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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 Ref: WS4 Page: 29 Policy: WCS4
(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 unsound (*delete as applicable) for the following reasons:
Reasons Given:	*SD12: Land adjacent to Tunbridge Wells, in the Parish of Frant - provision of around 120 Dwellings* The provision of 120 dwellings is too low for this site. This number of dwellings is carried forward from the 2010 SHLAA report. In 2011 3.7 hectares of land , previously nor submitted, was included in this new SHLAA process. As this "new" land significantly increases the developable area of this site, carrying forward the "old" target figure for dwellings would create an inefficient under development .

WEALDEN DISTRICT COUNCIL
4665
08 JUN 2012
ACTION BY DP GA
PLANNING AND BUILDING CONTROL

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 Ref: WS8 Page : 31 Figure: 5
(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 unsound (*delete as applicable) for the following reasons:
Reasons Given:	*Development at the Tunbridge Wells urban extension (within Frant Parish) will be subject to there being enough capacity within the relevant Waste Water Treatment Works in combination with development arising from the Tunbridge Wells Local Development Framework.* The inclusion of this wording may be interpreted to reinforce the view that there is currently insufficient water treatment capacity in this area. This is currently unproven, and will ultimately be a matter of empirical fact. Combining this development with other development arising from the Tunbridge Wells Local Development Framework, may unwittingly give TWBC a "backdoor" route to control the future development of this site. As any future planning application will have to prove sufficient waste water treatment capacity in the locality in order to be successful, it is totally unnecessary to link this issue to the Tunbridge Wells L.D.F.

WEALDEN DISTRICT COUNCIL
08 JUN 2012
ACTION BY
PLANNING AND BUILDING CONTROL

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 Ref: WS9 Page : 32 Policy: 5.16**
(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 unsound (*delete as applicable) for the following reasons:
Reasons Given:	*Development on land within Frant Parish adjacent to the boundary with Tunbridge Wells (SD12) will be phased to commence from 2026. This will enable require resolution of infrastructure capacity issues, in particular waste water treatment capacity at Tunbridge Wells, prior to development taking place.* WEALDEN DISTRICT COUNCIL 08 JUN 2012 ACTION BY PLANNING The phasing commencement date of 2026 is totally unnecessary. The Inclusion of this wording presupposes that infrastructure capacity issues (In particular waste water treatment capacity) have been proven to exist. Simply, they haven't. For any future planning application to be granted , all infrastructure issues will have to be resolved as a matter of empirical fact. *During the planning process.* In the current economic climate, one of this sites key strengths is it's commercial deliverability. The above inclusion may unnecessarily delay the delivery of housing ,and will seek to include issues in the SHLAA which should actually be addressed in the planning process. It should not be included.

If this is a new matter that you have raised please complete the following I do not wish (*delete as applicable) for this matter to be heard in front of the Inspector

Signed:	

Name and Address:	Guy Lambert
E-Mail Address:	
If on behalf of a company, please state:	N/A
Date: 6th June '12	

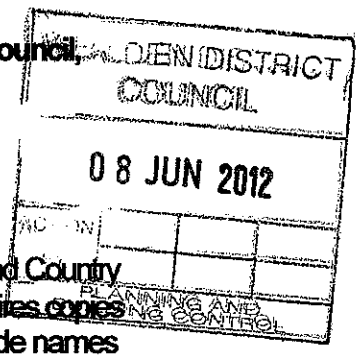
Please delete as appropriate	
I would wish to be notified of the publication of the recommendations of any person appointed to carry out an independent examination of the Core Strategy	Yes
I would wish to be notified of the adoption of the Core Strategy	Yes

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.