HIGHWAYS AGENCY (A)

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	WS Reference WS5, WS8 and WS9 Reference WS10 Reference WS28
(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:	Reference WS5, WS8 and WS9 The above modifications relate to wording changes within the proposed housing trajectory section of the Core Strategy. Throughout the Core Strategy consultation and examination process the HA's primary concern has been the deliverability of SRN infrastructure improvements and linking them to the proposed development to ensure that sites do not come forward before the critical infrastructure is in place. The proposed modifications attempt to address this concern. WS5 provides the Core Strategy with additional text outlining that the "delivery of housing will be subject to the delivery of infrastructure". WS8 provides more detail with additional text stating that "development in Hailsham, Hellingly, Stone Cross, Polegate and Willingdon area will be subject to the delivery of transport mitigation measures required to resolve capacity issues and safety constraints at the appropriate time". WS9 modifies the text relating to development phasing adding that housing in Stone Cross and Polegate will be contingent upon transport infrastructure requirements and interventions in south Wealden. The modifications provide a clear link between housing and the delivery of infrastructure. The ongoing work between Wealden, East Sussex and the HA should confirm the nature of the SRN improvements and when they will be required by which will provide a greater degree of certainty around their deliverability. The proposed modifications to the Core Strategy significantly improve the soundness of the document from the point of view of the SRN. However, until such time that the current ongoing work has been completed and the improvements are agreed by the HA it will not be possible to comment definitively on whether the Plan is sound. A costing exercise will also need to be undertaken to determine if the funding collected is sufficient to deliver improvements but this will need to occur once detailed designs have been produced. Reference WS10 Modification WS10 relates to changes to monitoring and the release of housing land. Text is added directly to the policy stating that "monitoring will allow effective cohesion between housing delivery and the provision of infrastructure". The monitoring of housing completions will need to be coupled with the data relating to infrastructure phasing which should be determined from the ongoing work between Wealden, East Sussex and the HA in order to allow the SRN infrastructure to be delivered at the correct time in the plan period. Reference WS28 WS28 relates to additions to the infrastructure policy of the Core Strategy. LDF development particularly in Polegate, Willingdon and Stone Cross is reliant on the timely delivery of SRN infrastructure improvements.

	As noted above, the HA had concerns regarding the deliverability of the SRN improvements and work is currently ongoing to resolve the outstanding issues. The additional text provided within WS28 recognises the existing infrastructure deficiencies and outlines the partnership approach to meet the shortfall: "We will work in partnership with all infrastructure providers in order to support their work in determining the most appropriate approach to deal with infrastructure deficiencies and the necessary delivery mechanisms. This includes the infrastructure issues of water supply, sewerage infrastructure, transport, education provision, healthcare and other community facilities". With respect to the SRN improvements, the measures were identified by the Core Strategy transport evidence base and continue to be refined. The additional text provided by WS28 emphasises that the delivery of infrastructure is a collaborative process between Wealden District and the infrastructure provider. This is welcomed and is particularly important from the point of view of the HA as improvements are being designed and funded by Wealden / developers. The proposed modifications to the Core Strategy significantly improve the soundness of the document from the point of view of the SRN. However, until such time that the current ongoing work has been completed and the improvements are agreed by the HA it will not be possible to comment definitively on whether the Plan is sound. A costing exercise will also need to be undertaken to determine if the funding collected is sufficient to deliver improvements but this will need to occur once detailed designs have been produced.

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:	John Henderson

E-Mail Address:	
If on behalf of a company, please state:	Highways Agency
Date:	31 May 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 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.