

Subject: RE: Hindsland

Date: Thursday, 2 December 2021 at 08:29:24 Greenwich Mean Time

From: Claire Turner

To: David Neame

David

Many thanks

Claire

From: David Neame [REDACTED]

Sent: 02 December 2021 08:27

To: Claire Turner [REDACTED]

Subject: Re: Hindsland

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Good morning Claire

Yes of course. Please take this email as confirmation of the Applicant's acceptance of the time extension up to 12 January 2022 to enable it to be reported to the January 2022 Committee.

Speak soon.

Kind regards.

David

DAVID NEAME

DIRECTOR

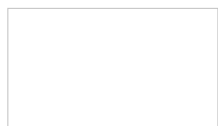
M. [REDACTED]

T. [REDACTED]

A. West Suite, Coles Yard Barn, North Lane, Clanfield, Hampshire, PO8 0RN

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On 2 Dec 2021, at 08:19, Claire Turner [REDACTED] wrote:

David

Please can you confirm agreement to extension of time for the application to go to the next planning committee as requested in email of 22 Nov.

Regards

Claire

From: Claire Turner
Sent: 22 November 2021 09:45
To: David Neame [REDACTED]
Subject: Hindsland

David

I understand from NH that we will be getting their formal consultation response today therefore the application will be going to 12th January Committee.
Please can you confirm agreement to extension of time to the 12 January 2022.

Regards

Claire

Regards

Claire

Mrs Claire Turner | Principal Planning (Major Projects) Officer
Planning and Environmental Services, Wealden District Council

[REDACTED]
Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

<http://www.wealden.gov.uk>

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<image003.jpg>

@wealdendc

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Subject: RE: Land at Hindsland, Lower Willingdon
Date: Monday, 13 December 2021 at 09:22:32 Greenwich Mean Time
From: Claire Turner
To: David Neame
CC: Dominic Fryer, Stacey Robins, Steve Jolly, Aidan Robson, James Trelfa
Attachments: image001.png, image002.gif, image003.gif

David

I have also reconsulted ESCC Highways and Sports England as well as National Highways. The deadline for committee reports is tomorrow so it is now highly unlikely this will go to Planning Committee in January.

Regards

Claire

From: David Neame [REDACTED]
Sent: 10 December 2021 15:36
To: Claire Turner [REDACTED]
Cc: Dominic Fryer [REDACTED]; Stacey Robins [REDACTED]; Steve Jolly [REDACTED]; Aidan Robson [REDACTED]; James Trelfa [REDACTED]
Subject: Re: Land at Hindsland, Lower Willingdon

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Good afternoon Claire

Thanks for this update. I am working on the expectation that the re consultation with National Highways will not affect our committee timetable.

We are also engaging direct with National Highways via I-Transport.

Speak soon.

Kind regards.

David

Sent from my iPhone

On 10 Dec 2021, at 14:19, Claire Turner [REDACTED] wrote:

Dear David

I would advise that following the refusal of Mornings Mill we are having to reconsult Highways England.

Regards

Claire

From: David Neame [REDACTED]
Sent: 08 December 2021 11:11
To: Dominic Fryer [REDACTED]; Stacey Robins
[REDACTED]
Cc: Claire Turner [REDACTED]; Steve Jolly
[REDACTED]; Aidan Robson [REDACTED]; James
Trelfa [REDACTED]
Subject: Re: Land at Hindsland, Lower Willingdon
Importance: High

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Good morning Mr Robins

Further to the email below from my Client can you please provide some dates that would be convenient for a meeting with you and Claire to discuss the Application and in particular the matter regarding to National Highways and the planning conditions they are seeking to impose.

I look forward to hearing from you shortly.

Kind regards.

David

DAVID NEAME
DIRECTOR

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T. [REDACTED]
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From: [REDACTED]
Date: Thursday, 18 November 2021 at 19:56
To: [REDACTED]
Cc: [REDACTED] David Neame
[REDACTED] Steve Jolly [REDACTED]
Aidan Robson [REDACTED] James Trelfa [REDACTED]
Subject: Land at Hindsland, Lower Willingdon

Dear Mr Robins,

Please see the attached letter which is self explanatory. I look forward to hearing from you in due course.

