Appendix to Proof of Evidence of Stacey Robins

Comments on Housing Land Supply and Affordable Housing

Introduction and Summary

1. I have reviewed the Proof of Evidence submitted by Dominic Veasey (**CD1/29**). Mr. Veasey and I also worked on the Housing Land Supply SoCG (**CD1/11**) which is relevant to this issue.

2. There is no dispute that, under the standard method set out in the NPPF, the Council cannot demonstrate a five-year housing land supply (as agreed in the Housing Land Supply SoCG **CD1/11**). There has been no five-year supply for some time now and I fully accept there is a clear need for housing within the housing market area, including a need for affordable housing together with custom and self-build housing. The Council is short on all and I accept that as a matter of fact in this Proof.

3. It is correct there is disagreement on the extent of shortfall but it is claimed there is further disagreement over the weight to be attached to the shortfall of affordable housing delivery (paragraph 2.3 of **CD1/31**). I accept in my Proof, which Mr. Veasey will not have seen when making his claim, that the weight to be afforded to delivery of affordable housing is "very significant". Mr. Veasey says " significant". I do not think there is much between us on this and it need not take up much Inquiry time.

4. Arising from the work I have done since seeing Mr. Veasey's Proof (and appendices), it is my view the supply is 3.8 years, down from 3.92 as set out in the Council's Five Year Housing Land Supply Position Statement (December 2022).

Initial Observations

5. I would like to comment on the amount for affordable housing delivered Vs policy requirement (see paragraph 4.7 of **CD1/31**). Although the adopted affordable housing policy (AFH1 in **CD6/7**) seeks 35% affordable housing and the Council's monitoring data shows a track record of achieving 26% affordable housing from total net housing delivery, the issue here is that very many of the larger (major) sites are phased. It is also the case that 941 dwellings will be delivered within the 2022/23 to 2026/27 period from 519 small sites with planning permission. This represents 17% of the total housing supply over the 5YHLS period. The 941 figure is disputed by Mr.. Veasey, he prefers a reduction by 10% to 847 due to a 'lapse rate'. I comment below why this is not justified in Wealden.

However, none of these small sites are major schemes and as such are below the trigger for delivery of affordable housing. Affordable housing is generally secured across all phases of development and as such, the overall delivery of affordable homes will be greater once sites are complete and built out. There are very few major residential sites that have been supported with less than 35% affordable housing. However, I do accept that the overall delivery issue is a problem for the Council, as reflected in the last two rounds of Housing Delivery Test (see **CD7/1**).

6. I should point out that the Council has calculated it has extant permission (or a resolution to grant planning permission) for 7,697 (net) dwellings as of 1st April 2022, but can only demonstrate delivery of 5,693 (net) dwellings over the next five year period between 2022/23 and 2026/27. This is set out in Table 4 of **CD7/2**. It stresses the importance of both delivery rates and lead-in times for housing development and the requirement to have a rolling supply of new homes on a yearly basis. That aside, I note there has been no challenge to that total bank of consents anywhere in either the Land Supply SoCG (**CD1/11**) or Mr. Veasey's Proof (**CD1/29**).

7. At paragraph 4.4 of Mr. Veasy's' Proof (**CD1/29**) he provides commentary on some recent appeal decisions and specifically in regard to our supply position (of 3.92 years). These are Land North of Jubilee Drive and Highgrove Crescent, Polegate appeal (APP/C1435/W/22/3310445 Appendix DV5 of **CD1/30**) and Land at Old Nursery House, The Street, Framfield (Appendix DV1 of **CD1/30**).

8. **CD1/29** refers to 3.66 years and in **CD1/30** the Inspector comments about "leaning towards" a figure of 2.78 years supply, rather than the 3.66 years claimed by the Council. However, it is material that both those appeals were uncontested and the evidence presented by the Appellant was unchallenged. I can explain why this was the case if it is helpful to do so. It is also relevant that the only submission from the Council placed before each Inspector were from committee reports where the text in the report on land supply was out of date. They had not been adjusted to reflect the Authority Monitoring Report (AMR.) and at 3.92 and referred to 3.66 which was the data for 1 April 2021 that was previously reported in the 2022 AMR. (see paragraph 2.39 of **CD7/2)**. As the appeals were unchallenged, there was limited scope to correct this.

Disputed Matters

9. There is disagreement on the deliverability of a number of sites in the five-year period. The Appellants are of the view that the Council's five-year housing land supply is 3.29 years, but I do not agree.

10. The Council is content for the decision to be taken on the basis of a range of housing land supply between the figure of 3.29 (as argued by the Appellant) and 3.8 as set out in this Proof. The parties are not far apart and the parties agree that significant weight should be given to the delivery of housing in light of the shortfall. However, in light of the fact that the Appellant has presented evidence on this issue, this addendum summarises the Councils' response.

11. In conducting the exercise which I set out below I have applied the definition of 'deliverable' as set out in the glossary to the NPPF. This states:

> 'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
>
> a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
>
> b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

Delivery Rates

12. Mr. Veasey rejects the delivery rates for four of the largest sites that have been built out in Wealden in recent years (**CD7/2** Table 3 page 14) and instead asks the Inspector to accept Lichfields Start to Finish Rates of Larger Sites. I consider that District specific data is preferable to national trend information.

13. The difference is at Table DV4.2: Housing Delivery Rates of Mr. Veasey's Proof **CD1/19** and affects 21 dwellings per annum on all sites over 200 units. I think it is entirely reasonable to look at District specific trend data and lean on that rather than data that is generalised. The trend data comes from our records on completions which clearly indicate housebuilders build quicker in Sussex than they do nationally (see page 13-16 of the 2022 AMR. (**CD7/2**)).

14. There is support for this in the various comments drawn from exchanges with major housebuilders on the disputed 7 major sites (see below and associated attachments).

Small Sites and Lapse Rates

15. The definition of what constitutes a 'deliverable' site is set out in the glossary in Annex 2 of the NPPF. Mr. Veasey sets this out this at paragraph 49 and I will not repeat it. However, it is very clear that the definition tells us that small sites (that are not major) and which have planning permission *should be considered deliverable until permission expires*. The exception is where there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). There is no requirement for a lapse rate in the definition.

