

Planning Policy
Wealden District Council
Vicarage Lane
Hailsham
BN27 2AX

'The Garage'
41 Oak Tree Road,
Marlow,
Buckinghamshire,
SL7 3ED

01628 947637

Your ref:
Our ref: 0924

BY E-MAIL ONLY

2nd February 2024

Dear Sir or Madam

**HORAM NEIGHBOURHOOD PLAN SUBMISSION VERSION (REGULATION 16):
CONSULTATION RESPONSE ON BEHALF OF DAMIAN BLACKDEN, LAVENDER BLACKDEN,
AND GUY BLACKDEN**

Introduction

We write on behalf of our clients (Damian Blackden, Lavender Blackden, and Guy Blackden) in response to the consultation on the Horam Neighbourhood Plan Submission Version.

We have previously written (6th April 2023) in response to an invitation to input into the Neighbourhood Plan process, specifically in relation to land south of Grange Close, adjacent to the A267 Horam Road. We also responded to the consultation on the Draft Horam Neighbourhood Plan (by letter dated 19th June 2023).

A completed response form is enclosed with this letter.

Consultation Response (Regulation 16)

Local Green Space (Policy HCE4)

In responding to the previous consultation (in April and June 2023), we strongly objected to the proposed identification of land south of Grange Close and adjacent to the A267 Horam Road, as an area of Local Green Space. The land was clearly not demonstrably special to the wider local

community. Further, the land south of Grange Close and adjacent to the A267 Horam Road does not hold a particular local significance in terms of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife.

We are pleased to see that the Submission Version of the Horam Neighbourhood Plan (Policy HCE4: Local Green Space Designations) does not allocate the land south of Grange Close and adjacent to the A267 Horam Road as Local Green Space. The Local Green Space Assessment, prepared by Troy Planning in support of the Submission Version Horam Neighbourhood Plan, comments in relation to the land south of Grange Close – “...it is not considered that the site is demonstrably special to Horam and moreover, it is difficult to envisage how it would meet the NPPF criteria”. We fully endorse this assessment and the decision not to identify the land south of Grange Close as an area of Local Green Space.

Important Local Views (Policy HCD4)

The Important Views Background Paper seeks to provide justification for a very long list of views considered by the Neighbourhood Plan Steering Group to be important. The proposed important views are then listed in Policy HCD4 and are shown on Figure 13 of the Local Plan.

We do not believe that there is sufficient justification for including Views 2 and 16, which are from a turning circle at the end of a cul-de-sac, with no onward public rights of way. See Google Street View image below.



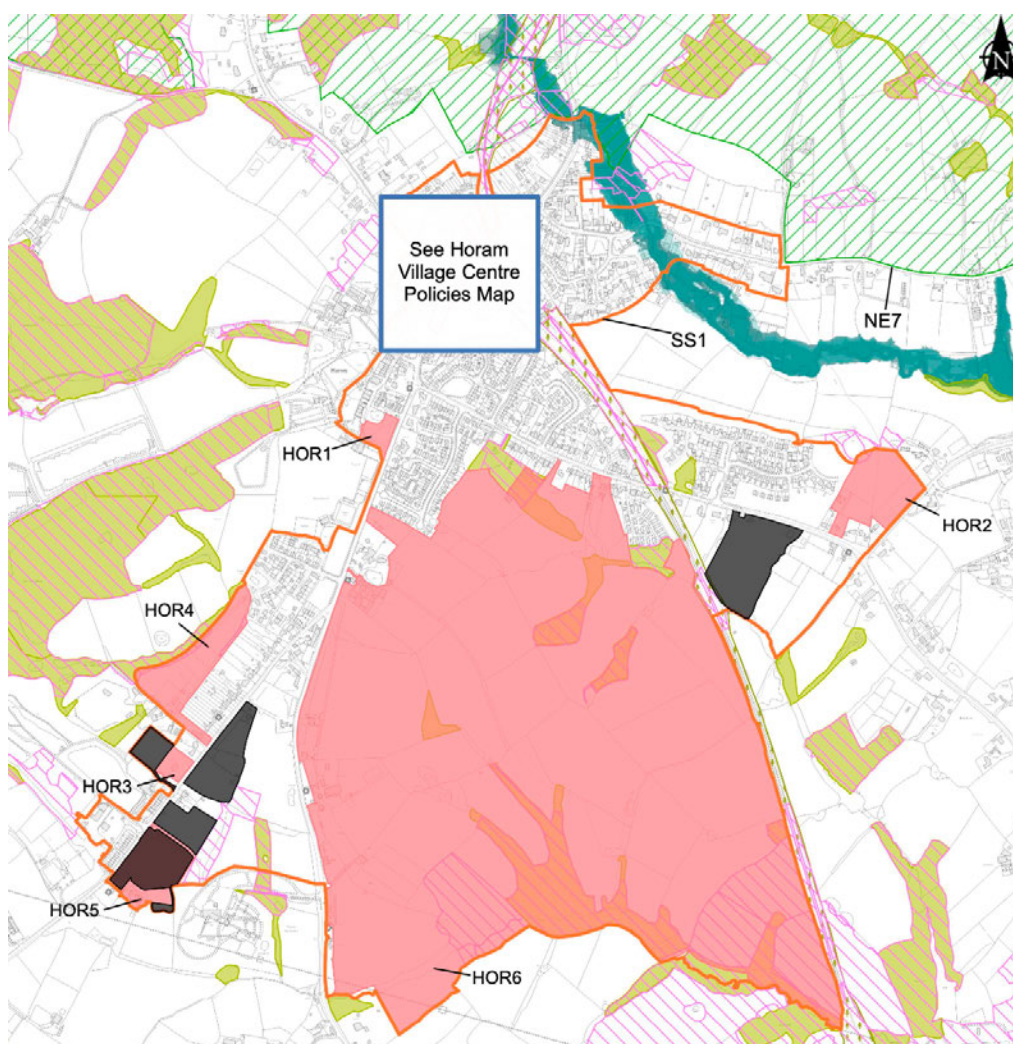
The point we are making is that unless you live in one of the four properties surrounding the turning head (or are visiting someone who lives in one of these properties), your experience of Views 2 and 16 will probably be similar to the Google Street view above. There are glimpses through to the countryside (broadly along the suggested alignment of View 2), but the long-distance view referenced in the Important Views Background Paper is heavily filtered, and only really appreciable by someone

