Wealden District (Incorporating part of the South Downs National Park) Representation on the Proposed Modifications to the Core Strategy

Wealden District Council

Working in Partnership

South Downs National Park Authority

This response relates to the proposed modification	
MM 1	**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:	It is considered that the reduction in housing provision on the basis of awaiting the outcome of the Hailsham waste water treatment works study (Southern Water) is unsound. Whilst this is a current constraint it is likely to be overcome through measures identified within the Study. This will reveal the potential increased capacity within the environmental constraint of the Pevensey Levels RAMSAR site and should more properly be regarded as a phasing matter. The National Planning Policy Framework (NPPF) at paragraph 157 seeks positive plan making for the development and infrastructure required. There being no other identified reason (as confirmed by the Inspector) for accepting a reduction in housing provision to the extent proposed, it is considered that the NPPF is unambiguous in the Government's desire to plan positively i.e. proper provision must now be made for the level of housing needed within the Plan Period and the provision for the supporting infrastructure anticipated. So far as the WE Vine Trust is aware, there is no suggestion that a satisfactory (both technically or environmentally) sollution to the capacity of the waste water treatment works' capacity cannot be found. Similarly there is no suggestion that such a sollution would be unaffordable or of such capital cost that it could not be financed. This is a timing issue and not a reason to plan by half measure. That was the view taken by the South East Plan's examination Panel who did not regard the matter as any reason to avoid planning ahead. This matter should therefore be reconsidered in the light of the positive planning requirement of the NPPF. Southern Water should be requested to respond positively to the need to support the level of housing originally anticipated by the South East Plan and provision made for such works within its programmes and finacial forecasting. This in turn should assist in informing other infrastructure considerations and funding issues which must all be adressed within the infrastructure delivery plan and ultimately the Community Infrastructure Levy or CIL. There is an urgent need to get on with this given the deadline of April 2014 together with the co ordination and identification of financial challenges for the provision of infrastructure, taken far more objectively and robustly than has been the case to-date. The Trust sees there being a potentially significant problem if the CIL charging schedule is put into place but which has to be immediately reviewed (with the associated costs and delays) part way through the Plan Period following any outcome from an early review of the Core Strategy/Local Plan. This will be uneccsarily complicated and better tackled now with a robust and positive response to the WWTWs issue. The annual completion rate should accodingly be restored to the South East Plan's level of annual completions subject to a phasing policy which enables the rate of development to be co ordinated with the delivery of increased capacity within the Hailsham WWTWs. If this requires a reopened Public Examination in order to fully test the phasing policy, and/ or the use alternative forms of solution i.e. package treatment plants, then this would be far preferable to the continuing uncertainties likely to arise from any "early review" of a partially developed plan. The Trust takes the view that such a mechanism is counter productive, will delay investment decisions which need to be taken now and will have a fundamental bearing upon the efficacy of any CIL considerations anticipated by

	the District Council. There is also the matter of the potential cost of any early review of the plan to both the public purse and those private individuals, commercial interests and other stakeholders. The Trust takes the view that the repeated total cost of such an early review within such a short time-scale is financially irresponsible under the current economic conditions being experienced by all sectors inevtiably drawn into this process. In the circumstances it is considered that this is a matter of fundamental principle. The Core Strategy was found to be inadequate in terms of the level of housing provision proposed. This was identified as a significant shortfall unlikely to meet the tests of general conformity. An early review is not the answer for the reasons set out above. The level of housing proposed (completion rate) anticipated by the South East Plan for that part of the District within the Sussex Coast Sub Region should be restored and a phasing policy introduced.

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

Wealden District (Incorporating part of the South Downs National Park) Representation on the Proposed Modifications to the Core Strategy

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South Downs National Park Authority

This response relates to the proposed modification	
MM 5	**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:	The level of housing provision should be restored to that anticipated by the South East Plan together with a phasing policy. The proposed level of housing provision within the Modifications is inadequate and contrary to paragraph 157 of the National Planning Policy framework (NPPF). See representations on MM1.

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:	Robert Gillespie BA (Hons) MRTPI
Name and Address:	Impact Planning Services Ltd

Wealden District (Incorporating part of the South Downs National Park) Representation on the Proposed Modifications to the Core Strategy

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South Downs National Park Authority

This response relates to the proposed modification	
MM 8	**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 representation on MM1. The Trust considers that the proposed modifications are not in accordance with the National Planning Policy Framework which seeks positive plan-making. The level of housing provision falls well below the demographic need and is being artificially contrained by reconcileable infrastructure issues i.e. Hailsham WWTWs. The Trust considers that the level of housing provision (completion rates) anticipated by the South east Plan should be restored together with a phasing policy to anticipate the release of infrastructure capacity within the Plan Period. The Plan should only be reviewed in the event that the capacity of the WWTWs cannot be enhanced within the Plan Period. Until then a phasing policy should be applied.

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:	Robert Gillespie BA (Hons) MRTPI

Wealden District (Incorporating part of the South Downs National Park) Representation on the Proposed Modifications to the Core Strategy

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South Downs National Park Authority

This response relates to the proposed modification	
MM 10	**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 representations on MM1 The Trust regards the Modifications as contrary to the positive planning requirements of the National Planning Policy Framework.

