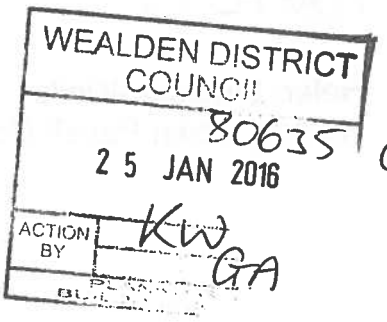
Hadlow Down Parish Council

Mr K. Williams
Head of Planning and Environment
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex BN27 2AX



cc: Marina

22nd January 2016

Dear Mr Williams

APPLICATION FOR THE DESIGNATION OF A NEIGHBOURHOOD AREA

As a public body constituted by Law, a relevant body for the purposes of Section 61G of the Town and Country Planning Act 1990, Hadlow Down Parish Council hereby applies for the designation of the whole of Hadlow Down Parish as a Neighbourhood Area for the possible creation of a Community Right to Build Order. I have enclosed a map showing the Hadlow Down area (appendix A).

This application is made under the Localism Act 2011 as governed by Part 2/Section 5 of the 2012 Regulations. Hadlow Down Parish Council has passed a resolution to apply for the Neighbourhood Area to assist with the possible creation of a Community Right to Build Order to build a new Community Centre and to re-develop the existing Village Hall site. This is considered the most appropriate approach as a predominantly rural parish which is homogenous and not identifiable into areas.

I enclose an article which has appeared in the Hadlow Down Parish magazine which explains to the parishioners what we are intending to do (appendix B). I enclose copies of the relevant parts of the minutes of the Parish Council meeting (appendix C).

I would be grateful if you could let me know if there is anything else that you require from us at this stage.

The Clerk: Mrs Helen Simpson-Wells
[redacted]
Tel: [redacted] Email: hadlowdownpc@btconnect.com

Hadlow Down Parish Council

Yours faithfully

[redacted]

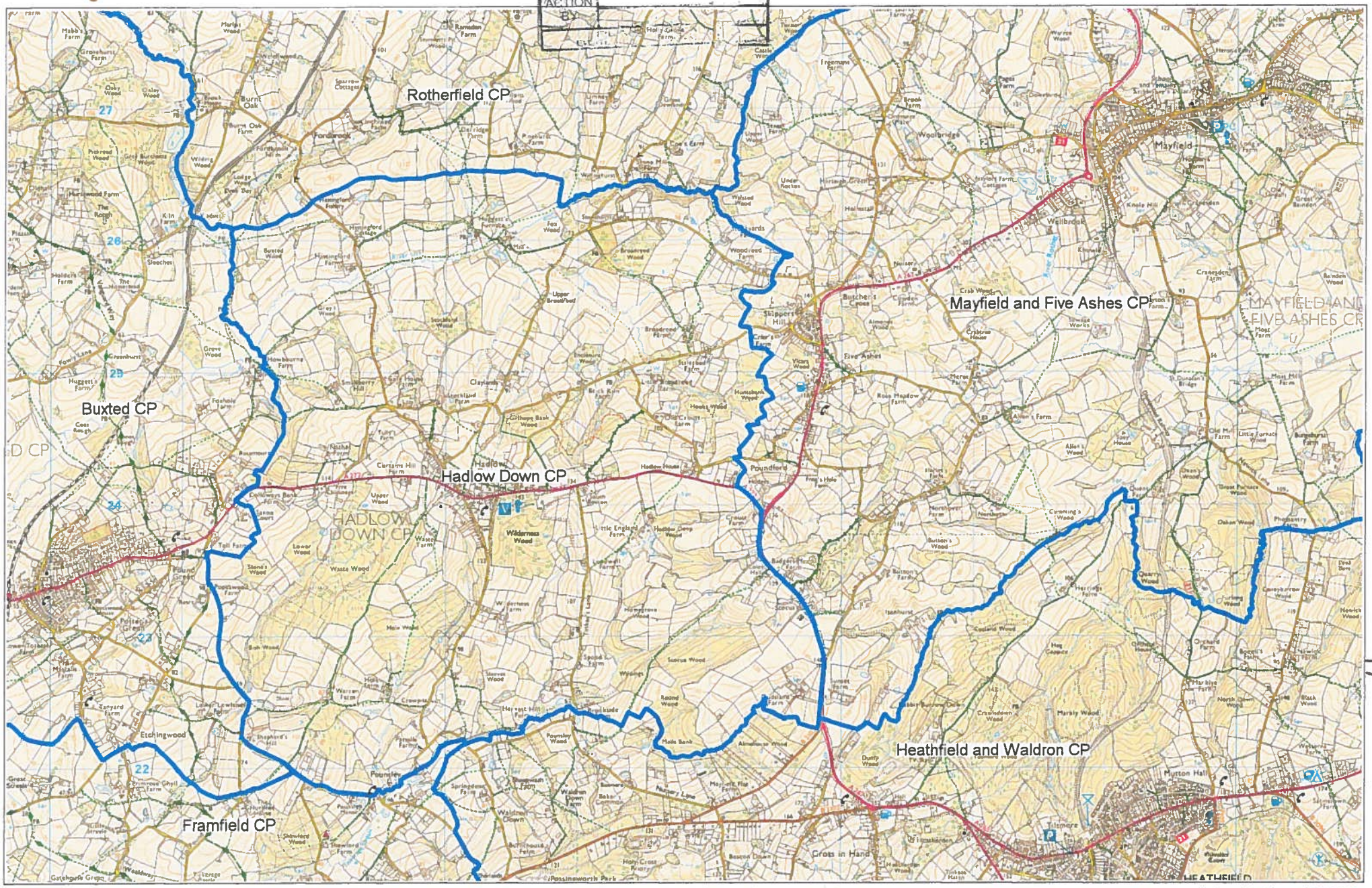
Helen Simpson-Wells
Hadlow Down Parish Council Clerk