who takes the decision to walk to the end of the turning circle for the purpose of trying to see the view referenced in the Neighbourhood Plan.

View 16 is even more problematic. Due to the alignment of Grange Close, and the proposed angle of View 16, the only way to see the view being referenced in the Neighbourhood Plan is to stand at the edge of the turning circle and look through the hedge. The photo provided of View 16 (in the Important Views Background Paper), shows a shrub/ young tree in the foreground, partially obscuring the view. When the shrub/ young tree is in leaf, the view would be further obscured.

Views 2 and 16 are dependent on the field boundary being maintained at a low level.

It is also material that the emerging Wealden Local Plan is proposing a significant allocation across a large area to the south of Horam, which would fundamentally change Views 2 and 16. See proposed Policies Map extract below ('HOR6', shaded in salmon pink).



For all the above reasons, Views 2 and 16 should be deleted from the list of Important Local Views referenced in draft Policy HCD4 (Important Local Views).

Combined Policies Map (Figure 18)

The combined Policies Map is a little confusing, as some of the shading shown on the map is not then referenced in the Legend. We believe the issue is caused by the use of Magic Mapping's "OS Colour Mapping" base, which adds in areas of green indicatively. To ensure that only the intended designations are shown on the combined Policies Map, the "OS Black and White Mapping" should be used as the base map.

We would like to be kept informed of progress with the Neighbourhood Plan.

Kind regards.

Yours faithfully,



Ian Gillespie BSc (Hons) MRTPI
Director

t 01628 947637



Enc. Completed Consultation Response Form

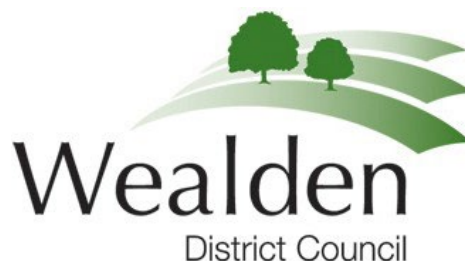
Completed Consultation Response Form

WEALDEN DISTRICT COUNCIL CONSULTATION

Horam Neighbourhood Plan Regulation 16 Consultation

Consultation Response Form

Consultation Period
11 December 2023 – 6 February 2024



Introduction

Wealden District Council is publishing the Horam Neighbourhood Plan for consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The purpose of this consultation response form is for you to make your comments on the draft Horam Neighbourhood Plan.

Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended), we are required to undertake a minimum six-week consultation on the Neighbourhood Plan. This will be the last opportunity to comment on the plan before it is submitted for independent examination. The consultation on the Horam Neighbourhood Plan is open between **9am on Monday 11 December 2023 and 5pm on Tuesday 6 February 2024.**

The documents submitted by Horam Parish Council include:

- Horam Neighbourhood Plan 2023-2040. Submission Version (September 2023).
- Horam Neighbourhood Plan 2023-2040. Basic Conditions Statement (Including Area Statement) (September 2023).
- Addendum to Basic Conditions Statement (November 2023)
- Habitats Regulations Assessment (HRA) Screening Report Horam Neighbourhood Plan (Pre-Regulation 14) (May 2023).
- Strategic Environmental Assessment (SEA) Screening Opinion Horam Neighbourhood Plan (Pre-Regulation 14) (May 2023).
- Horam Neighbourhood Plan 2023-2040. Consultation Statement Volume 1: Summary (September 2023).
- Horam Neighbourhood Plan 2023-2040. Consultation Statement Volume 2: Initial Consultation (September 2023).
- Horam Neighbourhood Plan 2023-2040. Consultation Statement Volume 3: Consultation on Objectives (September 2023).
- Horam Neighbourhood Plan 2023-2040. Consultation Statement Volume 4: Policy Ideas (September 2023).
- Horam Neighbourhood Plan 2023-2040. Consultation Statement Volume 5a: Regulation 14 (September 2023).
- Horam Neighbourhood Plan 2023-2040. Consultation Statement Volume 5b: Appendix to Regulation 14 Consultation Report (WDC Comments and Response) (September 2023).
- Horam Neighbourhood Plan. Addendum to Consultation Statement: Consultees (November 2023).
- Horam Neighbourhood Plan. Addendum to Consultation Statement: Volume 5a (November 2023).
- Horam Neighbourhood Plan 2023-2040. Equalities Impact Assessment (August 2023).
- Background Paper- Respecting and retaining the separate identities of settlements in Horam Parish (September 2023).
- Background Paper- Approach to identifying and protecting local heritage assets (September 2023).
- Background Paper- Landscape Character (September 2023).