16. Mr. Veasey expresses doubt about the data as it does not include any lapse rate. He refers to supply data on equivalent monitoring reports in adjacent Councils, where such a discount is applied. However, this requires closer inspection. Using the quoted Mid Sussex example, their latest AMR. concedes that only 60% of their small sites are implemented. As they have clear evidence of under delivery, they apply a discount. For us, there is no evidence of under delivery of the small sites schedule and no clear evidence to warrant a lapse rate. If helpful, I can talk to the relevant sites the Council has listed in its AMR. (**CD1/11**) at that Appendix 1 at page 19 and 20 of that document during the roundtable session. Very many have now started and others have progressed since April 2022. In detail this looks like this, with colour coding for activity:

Site Address	Comment
60A Battle Road and Land to Rear, Hailsham	Not yet begun
Abbey House and Garsmere, Framfield Road, Buxted	Commenced and on site at April 2023, unknown if completed.
Balaclava Inn, Cousley Wood Road, Wadhurst	Commenced May 2022 Completed in Quarter 2 of the 2023/24 period.
Barns at Cider House Farm, Lewes Road, Blackboys	Not yet begun but planning conditions and Building Regulations submission
Beach Tavern, Sea Road, Pevensey Bay	Not yet begun
Bishops Services Ltd, Hurtis Hill, Crowborough	Commenced and on site as at March 2023, unknown if completed.
Brolier House Paddock, Ingrams Farm, Bexhill Road	Commenced, currently on site
Cadence, Battle Road, Punnetts Town	Commenced and on site at March 2023, unknown if completed.
Cherry Tree Nursery, Tubwell Lane, Crowborough	Not yet begun
Cider House Farm, Lewes Road, Blackboys	Commenced with 3 dwellings left.
Fairfield House, Deanland Road, Golden Cross	Not yet begun

Former Golden Cross Inn Car Park, Chiddingly	Commenced July 2023, not yet complete.
Heatherlea, Newick Lane, Heathfield	Development complete
Horam Park Golf Course, Chiddingly Road, Horam	Not yet begun
Horselunges, Mill Lane, Hellingly	Development complete
Kensington D A Ltd, Tilsmore Road, Heathfield	Not yet begun
Land adjacent Craigmore Hall, Crowborough Hill, Crowborough	Development complete
Land adjacent Reef Way, Hailsham	Development begun, not yet complete
Land adjacent Shermans Oak, Coldharbour Road, Upper Dicker	Development commenced, not yet complete
Land adjacent to Recreation Ground, Blackboys	Conditions discharged, NMA approved. Not yet begun but imminent.
Land at 40 Brooklands Avenue, Crowborough	Not yet begun
Land at Camberlot Stables, Camberlot Road, Upper Dicker	Commenced March 2023 and currently on site
Land at Park Road, Swingate Cross, Hellingly	Development Complete.
Land at Station Road, Hellingly	Development Complete.
Land East of Nightingales, Crowborough	Development Complete
Land Rear of St Peter's R.C Church, St Peter's Mead, Rotherfield	Conditions discharged and NMA approved. Development not yet begun but imminent.
Land South of Gardner Street (A271) (Phase 1), Windmill Hill	Commenced May 2023, currently on site
Land South of Gardner Street (A271) (Phase 2), Windmill Hill	Commenced May 2023, currently on site
Land East of Robin Post Lane, Hailsham	Not yet begun, conditions discharged and Reserved Matters approved.
Land South of the Kings Head, Lower Horsebridge	Development Complete
Mill House Farm, Maresfield	Commenced January 2023.
Mill View, Gun Road, Blackboys	Development Complete
Old Hartfield, Lewes Road, Halland	Development Complete
Royal Mires Garden Centre, Lye Green, Crowborough	Not yet begun
The Horseshoe Inn, Windmill Hill	Development Complete.
The Woolpack Inn, West End, Herstmonceux	Development Complete.
Upper Horselunges, Park Road, Hellingly	Not yet begun.
White Gates, Regency Close, Uckfield	Reserved Matters currently; lodged and under consideration. Condition discharge on outline application.
Willetts Farm, Muddles Green, Chiddingly	Conditions discharged, not yet begun but imminent.

17. At paragraph 4.24 of his Proof (**CD1/19**) Mr. Veasey argues that a 10% lapse rate be applied to the supply from small sites with permission. As outlined, there is no evidence to justify this and it does not in any event accord with the definition on the NPPF. As a

consequence, I do not agree that the Council's position of 941 dwellings should be reduced by 94 dwelling to 847 dwellings.

Major Sites with Detailed Permission

Brodricklands & Hamlands Farm, Wilmington

18. Mr. Veasey suggests the delivery rates on this site of this should be caped at 54 dwellings per year, leading to 270 dwellings. The site is owned and being built out by Barratt David Wilson. It has a full development consent. At Attachment 1 to this Appendix , I include emails with the Planning Manager and Head of Planning Southern Counties at Barratt. Note Barratt data is compiled April – March. From April 2023 onwards, they have 238 units to complete here. The delivery rates they have supplied are:

    22/23: 51
    23/24: 86
    24/25: 56
    25/26: 45

    all with completion in July 2025

19. Note that Barratt say *"We will build both developments; Willingdon and Hailsham, out of both of our brands (Barratt and David Wilson) and will have two site teams and are therefore able to build at a faster rate than we would be able to from a sole developer or site team".*

20. Arising from this the evidence is clear - all 286 units the Council has set out will happen in the relevant supply period will occur and the developer on site agrees with that too.

Cuckoo Fields and Ersham Park, South of Hailsham

21. Mr. Veasey suggests this site should also be capped at 54 dwellings per annum, creating a supply of 192, as no delivery is shown for 22/23. Our AMR. projects 255 dwellings in the five year period, with no units in 22/23 either.

22. This site – Phases 1 and 2 – is also owned and being built by Barratt David Wilson. The attachment from them showing rates of delivery in these Phases 1 and 2 as follows:

    22/23: 23
    23/24: 38
    24/25: 92
    25/26: 87

23. Note that 23 dwellings were delivered in 22/23 (see email exchange between myself and the Planning Manager at Barratts at Attachment 1 to this Appendix).

24. Phase 3 of this site has outline permission and has been bought by Crest. The Council has a Reserved Matters application lodged to the Council and that is progressing to Committee decision in November or December 2023. Mr. Mellor at Stantec is also agent in that case (acting for Crest) and so will be able to give a view to the Inquiry. However, there is no evidence I have seen that suggests this Phase 3 should be omitted from the five year supply. Not least as the main infrastructure works (off site highway improvements, including a new mini roundabout and junction upgrade in the Town Centre) are being delivered by Barratts on Phase 1 and 2.

Land West of Park Road, Hailsham

25. There is a query about 7 units on this Bovis site. To be clear, the development is complete but the doubt is when the units were completed (within or before the relevant reporting period).

26. We have reviewed the 5YHLS for the 2020/21 period and this showed 44 units left at the site. A further 37 were completed in the 2021/22 period, leaving 7 remaining for the latest 2022/23 period. These have completed within the 2022/23 period. Those 7 were not completed in 2021/22 period as stated by Mr. Veasey. Therefore, it is incorrect to state that these should be deleted.