Kind regards,

Dominic Fryer
Chief Executive



Danescroft
4th Floor
40-42 Parker Street
London
WC2B 5PQ

D: [REDACTED]
M: [REDACTED]
W: www.danescroft.co.uk



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Subject: RE: Hindsland WD/2021/0594
Date: Wednesday, 5 January 2022 at 12:16:29 Greenwich Mean Time
From: Claire Turner
To: David Neame
CC: planning
Attachments: image001.png

David

I have not heard back from ESCC Highways or Sport England as you will be aware from the web site. National Highways have advised that the Morning Mills decision will impact on their recommendation for the Hindsland site and other applications in the Polegate area. We are in process of arranging a meeting with them to discuss this and other applications

I am unable to advise if this application will be going to the February committee. Not only is there the issue of the highways but also sports pitches (having regard to the fact that there are no identified sites that a contribution could be used for with the mornings mill application gone) and the refusal of the Mornings Mill application now also raises issues of the acceptability of development on the site as this is a standalone development that constitutes piecemeal development and therefore likely to prejudice the delivery of the remainder of the SD4 allocation.

Regards

Claire

From: David Neame [REDACTED]
Sent: 05 January 2022 11:33
To: Claire Turner [REDACTED]
Subject: Re: Hindsland

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Claire

Happy New Year!

I hope you are well and have had a good break.

Can I trouble you please for a progress update on the consultation responses due from both National Highways and ESCC Highways along with Sport England? Could you also confirm which Committee you are now aiming for? I presume it will be February 2022?

Thanks and speak soon.

Kind regards.

David

DAVID NEAME
DIRECTOR

M. [REDACTED]
T. [REDACTED]
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Subject: RE: Hindsland WD/2021/0594
Date: Tuesday, 18 January 2022 at 11:46:23 Greenwich Mean Time
From: Claire Turner
To: David Neame
CC: planning, Aidan Robson, Stacey Robins, Bowie, David, Bown, Kevin
Attachments: image001.png

David

National Highways have confirmed that the refusal of Mornings Mill will impact on their consultation response. They will be contacting your transport consultants directly regarding the matters relating to mitigation for impact on the SRN.

I have not had a reply from Sports England regarding the sports pitches and therefore as previously indicated the contribution cannot be used to mitigate impact of your development in the absence of the Mornings Mill scheme or any other identified sites for sports pitches. There is also the issue of piecemeal development prejudicing the delivery of the SD4 allocation which is not a matter that you can overcome as a standalone application. To be honest on the latter two points there is nothing that can be discussed as there is nothing that you can do to address them by virtue of this being a separate application. These matters will be weighed up in the overall planning balance considerations.

With regard to National Highways, we will go by their advice and therefore there is nothing we can usefully add by having a meeting regarding mitigation and a way forward would need to be discussed with them. Your site is not the only site affected by the refusal of Mornings Mill and if you wanted to move forward regarding delivering the mitigation for Cophall Roundabout which National Highways consider is necessary, you may wish to discuss a combined approach with the developer (Taylor Wimpey) of the application for Land North of Jubilee Gardens.

Regards

Claire

From: David Neame [REDACTED]
Sent: 18 January 2022 11:23
To: Claire Turner [REDACTED]
Cc: planning [REDACTED] Aidan Robson [REDACTED]
Subject: Re: Hindsland WD/2021/0594
Importance: High

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Good morning Claire

I hope you are well.

Can I trouble you please for an update on your meeting with National Highways? Can we also please diarise a corresponding meeting to run through any implications for our application.

Thanks and speak soon.

Kind regards.

David

DAVID NEAME
DIRECTOR

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From: David Neame [REDACTED]
Date: Wednesday, 5 January 2022 at 13:36
To: Claire Turner [REDACTED]
Cc: planning [REDACTED]
Subject: Re: Hindsland WD/2021/0594

Good afternoon Claire

Thanks for this update.

In terms of your meeting with National Highways, would it be possible to arrange a corresponding meeting with you and National Highways after your discussion with them to run through any implications for our application?

Thanks and speak soon.

Kind regards.

David

DAVID NEAME
DIRECTOR

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T. [REDACTED]
A. West Suite, Coles Yard Barn, North Lane, Clanfield, Hampshire, PO8 0RN
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W. www.neamesutton.co.uk

Subject: WD/2021/0594
Date: Wednesday, 26 January 2022 at 15:54:40 Greenwich Mean Time
From: Claire Turner
To: David Neame
CC: Stacey Robins, planning
Attachments: image001.png

David

Stacey has passed me your email to respond to on a without prejudice basis.

On the 5th January 2022 I wrote:

I have not heard back from ESCC Highways or Sport England as you will be aware from the web site. National Highways have advised that the Morning Mills decision will impact on their recommendation for the Hindsland site and other applications in the Polegate area. We are in process of arranging a meeting with them to discuss this and other applications

I am unable to advise if this application will be going to the February committee. Not only is there the issue of the highways but also sports pitches (having regard to the fact that there are no identified sites that a contribution could be used for with the mornings mill application gone) and the refusal of the Mornings Mill application now also raises issues of the acceptability of development on the site as this is a standalone development that constitutes piecemeal development and therefore likely to prejudice the delivery of the remainder of the SD4 allocation.

