordinated within each location.