Land West of Uckfield

27. As at April 2022, 133 units were completed by Taylor Wimpey. That has increased to 171 as at August 2023, with 18 units completed so far in 2023. The developer plans a further 31 completions scheduled for the remainder of 2023 – so 49 completions in all within 2023. Then in 2024 the developer plans the final 48 completions and will complete all 250 plots by the end of 2024 (see Attachment 2 to this Appendix and exchanges with Taylor Wimpey). This is generally in agreement with Mr. Veasey (see Table DV4.6: Land West of Uckfield Housing Trajectory page 16 of **CD1/19**)

28. Where we disagree, is regarding delivery rates for following years. Mr. Veasy's information in paragraph 4.31 may have been correct when he researched it, but it is now out of date. It is not the case there is no housebuilder involved and no evidence of delivery of phase 2 - 5. The land is about to be acquired by Redrow Homes who are in advanced negotiations with Wellbeck. Redrow Homes were identified as preferred bidder

on the remaining phases of the site, including the commercial space in May 2023. Since then, the Council has begun discussions and is now also at an advanced point in discussions with Redrow and their partner Registered Provider (Places for People). This is to deliver the residual 750 units (and commercial development) in two Reserved Matters applications. Those applications are to be subject of a Planning Performance Agreement that project plans receipt of those Reserved Matters submissions (November 23) and determination (in March 2024).

29. The difference in supply here amounts to 183 dwellings 2024/2025 –2026230/27 but it is my opinion that the change in ownership, the partnership of a major house builder and Registered Provider has all the hallmarks of translating the outline permission into homes. It is material that the major infrastructure works (access, roundabout and linking bus corridor works) have been completed and are in place. Plainly delivery of these features are not an impediment for Redrow.

30. Please see Attachment 3 to this Appendix and an email from the Senior Planning Manager at Redrow Homes Limited validating what is happening here. Arising from this, I do not agree that 183 units should be deleted from the supply.

Major Sites with Outline Permission or Resolution to Grant

31. Of the 28 sites listed in this part of the AMR. (**CD1/11**) Mr. Veasey disputes the delivery on 7 of them.

32. The difference is helpfully set out in his Table DV4.15 Disputed major sites with outline permission or resolution to grant supply trajectory differences and amounts to a difference of 542 units in the relevant period.

33. I set out my observations on these. In part I adjust my stance and confirm some agreement, others I remain of the view the delivery rates are evidenced and accurate.

Brook View, Land North of Walshes Road, Crowborough

34. Mr. Veasey strikes out all supply on this site in the 5 year period which he says is undeliverable. It is correct there is an issue on archaeological works at the site. Condition discharge submissions have only been partially agreed. It is stated that there is no evidence of activity on other elements such as conditions and Reserved Matters.

35. Our supply records 95 units form this site, as follows:

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	0	25	35	35	95
The Appellant Delivery	0	0	0	0	0	0
Difference	0	0	-25	-35	-35	-95

36. The site has been acquired by Dandara and my exchanges with the Planning Manager at are Attachment 4 to this Appendix.

37. Dandara are actively working on the archaeology issues and in May 2023 have agreed an amended Written Scheme of Investigation with Colleagues at the County Council. Evidence of that is appended to the Dandara email exchange. It is key that ESCC colleagues in the archaeology team are clear that *"development in other areas of the site could be undertaken with appropriate fencing first installed to segregate the archaeological mitigation area from any risk of development impacts*". As of 5 October 2023, Dandara say these works will undertaken and can be concluded within 2-3 months (including with ESCC sign-off).

38. Dandara has lodged a Reserved Matters application (LPA ref WD/2023/0803/MRM) in April 2023. This is due to be reported to the Planning Committee at their meeting on the 9 November 2023.

39. It is also material that Dandara, an experienced and national firm of housebuilders, agree the delivery rates are achievable and factored this into their business model. In fact, they say "*That all builds into our programmed start on site in May 2024. In this regard, the connecting road in Phase 1 has been laid down – i.e. ready for "punch through" to Phase 2. Equally so, we consider we are at an advanced stage with our present RM application. Thereby a start of May 2024 is achievable. Our business plan is reflective of the delivery rates set out by WDC.*

    Year 1 – 25 Year 2 – 35 Year 3 – 35

    Delivery on Phase 1 (commenced in May 2023) is taking an equivalent pace.

    We are thereby supportive of the rates indicated by WDC".

40. In my view this data should be preferred to Mr. Veasey and the 95 units ought to be included in the supply.

    Friday Street Farm, Oak Tree Lane, Stone Cross

41. An outline planning permission for development comprising up to 250 dwellings (WD/2020/1391/MAO) was granted in July 2022. The Council has 150 units in the 5 year period, Mr. Veasey disagrees on the basis that there is no activity on any of the conditions nor Reserved Matters. He wipes out all delivery in the five year period.

42. The site is owned by Wates. I keep in touch with them about the site. Partly to understand delivery but also to plan for workflows (when the Reserved Matters will be lodged etc). I attach a copy of a recent email with the Director of Planning at Wates (See Attachment 5 to this Appendix). This sets out the challenges they have had, with a lost sale, though Wates has acquired the freehold and are in advanced talks with an SME about an imminent sale. Wates concede that 50 units in 24/25 "*would be challenging*". I consider that the supply from this site should be reduced down to 100 units, but this is still 100 more than Mr. Veasey who argues there will be none. It is material that Wates has undertaken extensive work on the outline application, required before permission could be granted. Note this is a cross boundary site and a duplicate application was lodged to colleagues at Eastbourne Borough Council (who were also a signatory to the s106). Those extensive works include:

- Fully specified and agreed off site highway package in Pennine Way (within Eastbourne administrative area)
- Full agreement with ICOSA to 'adopt' the foul and surface water scheme on site (the drainage strategy requiring full specification in order to positively conclude a Habitats Regulation Assessment. Those works include fully agreed package to mitigate, desilt and clear/restore part of the Mountney Sewer)
- Advanced discussions with Network Rail who have operational land abutting the site.
- Advanced discussions with Redrow Homes who control a section of land adjacent to the site

43. The significance of these works are to frontload issues that might otherwise be an impediment to realising the dwellings here. As such, it is my view the 100 units will come forward in the five year period.

Land adjoining 154 Station Road, Hailsham

44. It is correct that the 12 unit scheme (WD/2020/1596/MAO) has been marketed and then followed up with a reduced version of 9 units (WD/2023/0699/O). The Council's supply shows 6 units in 2025/26 and 6 units in 2026/27 periods. For a small site where there are no significant or abnormal works, I consider that these numbers are entirely deliverable on this modest site.

Land at Straight Half Mile, Maresfield

45. An outline planning permission for development comprising up to 25 dwellings (WD/2017/0694/MAO) was granted in June 2022. Mr. Veasey says *"15-months later, there is no evidence of any planning activity associated with discharging any of the conditions associated with the outline consent, nor have the reserved matters submissions been submitted"*. Mr. Veasey's intel is again out of date. The site has been acquired by Brookworth Homes who have submitted a full major planning application under reference WD/2022/3098/MAJ. This was in February 2022 and following extensive works with them, officers are reporting that case to Planning Committee in November 2023. It should be noted this is for 21 dwellings, not 25.

46. Attached to this at Attachment 6 to this Appendix is an email with the Planning Manager at Brookworth who state they are going to build this site *"next or straight away"*. They are planning to commence in Summer 24. For a 21 unit site that does not have any abnormal planning constraints and has an agreed package of highway works, there is no reason why 21 units should be discounted from the relevant supply (though this of course 4 units fewer than the scheme accounted for in current 5YHLS as of 1st April 2022).