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:	Robert Gillespie BA (Hons) MRTPI
Name and Address:	Impact Planning Services Ltd

Wealden District (Incorporating part of the South Downs National Park) Representation on the Proposed Modifications to the Core Strategy

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South Downs National Park Authority

This response relates to the proposed modification	
MM 12	**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:	For the reasons expressed with other representations submitted on behalf of the Trust it is considered that the quantum of residential development provided for is inadequate. The approach being adopted towards the provision of residential development does not accord with the National Planning Policy Framework in that identifed underprovision for housing will result. The "early review" in order to address infastructure constraints is regarded as impractical, costly and will inevitably lead to delays and, importantly potential complications in the formulation and application of any Community Infrastructure Levy (CIL) standard charges. It is suggested that the relationship between housing numbers and infrastructure provision is so critical that the decision to allocate the full quota of residential development (as demographically proven) should be taken now in order to achieve a comprehensive understanding of costs, timing, implementational and delivery mechanism which can be matched with the District Council's emerging CIL for the entirety of the Plan Period to 2027. The Southern Water Company's Hailsham WWTWs study should be applied to inform that process however the lead should be taken by the plan-led system This accords with the view of the South East Plan panel who regarded the WWTWs issue as a timing constraint only. Phasing is regarded as the response. A review of the Core Strategy / Local Plan should only occur if the study reveals an inability to deliver any additional capacity within the Plan Period. In the mean time Southern Water's study should be used to inform the infrastructure delivery plan and emerging CIL.

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This response relates to the proposed modification	
MM 14	**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:	Whilst the intention of the early review was considered a potentially helpful mechanism through which to revisit the infrastructure constraint (Hailsham WWTWs) it is now considered contrary to the spirit of the National Planning Policy Framework ot NPPF. Paragraph 157 directs LPAs to "plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework". Amongst those matters of relevance to these considerations is NPPF paragragraph 47. This directs (amongst other matters) LPAs to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing ....." Emphasis is placed on ensuring that the full housing needs are met. This must therefore mean that the Inspector's confirmation that the District Council could not justify the significant extent of housing under provision in terms of demographic or other housing analysis evidence, now places the imperative on providing for the full extent of residential development and to ensure that the supporting infrastructure is brought forward on a planned basis. The "early review" in the light of this clear imperative is, the Trust submits, at odds with the imperative i.e. the established level of housing provision needed within the Plan Period is being surpressed by (in the case of that part of the District within the Sussex Coast sub region) by an infrastructure issue. That issue was fully considered by the South East Plan's examination Panel (paragraph 17.36) who regarded it as a timing issue capable of being overcome within the period to 2026. A phasing policy should be applied.This was based upon the advice from the EA and Southern Water that both were optomistic that a solution can be achieved. Nothing, so far as the Trust is aware has changed in this respect notwithstanding the debate at the Core Strategy EIP. The NPPF therefore directs that a positive approach to plan making be adopted by LPAs.That must mean that in this case the full quota of residential development established as required for the period to 2027 (and not challenged on the basis of demographic or any other empirical evidence of market demand and housing need) must be planned for with the Hailsham WWTWs capacity issue being addresed through a phasing mechanism. Furthermore, and as alluded to in other representations submitted on behalf of the Trust, it is critically important that a comprehensive infrastructure delivery plan to cover the Plan Period is consistent with both the full quota of residential development provision, cognisant of any phasing constraints and at one with the emerging CIL. The latter must be in place by April 2014. An "early review" in 2015 or earlier, will inevitably delay and complicate matters particularly in relation to infrastructure provision and CIL. This will almost certainly lead to duplication of research work, protracted delays, additional costs and unpredictable outcomes.

	The NPPF applied in these circumstances clearly envisages that positive plan making must be actioned to ensure that the local plan (Core Strategy) is effective and ensures that the full extent of housing provision is met within the Plan Period and the infrastructure planned for and delivered to support it. The early review approach is, in effect, endorsing the opposite i.e. don't plan for the full housing needs of the community before the infrastructure to support it is assured. The housing needs of the community should "drive" the delivery of infrastructure. The Southern Water studies have been long awaited. It seems perverse that as long ago as 2006/7 the South East Plan Panel was advised these studies were taking place. Some 5 years later those same studies are delaying the critically important infrastructure decisions which need to be made to support the established level of housing provision needed within the District for the period to 2027. This is unacceptable and clearly contrary to the NPPF. If this matter cannot be reconciled within a relatively short time period and a phasing policy introduced, it is recommended that the Examination in Public be reopened to address the need for an early review in the light of the NPPF and, in particular the ramifications for comprehensive infrastructure delivery and the emerging CIL.

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This response relates to the proposed modification	
MM 18	**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:	For the reasons addressed in other representations submitted on behalf of the Trust, it is considered that the level of housing provision is inadequate and contrary to the National Planning Policy Framework.

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:	Robert Gillespie BA (Hons) MRTPI
Name and Address:	Impact Planning Services Ltd

E-Mail Address:	
If on behalf of a company, please state:	W E Vine Trust
Date:	12/06/2012

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 13th June 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.