- Background Paper- Important Views (September 2023).
- Background Paper- Water Management and Flood Risk (September 2023).
- Horam Parish Neighbourhood Plan Design Guidelines (September 2023).
- Horam Parish: Historic Overview, Character and Issues Statement (November 2021) v6.
- Horam Housing Needs Assessment (October 2022).
- Horam Neighbourhood Plan Housing Needs Assessment- Supplementary Note Regarding Housing Mix.
- Horam Neighbourhood Plan Local Green Space Assessment (September 2023).

Viewing the Neighbourhood Plan

The Neighbourhood Plan and the supporting documents are available to view on the following website;

<https://consult.wealden.gov.uk/kse>

Printed copies of the Neighbourhood Plan and the supporting documents can be viewed at the following locations:

- Horam Parish Council, The Horam Centre, 3 Bank Buildings, High Street, Horam, TN21 0EH. Office open Tuesday 9.30am-12.30pm, Wednesday 9.30am-12.30pm, Thursday 9.30am-12.30pm, Friday 10am-1pm.
(office closed from 20 December up to and including 1 January 2024)
- Wealden District Council, Council Offices, Vicarage Lane, Hailsham, BN27 2AX. Open Monday, Tuesday, Thursday, Friday 8.30am-5pm, Wednesday 9am -5pm.
(office closed from 25 December up to and including 1 January 2024).

How to Comment on the Neighbourhood Plan

- By post: print and complete this form and send it to Planning Policy, Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX
- By email: complete this form and send it to Nplans@wealden.gov.uk

You can make comments on any of the information submitted for the consultation. Please make it clear which document you are commenting upon alongside the paragraph/page number. Your comments should address whether the Neighbourhood Plan meets the basic conditions. These are outlined in the Regulation 16 Guidance Notes.

Queries

If you have any queries relating to the consultation or submitting your comments, please contact the Planning Policy Team on (01892 602008) or email Nplans@wealden.gov.uk. If you or somebody you know, would like this form in large print, braille, audio tape/CD or in another language, please let us know.

1. Personal Details

For your comments to be considered, you must at least provide your name and address (this can be an email address). Representations cannot be treated in confidence and copies of all representations, along with your name or organisation, will be made publicly available on the Council's website (in due course) and sent to the Examiner. However, the Council will not publish your personal contact information such as telephone numbers, email or private addresses. By submitting your views on the Horam Neighbourhood Plan, you confirm your consent to the above and that you accept full responsibility for your comments.

Personal Details	Answer
Title	Mr
First Name	Ian
Last Name	Gillespie
Job Title and Organisation (if relevant)	Director, Igloo Planning, representing Damian Blackden, Lavender Blackden and Guy Blackden
Address	
Postcode	
Contact telephone number	
Email address	
Interest in the area (for example are you a resident, business owner or do you work in the proposed neighbourhood area)	

2. Comments on the Neighbourhood Plan

Please use the space below to tell us your comments on the Neighbourhood Plan and / or supporting documents. It would be helpful if you can provide reasons and evidence for your comments. Please use additional sheets if necessary.

Please see attached covering letter.

3. Examination Participation (please tick if appropriate)

Tick

I would like to attend the examination in public, should it be deemed necessary by the appointed examiner.

4. Notification of Adoption (please tick if appropriate)

Tick

I would like to be notified of the local planning authority's decision on the adoption of the Horam Neighbourhood Plan (under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012(as amended))

Data Protection Statement

Wealden District Council is committed to ensuring that your privacy is protected and will only use and store your personal data in line with the UK General Data Protection Regulation 2018 and Data Protection Act 2018. We are required to collect and hold your personal information as part of the consultation process in formulating the Neighbourhood Plan. All comments will be publicly available and identifiable by name and (where applicable) organisation. We will not disclose your personal data to any third parties, unless we need to do so to provide a service to you or we are legally required to do so. We may share your personal data with other Council departments in order to provide the service you have requested.

Our Privacy Policy sets out how we collect, use and securely hold your data and can be viewed at: <https://www.wealden.gov.uk/transparency-spending-and-performance/data-protection/privacy-policy/> and our planning policy privacy notice at: <https://www.wealden.gov.uk/transparency-spending-and-performance/data-protection/privacy-policy/>

Signature		2nd February 2024 Date
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Please print name if submitting electronically