Land East of North Street, Lower Horsebridge

47. An outline planning permission for a development comprising up to 130 dwellings (WD/2019/1575/MAO) was granted in August 2021. Mr. Veasey argues that since then, there is no activity on the site and as such, all 105 units the Council has in the supply schedule should be deleted off the 5 year supply.

48. The site has been acquired by Stonewater a national Registered Provider who have partnered with Thakeham to deliver this site.

49. I have attached (see Attachment 7) exchanges with the Director of Development (South & Central) at Stonewater who confirms they are progressing the site and that projected delivery is 130, but 105 in the relevant supply period is *"about right"*. It is material they are proposing 100% affordable housing the scheme presents an option for additionality. That fact has secured grant funding from Homes England and the significance of that is to accelerate delivery. Stonewater say they are looking at 2.5 years construction programme and a start in 2024. Therefore, I consider that it would be wrong to delete these homes from the supply.

Land Off Bexhill Road, Ninfield

50. An outline planning permission for a development comprising up to 65 dwellings (WD/2021/2454/MAO) was granted in September 2022. It survived a claim for Judicial Review and since then the promoter (Gladman) is in advanced discussion to sell the site to a national housebuilder. See Attachment 8 which sets out matters.

51. The Council has 55 units in the supply, secured in 2025/26 and 2026/27. Those rates are in my view achievable for a fairly modest scale development that is basically a flat field (there are no site preparation works, clearance etc). The off-site works amount to right turn access that can be delivered wholly within the highway and there is an approved drawing which shows this (secured on the outline scheme).

Land to the East of Benhall Mill Road, Tunbridge Wells

52. The site is owned by a housebuilder (Milwood Designer Homes). I do see the s106 has become protracted and that is regrettable. The issue relates to land for translocation for species on site and tree planting. The developer had a site for this purpose and then lost it. The current situation is as set out in the email with Millwood at Attachment 9. Millwood has identified a site within the District and the s106 will progress soon.

53. Bearing in mind the delays here I consider that it is correct to omit 20 units projected for 2023/24. However, Millwood has set out that the remaining 80 units are achievable in the period with first 20 units before the end of 2025.

Conclusion on Major Sites with Outline Permission or Resolution to Grant

54. I thought it might be helpful to replicate Mr. Veasey's table DV4:15 as it shows the respective dwelling numbers and difference between us on the 7 disputed sites. I have done this and shown updated stance having seen and reviewed Mr. Veasey's Proof (**CD1/29**). The struck through number is the difference from the Housing SoCG Housing Land Supply SoCG (**CD1/11**). To be clear I have only seen the detail and reasoning to dispute the sites with Mr. Veasey's Proof (I only knew of the list at the SoCG stage).

Table DV4.15: Disputed major sites with outline permission or resolution to grant supply trajectory differences

Site Name	The Council's Position	The Appellants Position	Difference
Undisputed Sites Supply		1,587	0
Disputed Sites Supply			
Brook View, Land North of Walshes Road, Crowborough	95	0	-95
Friday Street Farm, Oak Tree Lane, Stone Cross	~~150~~ 100	0	-150
Land adjoining 154 Station Road, Hailsham	12	0	-12
Land at Straight Half Mile, Maresfield	~~25~~ 21	0	-25
Land East of North Street, Lower Horsebridge	105	0	-105
Land Off Bexhill Road, Ninfield	55	0	-55
Land to the East of Benhall Mill Road, Tunbridge Wells	~~100~~ 80	0	-100
Disputed Sites Supply Total	~~542~~ 447	0	-542
Total Supply	~~2,129~~ 2034	1,587	~~-542~~ -447

Conclusion and where the parties get to

55. I thought it would also be helpful to replicate Mr. Veasey's table DV4.1 (since it helpfully lists totals) but to replace the agreement 'position column' with the resulting figure I believe to be correct. It creates an adjusted total, though to be clear, and to reaffirm what has been a consistent point through the appeal and indeed consideration of the application before it was determined – the Council does not have a five year supply of housing.

DV R_ef	Housing Land Supply Element	Council Position	Appellant Position	Difference
Housing Requirement				
a	Baseline total housing requirement: 2022 to 2027 (1,212 x 5)	6,060	6,060	0
b	20% buffer	1,212	1,212	0
c	Total 5YHLS Requirement: 2022 to 2027	7,272	7,272	0
d	Annual 5YHLS Requirement	1,454	1,454	0
Components of Supply				
e	Small sites with permission	941	847	-94
f	Major sites with detailed permission	2,438	2,243	-269
g	Major sites with outline permission or resolution to grant	2,034	1,587	-542
h	Class C2 accommodation with detailed or outline permission	111	111	0
i	Total supply	5,523	4,746	-905
Housing Land Supply Position				
j	Supply in years	3.8	3.29	-0.62
k	Shortfall	-1,749	-2,484	-905

Appendix to Proof of Evidence of Stacey Robins

Attachment 1 - *Brodricklands & Hamlands Farm, Wilmington*
- *Cuckoo Fields and Ersham Park, South of Hailsham*

Stacey Robins

From: [redacted]>
Sent: 05 October 2023 10:39
To: Stacey Robins
Cc: [redacted]
Subject: RE: *EXTERNAL:Brodricklands & Cuckko FieldsClaire Turner [redacted]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Stacey,

Fortunately with the change in agenda for Committee, got a bit of time to start reviewing this!

I can confirm we have so far completed 23.no dwellings at Hailsham (between April-23 and September-23).

As previously mentioned, the data for Willingdon stops in 25/26 as the development is due to be completed in July 2025.

The Hailsham data is more tricky as we don't forecast past 3 years. Up to and including FY25/26 we are anticipating to deliver 217.no dwellings, leaving a further 283.no to be completed across both Outline Planning Permissions. We would anticipate these would be delivered at a similar rate (80-90.no/annum) and would therefore have a further 3 years of full delivery before we started to wind down towards completion.

Many thanks,
[redacted]

[redacted]

[redacted]

E: [redacted]
T: [redacted]

BARRATT HOMES DAVID WILSON HOMES WHERE QUALITY LIVES

From: Stacey Robins [redacted]
Sent: 04 October 2023 18:44
To: [redacted]
Subject: Fwd: *EXTERNAL:Brodricklands & Cuckko FieldsClaire Turner [redacted]

Hi [redacted]

Hope you are well.

Sorry to come back on this but am just finalising my proof of evidence in the Uckfield appeal. Your delivery rates on Willingdon and Hailsham are being questioned.

Can I trouble you please:

You said below you had delivered some units in May/June/July rather than in FY23 (off Ersham Road) how many is that please? Also, have you managed any more completion since then (hoping!) See page 15 of attached pdf (though you don't have to read all of that!)

Can I also ask why the data stops and doesn't go into 26/27? Is simply that you are projected to be finished by then?

