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12th June 2012

Head of Planning and Environmental Policy,
Wealden District Council,
Freepost SEA 10959,
Crowborough,
East Sussex,
TN6 1BR

Dear Sirs

WEALDEN DISTRICT (INCORPORATING PART OF THE SOUTH DOWNS NATIONAL PARK) CORE STRATEGY (CS) EXAMINATION – PROPOSED MODIFICATIONS

SUBMITTED ON BEHALF OF TAYLOR WIMPEY UK LTD.

We refer to the correspondence received from yourselves requesting any comments upon the proposed modifications to be submitted by 13th June 2012. As you will be aware our clients have a controlling interest in land located to the north of Dittons Road, Stone Cross that forms part of proposed Strategic Development Area 7. These representations are written in regard to the interests of our clients concerning the land to the north of Dittons Road, Stone Cross site only.

Proposed Modification MM1

Object for the reasons set out in our response to MM11 to MM14.

Proposed Modification MM4

For the reasons set out in our response to MM11 to MM14, we consider that the annual strategic housing requirement should be increased to that provided for in the South East Plan or above. We consider that this statement confirms the need for a strategic housing requirement figure at or above South East Plan levels so to meet demographic needs.

Proposed Modification MM5

Object for the reasons set out in our response to MM11 to MM14.

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Proposed Modification MM8

Object for the reasons set out in our response to MM11 to MM14.

Proposed Modification MM10

Object for the reasons set out in our response to MM11 to MM14.

Proposed Modifications MM11 to MM14

For the reasons set out in our previous examination statement concerning Matter 3: Housing (WCS1, WCS2, WCS3) we continue to object to the proposed strategic housing requirement as modified.

As set out in the South East Plan, the requirement figures to be met in the component parts of the District are not to be ring-fenced. Rather, flexibility in this document was applied in order to vary the housing provision between the two policy areas if this was demonstrated to be more appropriate locally (see Policy SCT5).

Against the legally correct figure contained within the South East Plan, the CS continues to fail to provide for anywhere near the level of housing required. As discussed in our response to Matter 3, the need for affordable housing would generate an even higher requirement. Accordingly the CS housing requirement remains unjustified and ineffective in meeting the Districts housing needs.

The assumption of non-delivery of the necessary waste water infrastructure is not justified and represents an inflexible and restrictive CS conflicting with national policy. On the basis of the above, Policy WCS1 should account for South East Plan growth and deliver necessary infrastructure through an Infrastructure Delivery Plan and CIL charging schedule. We acknowledge the intention to secure an early review of the strategy by 2015. However we consider that the failure of the Council's evidence base to provide a specific strategy to account for waste water infrastructure constraints and the CS remains unjustified and inflexible. This constraint has been known to the council for a long time. Accordingly, the intention to provide for housing below South East Plan levels cannot be declared justified without the planned future reviews having taken place.

We consider that the CS should be predicated on a housing requirement compliant with the South East Plan and if deemed necessary by the Inspector set for early review. This would provide a justified strategy based upon the findings of the South East Plan Examination in Public and its sound evidence base.

In addition to the proposed modifications proposed by the Inspector we comment on the Councils proposed modifications as follows:

Finally as set out in our examination statement concerning Matter 8: Polegate / Willingdon and Stone Cross Area Strategy (WCS2, WCS3, WCS4), we can reconfirm that we consider there to be no overriding constraints to SD7 delivering housing within 5 years.

We trust the above comments are of assistance in assessing the soundness of the Core Strategy.

Yours faithfully

Jeremy C. Woolf MA DipTP MRTPI

Enc.

Wealden District ~~Council's~~ (Incorporating part of the South Downs National Park)~~submitted~~

Wealden District Council

Working in Partnership

South Downs National Park Authority

This response relates to the pproposed ~~Inspectors~~ mmodification	
MM MM1, MM4, MM5, MM8, MM10, MM11, MM12, MM13, MM14	**WS**
(Please add numeric reference e.g. MM22 or Wealden District Council/ South Downs National Park Authority modification WS e.g. WS 23)	

Declaration:	I consider the proposed modification will assist the submitted Core Strategy to be found sound ☐ /unsound ☒ (*place a cross in the box to show which option you have chosen) for the following reasons:

Reasons Given:	See supporting statement

If this is a new matter that you have raised please complete the following

I wish ☒ / do not wish ☐ (*place a cross in the box to show which option you have chosen) for this matter to be heard in front of the Inspector

Signed:	

Name and Address:	Jeremy Woolf Woolf Bond Planning

E-Mail Address:	
If on behalf of a company, please state:	TAYLOR WIMPEY UK LTD.
Date:	12/6/12

Please place a cross in the box to show which option you have chosen	
I would wish to be notified of the publication of the recommendations of any person appointed to carry out an independent examination of the Core Strategy	Yes ☒ No ☐
I would wish to be notified of the adoption of the Core Strategy	Yes ☒ No ☐

Note: If completing this in hardcopy form, please use additional sheets if necessary.

Please return this form by **5pm on Wednesday 23rd May 2012**:

By post to: Head of Planning and Environmental Policy, Wealden District Council, Freepost SEA 10959, Crowborough, East Sussex, TN6 1BR

By email to: ldf@wealden.gov.uk

Data Protection Act 1998 and Freedom of Information Act 2000
Representations cannot be treated in confidence. Regulation 30 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended, requires copies of all representations to be made publicly available. The Council will also provide names and associated representations on its website but will not publish personal information such as telephone numbers, e-mails or private addresses. By submitting a representation on the Proposed Modifications you confirm that you agree to this and accept responsibility for your comments.

Please telephone 01892 602007 or e-mail ldf@wealden.gov.uk if you require assistance in submitting your representation or if further information is required. If you, or somebody you know, would like the information (guidance notes, forms etc) in large print, braille, audio tape/CD or in another language please let us know.