On the 18th January 2022 I wrote:

National Highways have confirmed that the refusal of Mornings Mill will impact on their consultation response. They will be contacting your transport consultants directly regarding the matters relating to mitigation for impact on the SRN.

I have not had a reply from Sports England regarding the sports pitches and therefore as previously indicated the contribution cannot be used to mitigate impact of your development in the absence of the Mornings Mill scheme or any other identified sites for sports pitches. There is also the issue of piecemeal development prejudicing the delivery of the SD4 allocation which is not a matter that you can overcome as a standalone application. To be honest on the latter two points there is nothing that can be discussed as there is nothing that you can do to address them by virtue of this being a separate application. These matters will be weighed up in the overall planning balance considerations.

With regard to National Highways, we will go by their advice and therefore there is nothing we can usefully add by having a meeting regarding mitigation and a way forward would need to be discussed with them. Your site is not the only site affected by the refusal of Mornings Mill and if you wanted to move forward regarding delivering the mitigation for Cophall Roundabout which National Highways consider is necessary, you may wish to discuss a combined approach with the developer (Taylor Wimpey) of the application for Land North of Jubilee Gardens.

Response to your points below:

- Item 1. As advised in my email of 18th January NH advised they need to reconsider their consultation response. Their concern relates to impact on the SRN and more specifically the need for mitigation of the impact from your development on the SRN. It was understood they would be contacting your consultants to discuss. We have chased them for their formal response to our December reconsultation which once received we will forward to you. ESCC Highways have confirmed their original consultation response remains regarding the LRN.
- Item 2. Since my email of the 18th January Sports England have reaffirmed their need for a contribution towards the provision of sports pitches as mitigation. As already indicated in my email of the 5th January 2022 with the refusal of the Mornings Mill application there is no land that has been identified to deliver the mitigation for your site. You cannot rely on the pitches at Brodricklands as they were secured as mitigation for that consent.
- Item 3: I am surprised you said I have not explained or substantiated this point. As referred to in both my emails, with Mornings Mill application refused, this site is effectively a standalone site and is not delivering the full requirements of the SD4 site under Core Strategy. The piecemeal approach (by virtue of your site coming forward separately) to the development of the SD4 Growth Area creates uncertainty and increases the burden on future development of the remainder of the site to provide key infrastructure and facilities, risking the delivery of the remainder of the allocation site being rendered economically or otherwise unviable. The application for only part of the allocated site is considered to result in a high risk of this occurring.

With regard to taking the application to Committee, we need formal confirmation from NH regarding the issue relating to the impact on the SRN and the need for mitigation for Cophall Roundabout. We have requested that they provide their justification to support their final recommendations.

On another matter, it would be appreciated if you can put the application reference on your correspondence in future.

Regards
Claire

From: David Neame [REDACTED]
Sent: 26 January 2022 13:31
To: Stacey Robins [REDACTED]
Subject: Re: Land at Hindsland, Eastbourne Road, Willingdon

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Good afternoon Stacey

I hope this email finds you well.

As you will be aware we served a pre-notification of intention to Appeal on the Council and PINS in relation to the above site last week.

It would be really helpful if you can clarify exactly what the Council's concerns are with the application because at present I have been advised the following:

1. National Highways – Response awaited from National Highways who have undertaken to liaise with the Applicant's Highway Engineers (i-Transport) but have so far been unavailable despite chasing by i-Transport. The approach taken with the application thus far has been to demonstrate that our scheme can address the necessary offsite highway impacts (on National Highways and the County Council's networks) irrespective of whether the adjacent Morningsmill Farm scheme comes forward – We do not therefore consider there to be any outstanding issue;
2. Sport England – Again a formal response is awaited but Sport England has already advised us that they are content with the approach we have taken to dealing with offsite contributions (this advice has been provided in the light of the refusal by the Council of the Morningsmill Farm application); and,
3. Prejudice to comprehensive development of the wider area – This is a matter Claire has raised but is at present not explained or substantiated.

I would be pleased to discuss this with you in order that we may understand more fully the Council's position and why the application has not therefore been rescheduled for determination at Committee. You will appreciate that the above points are without prejudice to our forthcoming Appeal submission.

I look forward to hearing from you.

Kind regards.

David

DAVID NEAME
DIRECTOR

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