I am guessing I will see you tomorrow at Committee – thanks

Thanks

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

Please note I am attending a Public Inquiry from 24th October, until 16th November, during which time I will only be available for meetings Mondays or Fridays and respond to emails / messages when I can.

From: [redacted]
Sent: Monday, August 21, 2023 8:43 am
To: Stacey Robins [redacted]
Cc: Claire Turner [redacted] Samuel Batchelor [redacted]
Subject: RE: *EXTERNAL:Brodricklands & Cuckko FieldsClaire Turner [redacted]

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Hi Stacey,

We do have units via the Ersham Road access but they were occupied in May/June/July rather than in FY23. Unfortunately we didn't deliver any units pre-April 2023.

Craige has split the delivery into the financial years running from April to March. I.e. FY23 would be April 2022 to March 2023, etc.

I hope this makes sense but please let me know if you have any queries.

Many thanks,

[redacted]

Barratt David Wilson Homes, Southern Counties
Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR
E: [redacted]
T: [redacted]

From: Stacey Robins <Stacey.Robins@wealden.gov.uk>
Sent: 18 August 2023 18:36
To: [redacted]
Cc: Claire Turner [redacted] Samuel Batchelor [redacted]
Subject: RE: *EXTERNAL:Brodricklands & Cuckko FieldsClaire Turner [redacted]

Thanks [redacted] : all noted and helpful, tho' forgive me Hailsham says 0 and I am sure you have units via the Ersham Road access (maybe I have dreamt this!?) Or is the situ they are not complete?

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

From: [redacted]
Sent: Friday, August 18, 2023 6:17 PM
To: Stacey Robins <Stacey.Robins@wealden.gov.uk>; [redacted]
Cc: Claire Turner [redacted]; Samuel Batchelor [redacted]
Subject: RE: *EXTERNAL:Brodricklands & Cuckko FieldsClaire Turner [redacted]

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Afternoon Stacey

Hopefully the below assists:

Willingdon
22/23: 51
23/24: 86
24/25: 56
25/26: 45

Hailsham
22/23: 0

23/24: 38
24/25: 92
25/26: 87

We run our years July to June, and I think that the LPA year will be April to March, so I hope I've managed to correctly correlate figures (I had our FD reviewing them with me).

The forwards figures might be lower than we may have previously advised, as there has been a drop in sales across most sites and we're not sure when we'll see the market improve. In recent years we have been able to achieve up to 1 sale per week and were building at a rate to meet this demand . Where we had larger sites we often had a separate Barratt and David Wilson sales centre, which meant we could potentially achieve up to 104 homes sold in a year, plus the affordable in addition to that (so a potential total of 140).

We are only asked to forecast on a 3 year basis, so that's the only information I can provide with some level of confidence. Years beyond that are likely to be based on a similar rate (but obviously would need to consider total number on a site).

Obviously with the resolution to grant RM at Westham yesterday, we'll be seeking to deliver homes (homes completed with people moving in) on that site from around May / June 2024 as well.

If there are any queries on the figures, please feel free to ask.

Kind regards

[redacted]

[redacted]
Head of Planning
Barratt David Wilson Homes, Southern Counties
Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR
E: [redacted]
T: [redacted]

From: Stacey Robins [redacted]
Sent: 18 August 2023 12:42
To: [redacted]
Cc: Claire Turner [redacted] Samuel Batchelor [redacted]
Subject: *EXTERNAL:Brodricklands & Cuckko FieldsClaire Turner [redacted]

[redacted]

Can I possibly trouble you for a quick bit of information please?

Sean, I mentioned yesterday that we were at appeal in Sept and Oct and as part of those exchange we are being attacked on 5YHLS. We are trying to make these go away: we don't have 5 years and see little point in spending time when our shortfall is substantial.

However, at one of the sites Land at Downlands Uckfield, Gleeson Homes say your sites at Brdericklands and South Hailsham (Cuckoo Fields) are not going to deliver fast enough than we say so.

Our 5YHLS schedule says the following :

Site Address	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/
Brodricklands and Hamlands Farm Willingdon	75	75	75	61	0	0	0
Cuckoo Fields and Ersham Park, Land South of Hailsham	0	30	75	75	75	75	50

Can I ask you about these figures please? Not least the numbers you have delivered on both sites in 22/23? For example, I do know there are units already onsite at Cuckoo Fields (off the Ersham Road side of the site and access) where as we have actually put 0

Welcome your thoughts please if you are able.

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

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Appendix to Proof of Evidence of Stacey Robins

Attachment 2 - *Land West of Uckfield – Phases 1a and 1 b - Taylor Wimpey*

Stacey Robins

From: [redacted]
Sent: 21 August 2023 17:03
To: Stacey Robins; [redacted]
Cc: Samuel Batchelor; Claire Turner
Subject: RE: Wealden - Uckfield : build out

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Hi Stacey,

We have 171 completions/occupations as of now.

This includes 18 completions already in 2023.
We have a further 31 completions scheduled for the remainder of 2023 – so 49 completions in all in 2023.

Then in 2024 we have the final 48 completions - as per Martin's previous comments we will complete all 250 plots by the end of 2024.

With best wishes

[redacted]

From: Stacey Robins [redacted]
Sent: 18 August 2023 14:53
To: [redacted]
>
Cc: Samuel Batchelor [redacted] Claire Turner [redacted]
Subject: RE: Wealden - Uckfield : build out

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Thanks [redacted].

Can you please include my colleagues Sam and Claire

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

From: [redacted]
Sent: Friday, August 18, 2023 2:47 PM
To: Stacey Robins [redacted]
Subject: RE: Wealden - Uckfield : build out

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Hi Stacey,

[redacted] is away from the Office.
Leave this with me, I will get back to you.

Regards,

[redacted]

From: Stacey Robins [redacted]
Sent: 18 August 2023 14:10
To: [redacted]
Subject: Wealden - Uckfield : build out

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Dear [redacted] (all),

I hope you are well.

Can you (or the team)please advise an update for Uckfield?

The last figure was

On Uckfield we have 78 plots completed and occupied. A further 53 are at various stages in the build process and we are due to finish all 250 plots by the end of 2024.

Could I ask you to refresh this please?

How many are now built and occupied?

How many plots have been delivered in the 22/23 period? How many are expected to be delivered in the 22/23 period?

Thank you

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted]8 | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

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Attachment 3 - *Land West of Uckfield – Phases 2 – 5 Redrow Homes*

Stacey Robins

From: [redacted]
Sent: 09 October 2023 09:15
To: Stacey Robins
Subject: Ridgewood Farm, Uckfield

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Stacey

I write this email to confirm Redrow's intention to progress with the remaining phases of development at Ridgewood Farm.

The site at Ridgewood Farm (Land west of Uckfield) achieved outline planning consent for up to 1000 dwellings plus additional commercial uses in March 2016. A Reserved Matters application for the first 250 homes has since been approved and is currently under construction by Taylor Wimpey.

