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

Working in Partnership

This response relates to the p~~p~~roposed ~~Inspectors m~~modification	
MM 1 **MM 3** **MM7**	**WS 2** **WS 4** **WS22** **WS44**
(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 following representations have been made on behalf of Chris Lees in conjunction with the landowner of 'The Oaks', Stone Cross, in respect of Wealden District Council's Core Strategy Development Plan Document (DPD). This written representation has been produced in order to consider the proposed modifications to the Core Strategy Development Plan Document put forward by the Planning Inspector. Previous representations have been made in respect of the site ('The Oaks') (SD6) in line with the plan making criteria as set out within the recently adopted National Planning Policy Framework. However, since those initial representations were made the Core Strategy has gone through its public hearing examination, and it must be noted that throughout this process we have been in full support of Wealden Borough Council in its conclusions of both the Core Strategy and the Strategic Sites DPD. We want to once again reiterate our support to the modifications proposed by the Inspector which will be drawn upon in further detail below. The document therefore represents a firm foundation to begin to consider detailed proposals for favoured sites for housing development – in line with the SHLAA and Strategic Sites DPD. It should be acknowledged that certain sites, such as those located within strategic area SD6, have been considered more preferable for development than other identified sites, based on site circumstances and constraints, this has been examined by the Inspector who has also accepted that SD6 is an acceptable strategic location for development. For completeness we are offering the following comments persuant to the paragraphs put forward by the Planning Inspector for modification: We note at reference WS2 that the Inspector has removed the paragraphs reference to the "phased" delivery of dwellings per annum and support this modification. Policy WCS4 examines the strategic development areas which are considered critical to the delivery of the overall strategy. Specifically the Inspectors modifications proposed at reference WS4 that relate to strategic development area SD6 for 'Land at East and South East of Stone Cross' which seeks the provision for around 220 dwellings with flexibility between SD6 and SD7. References WS20 and WS44 propose that SD6 & SD7 are no longer required to be phased from around 2015 to 2027, we wholeheartedly support this modification. As we have advocated, a certain degree of housing must come forward in a shorter time frame to meet immediate and short term needs. This should ome forward on those sites identified as most suitable such as SD6. With regard to main modifications, the Inspectors modifications at references MM1, MM3 and MM7 proposes that the delivery of homes should now run up until 2027 instead of the previously proposed 2030. Reference MM1 also specifically seeks for the delivery of 450 dwellings per annum rather than the proposed 400 dwellings per annum. Once again we support the proposed modifications put forward byt the Inspector. The approach taken by both the Council and the Planning Inspector has been fully researched and consulted upon. Indeed this has identified that the strategic development sites (specifically SD6) are suitable, viable and available

	and importantly are entirely appropriate for delivering the required housing supply over the plan period. The distribution of housing between different types of settlement has, we believe, been fully justified. Overall, we fully support the evidence based approach taken by Wealden District Council and the Planning Inspector in respect of the Core Strategy – i.e. the Strategic Housing Land Availability Assessment (SHLAA) and the emerging Site Specific Development Plan Document (DPD). We also fully support the Council's conclusion that Stone Cross is an important strategic settlement to accommodate new housing development within the district. Moreoever it is noted that the Planning Inspector also agrees that the identified area SD6 is capable of delivering the housing as identified within the SHLAA. Once again it is important to note that SD6 forms a natural extension to the urban boundary to the east of Stonecross and would not raise strategic infrastructure issues. As such, a planning application coming forward for SD6 should not be delayed on this basis. In terms of the Council's approach to identifying suitable and flexible sites to accommodate future housing growth, we support the Councils evidence base which identifies a wide range of sites. However, we consider urban extension SD6 the most logical area for development, given its relationship with the current urban form and the positives associated with its development, lack of constraints and overall deliverability.

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:	Tom Woolner (Agent)

Name and Address:	Planning Potential
E-Mail Address:	

If on behalf of a company, please state:	Yes on behalf of Chris Lees with respect to the land at “The Oaks”, Rattle Road, Stone Cross.
Date:	30/05/12

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.