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PLANNING POLICY

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28/12/2014

Marina Brigginshaw
Wealden District Council
Vicarage Lane
HAILSHAM BN27 2AX

Our ref:planning
Your ref:
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Dear Ms Brigginshaw,

AFFORDABLE HOUSING DELIVERY PLAN

I received and thank you for your letter of 27 November and enclosure.

I am a retired lawyer with considerable experience of planning matters. I acted for the developers in the final big planning enquiry relating to the Brighton Marina Development.

I regret having to tell you that despite my experience and my familiarity with planning argot I found the paper which accompanied your letter almost impossible to understand, I can well imagine that if it, or any part of it, finishes up before a judge there will be some very rude comments about it from the bench.

I must tell you that I have quite strong views about development in the countryside in East Sussex and in particular the policy of turning country villages into suburbs. One of my daughters did a very thorough and well researched paper on this for her degree and visited nearly every house in Chailey to find out the attitudes of the people living there. We were a bit surprised to find that most of the people who were not "natives of" the village had no interest whatever in the village or village life in which they took no part. Many of the children did not go to the village school. Their complaints were nearly all about urban things that the village did not have such as street lights, pavements and supermarkets. In most cases the only reason they moved into the village was that the house suited them. It might just as well have been in the suburbs of Brighton. I need hardly explain to you that if we do not find another cheap way of fuelling cars then when petrol eventually becomes unaffordable for many people many of the houses being added to villages will become empty and stay empty.because there is almost no work in the villages.

As to affordable housing this is a very difficult issue but in considering it we must take account of the fact that, mostly, the current shortage of this commodity is the result of the past acts and omissions of governments both local and national and of both the right and the left and try not to repeat the mistakes. Personally I can see little point in providing cheap (subsidised) housing in areas where there is little work nearby. Your own figures show quite clearly that a very large proportion of the people who buy houses in East Sussex travel considerable distances (sometimes very considerable) daily to get to and from those

houses to work. It only makes sense to build houses, particularly for the less well off, very near to where the work is.

I do understand the difficulties of the planner's job and sympathise with you but we will only get these things right if we deal with the realities on a practical long term basis which too often is not the case. The whole planning process is dominated by political dogma, prejudice and nimbyism.

[redacted]

DUDLEY DEAN[redacted]