Redrow Homes were identified as preferred bidder on the remaining phases of the site, including the commercial space in May 2023. Redrow intend to submit a Reserved Matters Application for the remaining 750 dwellings on the week commencing 30th October 2023. The Council are currently reviewing the potential options for a Planning Performance Agreement.

Since being identified as preferred bidder, Redrow have worked closely with both Wellbeck and Wealden District Council to progress with the submission of a high quality, policy compliant development. Pre Application meetings have taken place with the Council on 4th August 2023 and 4th October 2023. These meetings have been used to hold detailed discussions on the proposed site layout and on site constraints. Contact has also been made with Southern Water to continue discussions on odour mitigation.

A public consultation is currently being arranged and is anticipated to take place within the next two to three weeks.

The full consultant team have been instructed and are well progressed with the documents that are being prepared for submission to the Council. The work that has taken place to date includes updated ecological walkovers, updated tree surveys and ground investigations.

Redrow's intends to start construction on site within one month of receiving Reserved Matters consent and discharge of all relevant pre commencement conditions.

Kind regards,

[redacted]
Senior Planning Manager

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB

Telephone: [redacted]
Mobile:
Extension:

Appendix to Proof of Evidence of Stacey Robins

Attachment 4 - *Brook View, Land North of Walshes Road, Crowborough*

Stacey Robins

From: [redacted]
Sent: 05 October 2023 13:23
To: Stacey Robins
Subject: RE: Brook View, Land North of Walshes Road, Crowborough WD/2020/0596/MAO
Attachments: WD-2023-0803-MRM_Representations_WD.2023.0803 ESCC Archaeology 12.05.23 (3).pdf

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Hi Stacey

Good to hear from you.
Thanks for your email.

We are soon to appoint our archaeologists to return to site – likely in next 2 - 3 weeks.
They have discussed the scope of works with ESCC following the refusal of Condition 4.
The updated works are to be focused to small parts in the southern aspect of the site.
The remainder of the site is empty in respect of archaeological interest.

The comments from ESCC (attached) on our presently pending RM application (WD/2023/0803/MRM) are indicative of this.
And go on to suggest that *"development in other areas of the site could be undertaken with appropriate fencing first installed to segregate the archaeological mitigation area from any risk of development impacts".*
We will undertake these measures if needs be, however, we are confident that the latest/updated works can be concluded within 2-3 months (including with ESCC sign-off).

That all builds into our programmed start on site in May 2024.
In this regard, the connecting road in Phase 1 has been laid down – i.e. ready for "punch through" to Phase 2.
Equally so, we consider we are at an advanced stage with our present RM application.
Thereby a start of May 2024 is achievable.

Our business plan is reflective of the delivery rates set out by WDC.
Year 1 – 25
Year 2 – 35
Year 3 – 35
Delivery on Phase 1 (commenced in May 2023) is taking an equivalent pace.
We are thereby supportive of the rates indicated by WDC.

I hope this assists.
Many thanks.

From: Stacey Robins <[redacted]
Sent: Thursday, October 5, 2023 11:01 AM
To: [redacted]
Subject: Brook View, Land North of Walshes Road, Crowborough WD/2020/0596/MAO

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[redacted]

Hope well.

Can I impose on you for an update in regard to the site, specifically the WSI ?

In May 2022 an application to discharge conditions 3 and 4 relating to an archaeological WSI (Condition 3) and a geophysical survey report and trial trench evaluation (Condition 4) was submitted.

In July 2022 the Council issued a split decision approving the WSI, but refusing the Condition 4 element on the basis that the survey results demonstrate that the site has archaeological interest warranting the implementation of a further phase of archaeological investigation (mitigation). This requires the production of an updated / addendum WSI, undertaking further fieldwork ahead of development commencing and the production of a post-excavation assessment report.

Is there an update on this matter?

I'll be up front : I am concluding a Proof of Evidence for a pending Inquiry and the Appellants in that case say as this WSI matter has not been resolved, your site is completely undeliverable.

We give the site 95 in the 5YHLS: delivered as follows

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27
Wealden Council Delivery	0	0	25	35	3
The Appellant Delivery	0	0	0	0	
Difference	0	0	-25	-35	-3

The Appellant is saying 0.

If you are able, please can I trouble you for an update. It would be great if you could comment on the expected delivery rates in the schedule above.

Thanks Davd.

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

From: County Archaeology <County.Archaeology@eastsussex.gov.uk>
Sent: 12 May 2023 16:26
To: planning
Cc: Claire Turner
Subject: RE: Planning Application WD/2023/0803/MRM

Categories: Consultee

Dear planning team

Thank you for consulting us on this reserved matters application pursuant to outline application WD/2020/0596/MAO.

A programme of archaeological investigation is already secured under condition 4 of WD/2020/0596/MAO. We have been in contact with the applicant's archaeological contractor and based on the evidence revealed during the completed trial trench evaluation, further archaeological investigation (mitigation) will be required **before development can commence** and subject to the approval of an addendum WSI. However, development in other areas of the site could be undertaken with appropriate fencing first installed to segregated the archaeological mitigation area from any risk of development impacts.

Please do not hesitate to contact us if you need anything further.

Best wishes,

Diccon Hart
Archaeological Officer
Environment Advice Team,
Communities Economy and Transport

eastsussex.gov.uk

Please note that I usually work only one or two days a week. At other times, please contact county.archaeology@eastsussex.gov.uk if your enquiry is urgent

East Sussex County Council

From: planning <planning@wealden.gov.uk>
Sent: 24 April 2023 13:23

Appendix to Proof of Evidence of Stacey Robins

Attachment 5 - *Friday Street Farm, Oak Tree Lane, Stone Cross*

Stacey Robins

From: [redacted]
Sent: 05 October 2023 08:16
To: Stacey Robins
Cc: [redacted]; Samuel Batchelor
Subject: Re: Land at Friday Street Farm - WD/2020/1391/MAO

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Hi Stacey
Yes all well.
Last year we were all set up to exercise the option and sell to a major house builder…….. then Liz Truss came along, the market changed substantially and about this time last year our buyer pulled out. However, Wates continued with the purchase from the landowner, and we currently own the FH.
This year we have remarketed the site and now have agreed terms with an SME, with sale expected imminently.
Given the year delay I expect 50 units 24/25 may be challenging .
Hope this helps
[redacted]

Sent from Outlook for iOS

From: Stacey Robins [redacted]
Sent: Wednesday, October 4, 2023 10:31 pm
To: [redacted]
Cc: [redacted]; Samuel Batchelor [redacted]
Subject: Re: Land at Friday Street Farm - WD/2020/1391/MAO

[redacted]

Hope this email finds you well.

We exchanges emails in March 2022 about Friday Street Farm.

I see your reply about land sale etc etc but plainly some,all of that hasn't happened.

Is there an update please?

Am at Inquiry end in a couple of months and the other side are again saying site is completely undeliverable in 5Y period. We say 150 between 24-27 at 50 dwellings per year.