The Clerk: Mrs Helen Simpson-Wells
[redacted]
Tel: [redacted] Email: hadlowdownpc@btconnect.com

COUNCIL
25 JAN 2016
ACTION
BY

Parish Online

Hadlow Down CP



Appendix A

Date Created: 21-1-2016 | Map Centre (Easting/Northing): 554814 / 124442 | Scale: 1:37507 | © Crown copyright and database right. All rights reserved (100051047) 2016 © Contains Ordnance Survey Data : Crown copyright and database right 2016

Appendix B

Important information from the Parish Council

Neighbourhood Area

As part of its planning for the future needs of Hadlow Down, the Parish Council are in the process of applying to Wealden District Council for the Parish of Hadlow Down to become a Neighbourhood Area.

This will have no immediate effect but prepares the way should we wish in the future to operate the Government's new scheme of a Community Right to Build (CRtoB). A CRtoB is a method by which the village, not the local planning department, have the say in a building the village wishes to build. Such a building has to comply with some basic national criteria in order for a CRtoB to be allowable but these criteria are less stringent than some local planning rules. It is a means by which the principle of the Government of "Localism" – simply more power to local people - can actually happen.

Although discussions are at an early stage a CRtoB could be the way to achieve a new Community Centre and at the same time maximise the value of the old Village Hall land for affordable housing. Rest assured that the Parish Council cannot utilise the Neighbourhood Area to achieve a building under CRtoB without the consent of the village.

If you have any comments or views please either contact the Parish Clerk on [redacted] or hadlowdownpc@btconnect.com or contact any councillor by the 10th December.

DISTRICT
25 JAN 2016
BY
PLANNING AND BUILDING CONTROL

Appendix C

WEALDEN DISTRICT COUNCIL
25 JAN 2016
ACTION
SY

MINUTES OF THE MEETING of Hadlow Down Parish Council
held in the Hadlow Down Village Hall, Hadlow Down
at 6:30pm on Tuesday 12th January 2016.
Note – this a draft copy to be agreed and amended, if necessary, at the next Council Meeting.

Present: Councillors Sandra Richards (SR) (Chair), Damon Wellman (DW), Julian Michaelson-Yeates (JMY) and Graham Terry (GT). The Clerk Helen Simpson-Wells was in attendance.
Apologies had been received from Cllrs. Toby Illingworth (WDC) and Roy Galley (ESCC)

Cllr. Nathan James (NJ) handed his resignation to the Chair.

270. **PUBLIC QUESTIONS** – a member of the public asked about the Five Badgers planning application.
A member of the public asked about the Neighbourhood Area application and what authority this would give the Parish Council (PC) and how it would affect other developments. He expressed concern over the access problems for Hut Lane.

271. **APOLOGIES AND REASON FOR ABSENCE** - apologies received from Cllr. Iain Turner.

272. **DECLARATIONS OF INTEREST** – none declared.

The Chair agreed for the following 2 items to be moved forward.

276. c. **PLANNING MATTERS:**

i. Land at Five Badgers – the Clerk updated the meeting on her correspondence with Planning Enforcement and the action they have taken. She also updated the meeting on her correspondence with Environmental Health. She confirmed that the appellants had appealed against the five enforcement notices. It was agreed that the Clerk would respond to the appeal and that a Councillor(s) would attend the WDC planning north committee meeting when the application is discussed.

Cllr. Michael Lunn (ML) joined the meeting at 6:40pm

The Chair questioned whether ML (WDC) and TI had challenged the Environmental Health report. It was agreed for the Clerk to write to the Head of Planning and Environmental Services to express dissatisfaction at the response from Environmental Health.
The Chair allowed a member of the public to ask a question about people writing to WDC regarding the planning application.

283. **NEIGHBOURHOOD AREA** – the PC had received correspondence from 3 residents in response to the article in the Parish Magazine. A Councillor advised that when a survey was previously undertaken the option to sell the Village Hall land for housing was the one that was agreed. The Chair confirmed that the PC won't do anything with the village hall site until they have got the views of residents. The meeting was advised that a referendum would be required for a Community Right to Build Order (CRtB).
The Chair confirmed that the Neighbourhood Area would cover the whole parish and that it would allow the Hadlow Down Community Centre committee (HDCC) to then apply for a CRtB. A CRtB needs to be community led so the Neighbourhood Area couldn't be used by an individual. She advised that the HDCC and the Village Hall committee would make decisions about what they wanted to happen with the new and current halls and would then approach the PC. The Clerk confirmed that as they owned both areas of land the PC would need to agree to any proposals. The PC would also consult with the village. The *PC agreed the response to be made to the 3 residents and for the Clerk to apply to WDC for a Neighbourhood Area.* **Clerk/SR**

273. **PLAYING FIELD AND PLAY AREA** – the Chair thanked the Playing Field committee for all their hard work at the playing field and for the improvements that have been made over the last few years.
Fiona Shafer (Chair of the Playing Field committee) advised that as the PC has now purchased the land at the entrance to the playing field the committee wanted to clarify responsibilities. She confirmed that the committee were willing to carry on maintaining the play area, the equipment is however deteriorating and