Any intel greatly received - thanks

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted]8 | planning@wealden.gov.uk

From: [redacted]
Sent: 03 March 2022 15:43
To: Stacey Robins [redacted]
Cc: [redacted]; Caitlin Boddy [redacted]
Subject: RE: Land at Friday Street Farm - WD/2020/1391/MAO

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Hi [redacted]

I'm well thank you

Like all these things, moving a site or application from a resolution to grant and commencing construction has a number of complexities, moving parts and other parties to content with and this site has been more difficult than most.

To be honest with you, I was under pressure to get the S106 delivered last year, and the site would have been marketed then, but as our landowners have a loan over the property, approval from their lender is required, and this can't be done until the S106 is in an agreed form. Dealing with the banks for S106 approval can take some time and this was no exception. However, I'm please to say the bank has now approved.

Then there is dealing with Redrow Homes on the Eastbourne access – whilst we have a legal agreement between us for this, it has required agreeing indemnities with them -as they will be on the legal agreement and potentially liable for any incoming developer not complying with the S106. This had to be agreed in order to get them in a position to sign. This is now agreed.

Finally, as a planning approval triggers the start of the purchase timetable in our option with the landowners, the landowners have naturally had several queries about what is happening next and wanted these answered prior to being a position to sign the S106. For instance, they had wanted to fully understand how the drainage strategy works especially how it may or may not impact, on their continuing farming of the rest of their holding. We are close to agreeing these points but there is nothing now that will hold up the S106.

As you are aware engrossments of the two S106's are now being prepared and these will need to be signed by WDC, EBC, ESCC, Redrow, 3 landowners, Barclays Bank, and Wates – definitely more complicated than normal ! Eastbourne are agreed on their draft.

Dealing with your core question of will 125 dwellings be delivered by 1st April 2026 ? We will aim to complete the land purchase from the landowners and sell to a HB or into a Wates JV. This will be done as soon as possible and in any event this year -we don't envisage any issues on this front, and you have seen how quickly we do things at Crowborough. Just to be clear, we have no preferred party or purchaser, but there is certainly a lot of informal interest. On this basis:

Assume :

- Land sold to Housebuilder Oct 2022
- RM approval Jun 2023
- Site set up and access completed, and dwelling construction commences Dec 2023
- 1st Sale June 2024 then 5 (private and HA) per month for 23 months = 115 completions

HA completions may happen quicker, RM approvals could be earlier, the land transaction earlier and sales quicker, but on these cautious assumptions we are close to your figure of 125

Let me know if you have any further queries.

All the best

John

John Tarvit | Director of Planning | Wates Developments

T: [redacted]

Wates House, Station Approach, Leatherhead, Surrey, KT22 7SW

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CREATING TOMORROW TOGETHER

From: Stacey Robins [redacted]
Sent: 02 March 2022 08:29
To: [redacted]
Cc: [redacted] Caitlin Boddy [redacted]
Subject: Land at Friday Street Farm - WD/2020/1391/MAO

Dear [redacted]

Am writing about this site and hope you are well.

[redacted] emailed yesterday forwarding on exchanges form lawyers. I have noted that the engrossments are being prepared for the s106 and I will issue the draft permission for Judith and your team to review very shortly.

Meanwhile, please can I ask you about next stages of the site please?

When we last spoke you and separately to Judith, I understood Wates had a preferred purchaser lined up. Is that still the case? If so, are you able to give an indication on timelines please? Also do you know if that other party is progressing some of the other work required here (Conditions and Reserved Matters?)

I ask simply because of a pending appeal we have on a smallish - 40 unit site – in South Hailsham. In that appeal, the extent of 5HLS is being disputed. To be clear, we do not claim 5 years, but the appellants in that case are arguing that our shortfall is worse than we say.

To that end, I wondered if you could please comment on the delivery rates at your site.

For Friday Street Farm – WDC have 125 in the 5 year period with start date of 1 April 2021. The Appellants have 0 – saying No “clear evidence” any units will come forward. There’s a live application but it’s been in for 18 months. Cross boundary issues make it harder.

Personally I believe our figures to be correct and I know the Eastbourne issues are resolved (their case has approval and I understand they have signed the travelling s106) but welcome your comments please.

If you could please let us have your views by close of play this week that would be really very helpful. Not after much, just whether you think 125 units would be delivered in the 5 year period here.

I have copied in Judith so she is aware we have asked.

Thank you.

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

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Telephone: [redacted]

Appendix to Proof of Evidence of Stacey Robins

Attachment 6 - *Land at Straight Half Mile, Maresfield*

Stacey Robins

From: [redacted]
Sent: 05 October 2023 16:02
To: Stacey Robins
Subject: RE: Land at Straight Half Mile, Maresfield

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Hi Stacey,

Further to my email below, as it happens I have managed to speak to the relevant people straight away. I thought I might struggle to get hold of them this afternoon.

We are expecting to build out this site as soon as possible once we get planning permission. That is what I thought, but I didn't want to say so and be wrong. But I can confirm that if we were to get a resolution to grant at the November committee and if a section 106 could be concluded in 2 months, then we see no reason why we could not commence development in Summer 2024.

I hope this helps and clearly anything you can do to assist us in getting this through will help us get on site all the sooner.

[redacted]

[redacted]**r** | Head of Planning
d: [redacted]1 | e: [redacted]

Brookworth Homes Limited
Brookworth House | 99 Bell Street | Reigate | Surrey | RH2 7AN
t: [redacted] | w: www.brookworth.com

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From: [redacted]
Sent: 05 October 2023 15:47
To: Stacey Robins [redacted]
Subject: RE: Land at Straight Half Mile, Maresfield

Hi Stacey,

I hope you're well. I will get back to you on that ASAP, hopefully today but maybe tomorrow now. I don't want to say what I am thinking only to discover the business is on a completely different page.

FYI We are hoping to have our Highways issues sorted out in the next week or so and in that case I am under pressure to get to November committee. I appreciate the congested agendas etc but I am hopeful we might make that. Just saying!

[redacted]

Julian Walker | Head of Planning
d[redacted] | e: [redacted]

Brookworth Homes Limited
Brookworth House | 99 Bell Street | Reigate | Surrey | RH2 7AN
t: [redacted] | w: www.brookworth.com

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From: Stacey Robins <Stacey.Robins@wealden.gov.uk>
Sent: 05 October 2023 15:38
To: [redacted]
Subject: Land at Straight Half Mile, Maresfield

[redacted]

I hope you are well.

Can I please ask you about this site?

Assuming your application WD/2002/3098/MAJ goes to Committee in December, what are you expected build out/delivery rates please?

I'll be honest with you, we are at appeal and the Appellants in that scheme say that no dwellings we be delivered here in the 5 years between 22 - 27. We say 10 in 24/25 and 15 in 25/26 (that was of course for the earlier scheme and the 21 units version you have in).

All other things being equal, what are your projected delivery rates here please?

Thanks

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

Please note I am attending a Public Inquiry from 24th October, until 16th November, during which time I will only be available for meetings Mondays or Fridays and respond to emails / messages when I can.

Appendix to Proof of Evidence of Stacey Robins

Attachment 7 - *Land East of North Street, Lower Horsebridge*

Stacey Robins

From: [redacted]
Sent: 06 October 2023 10:13
To: Stacey Robins; [redacted]
Subject: RE: Land East of North Street Lower Horsebridge Wealden

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Hi Stacey

It's tricky to say as so much is dependent on how quickly we could get planning consent (!) but we would be looking to start as soon as we could and would anticipate a 2 ½ construction programme. We already have the funding for the scheme so we're ready to go. A start on site in 24/25 could be achievable and we are looking at 130 units so your figure below would be about right.

I hope that helps.

Many thanks

[redacted]n
Director of Development (South & Central)
Stonewater
Mob: [redacted]

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From: Stacey Robins <[redacted]
Sent: 05 October 2023 16:06
To: [redacted]
Subject: RE: Land East of North Street Lower Horsebridge Wealden

Thank [redacted]: that super helpful.

To level with you: we are at appeal with a major promoter at another site and they wipe out any dwellings in the 5 year supply as they say no evidence of activity and therefore delivery. We say 105 dwellings in the period 24-27.

Do you happen to know what your projected build out is here (all other things being equal)?

Presumably it would be faster with 100% AH as you would have grant funding on the additionality ?

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

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From: [redacted]
Sent: Thursday, October 5, 2023 3:51 PM
To: Stacey Robins [redacted]
Subject: RE: Land East of North Street Lower Horsebridge Wealden

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Hi Stacey

All good here thank you – I hope you are well?

You are correct, we own the site and are working up proposals for a new planning application for a 100% affordable housing site – considering utilising a S106 agreement which would set out an 'either/or' option if the site was 100% affordable or if it was market led with a proportion of affordable. We are hoping to get some pre-app advice once we've worked up some more detail with our partners Thakeham. Happy to chat through our proposals if that's of use at this stage?

Many thanks

[redacted]
Director of Development (South & Central)
[redacted]

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From: Stacey Robins [redacted]
Sent: 05 October 2023 15:46
To: [redacted]
Subject: Land East of North Street Lower Horsebridge Wealden

[redacted]

I hope you are well.

[redacted] some time ago I am sure you mentioned to me at another meeting that Stonewater had acquired this site? Its our reference WD/2019/1575/MAO

Did I dream this or have you bought this land and are to bring forward the scheme for 100% AH?

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

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Appendix to Proof of Evidence of Stacey Robins

Attachment 8 - *Land Off Bexhill Road, Ninfield*

Stacey Robins

From: [redacted]
Sent: 09 October 2023 08:41
To: Stacey Robins
Cc: Barker, Steve; Wilding, Sian; Wilson, Simon; planning
Subject: WD/2021/2454/MAO - Ninfield

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Good morning Stacey,

Regarding land off Bexhill Road, Ninfield (planning application reference: WD/2021/2454/MAO), we have agreed to sell the land to a medium sized house builder and are currently progressing through the legal process. Subject to the completion of the Deed of Release relating to the s34 application, we hope to complete a sale in December 2023. The purchaser is currently working with their architects to prepare a detailed layout and house type pack with a view to submitting a reserved matters application in January/February 2024. In advance of the RM submission the purchaser will be looking to have a pre-application meeting with the LPA to discuss their proposals. Assuming RM approval and discharge of pre-commencement conditions they hope to make a site start in late summer 2024.

Kind regards,

[redacted]
Planner

M: [redacted]
www.gladman.co.uk

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Appendix to Proof of Evidence of Stacey Robins

Attachment 9 - *Land to the East of Benhall Mill Road, Tunbridge Wells*

Stacey Robins

From: [redacted]
Sent: 06 October 2023 10:55
To: Stacey Robins; [redacted]
Cc: Matthew Taylor; [redacted]
Subject: RE: BENHALL MILL ROAD - WD/2017/0143/MAJ

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Dear Stacey,
Thank you for your correspondence below.

In response, we have indeed been trying to secure land for the replacement tree planting as part of the S106 requirements. We had identified a site just over your boundary in Tunbridge Wells B.C., and held preliminary discussions with Matthew Talyor in terms of its suitability . Following advice from Matthew that the replacement land needs to be within Wealden District, I am pleased to confirm that we have now identified a suitable site , near Mayfield, which accords to this requirement. Terms will shortly be agreed in the next 4 weeks , which hopefully will mean that the S106 can be finally completed and the planning permission issued by the end of 2023.

In terms of programme, on the presumption that the planning permission is issued as above :

- Clearance of pre commencement planning conditions – Spring 2024
- Site clearance / ground works – late Spring/ early Summer 2024. (currently projected as a 6-8 month programme of works – tbc)
- Above slab level works – early 2025 , first delivery of 20 units – end of 2025/ early 2026.

Please note, the above timings are dependent on the expediency of completing the S106 , together with the ground works programme once we are on site.

Colleagues are in discussion with KCC Highways on the matter you refer to below .

Happy to chat thorough further of course if further clarification is required.

Kind regards

[redacted]

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Apollo House, Mercury Park, Wycombe Lane, Wooburn Green, High Wycombe, Bucks HP10 0HH

From: Stacey Robins [redacted]
Sent: Thursday, October 5, 2023 4:53 PM
To: [redacted]
Cc: Matthew Taylor [redacted]
Subject: RE: BENHALL MILL ROAD - WD/2017/0143/MAJ

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Dear [redacted]

Hi, I have got your details from Mat Taylor here.

Am making contact about the Benhall Mill Road site. I have copied in Matthew at DHA as I assume they are still instructed.

Basically I am after an update: I appreciate the s106t isn't signed and that is a matter in my gift, though I understand there remains a land location issue for trees/ecology mitigation.

All other things being equal, can you tell me what Millwood have for this site in regards delivery of units?

I'll be upfront with you: I am prepping for an appeal. The Appellants in that case – nowhere near Benhall Mill Road by the way – are saying that as the site just has a resolution to grant, its not deliverable. They refer to some appals that appear to back such a position. But in my ind, this is a full major scheme (so no RM required) and I assume you have in any event been working on matters (for example there is an issue to do with Kent County Council Highways and seeking confirmation that the local highway impacts could be satisfactorily mitigated, plus some discussion with Network Rail's Asset protection and Optimisation (ASPRO) team to discuss the sites proximity to Network Rail's land and the operational railway. They say these are "are numerous and potentially significant outstanding matters which require additional information and consideration by consultees".

We give the site 100 units split as follows:

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Peri Total
Wealden Council Delivery	0	0	20	40	40	
The Appellant Delivery	0	0	0	0	0	
Difference	0	0	-20	-40	-40	

I would concede that the 20 units for 24/25 probably looks challenging now, bit where are Milwood with matters? Can I impose on you to set this out please? I am interested in when you think units will be delivered here and when.

Thanks

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

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