

East Hoathly with Halland Neighbourhood Plan Regulation 14 Consultation – Response from Wealden District Council (14th March 2023).

General Comments

Previous Response

Any comments that have not been addressed since our informal comments were made have been repeated in our formal Regulation 14 consultation response.

Contents Page

Please add page numbers for each section. This will make it a lot easier for readers to find a particular section. It would also be useful to have a Table of Policies after the contents page for easy reference and a list of tables and figures with page numbers.

Conformity references

You do not appear to have any conformity references. Normally each policy would have a list of policies that it conforms with in the Core Strategy, 1998 Local Plan (saved policies), Affordable Housing Local Plan and NPPF, as well as the evidence base used for each policy. You should also add which of your objectives each policy is meeting. See the following examples:

- [Battle Neighbourhood Plan](#)
- [Billingshurst Neighbourhood Plan](#)

Policies

The policies could be more user friendly and streamlined to ensure they meet the vision and objectives. The design policy in particular could be improved by picking up the aspects picked up in the Character Assessment.

Referencing

When you reference you sometimes have the quote in blue. This is confusing and should be avoided. Any quote should be properly referenced either using footnotes or the Harvard system.

Sections

Section 2- The paragraphs on the history of planning approvals and increased scale of the village over time are not necessary and read as an explanation of why there should be no more development. Neighbourhood Plans must be positively prepared and have regard to national policy and the Government's requirements to deliver sufficient homes. At times this section, and others within the plan can be quite negatively worded.

Section 4 is titled Housing Development and Design Guide- typically a section with definitive Development Management type policies in them. However a large part of the chapter concerns settlement sustainability and infrastructure and paragraphs 34 to 79 read more like an essay on why the position of the settlement in existing evidence base work is wrong. A section explaining the context of East Hoathly and

Halland is fine, but at over 20 pages could be considered excessive. Paragraphs 34 to 113 need to be significantly rationalised.

The order of the Design Guide part of the chapter is confusing as you move from:

- Introduction and Design Supporting text
- Character Assessment
- Common Features
- Negative Features
- Sustainability supporting text
- Policy 2:Resource Efficiency Policy
- Policy 3: Design Policy

You could consider moving design to a separate chapter from Housing, as presumably it applies to not just residential development. Wherever it is located, you should consider moving the Sustainability supporting text and Policy 2 which relates to it, as currently it sits in the middle of the design supporting text and the design policy. The housing chapter also has quite a large section on vehicles and travel. Could this be moved to a separate travel section? (See below).

Section 5 is titled Conservation but this can be misleading. Would 'The Historic Environment' be a better chapter heading? Assets of Community Value have been placed under the Conservation Chapter however do not really relate to this. Consider moving them to a separate chapter, perhaps community, health and wellbeing?

Dark skies have also been placed under the Conservation Chapter when in many neighbourhood plans they sit within the Natural Environment policies.

Section 9 could be reduced to just broadband and mobile phone coverage and travel could be moved to a separate section.

Length and Succinctness

There is room for the plan to be more succinct and for the supporting text to more directly relate to the policy. For example the housing chapter, excluding the design section is currently over 30 pages long. Could the sustainability section of the housing chapter be reduced as it does not directly relate to a policy? There is also repetition throughout which could be reduced.

Aspirations

There are several points in the plan where you state what the parish want or what the town council are investigating that could be included as aspirations. For example:

- P75 The retention and replacement of fingerpost signs
- P78 The Parish should seek to carry out a review of the lighting in public spaces.
- P118 The possibility of having a village carpark
- P121 The desire to add linking footpaths to the existing network

Design

The plan on page 57 refers to 'Design Guide' however I would query the terminology. What has actually been provided are design policies. As mentioned above, you could consider moving design to a separate chapter. It also needs to be clearer in the supporting text for the design policies and within the policies themselves, whether they only relate to housing or all types of development.

Local Green Space

Paragraph 102 of the NPPF lists the criteria that need to be met for a space to be considered as a Local Green Space. With your Annexe L you need to demonstrate how each site meets these criteria. In table 15 you need to add another column to indicate how each site is demonstrably special e.g. for its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. Currently, this table only demonstrates that members of the public (at a single consultation event) believe the sites to be demonstrably special but does not provide a further analysis. In your analysis of each site, you then need to explain how it meets this criteria.

With regards to LGS3, on Table 15 you have ticked that the site is not extensive, but at over 18 hectares it would be considered extensive. You will need to amend this line. Also, LGS 15 has been rejected because there is a planning permission for housing on the site. LGS 16 and 17 have also been rejected, but the reason is not specified. LGS 18 and 19 have been rejected because of a lack of public support. The table should make it clear why a site has been rejected. You cannot currently tell from Table 15 which sites have been rejected and why.

Examples of local green space assessments and how they can be used to show how the sites meet the NPPF criteria can be found below:

- [Cumnor Parish Neighbourhood Plan](#)
- [Cullompton Neighbourhood Plan](#)

Potential Local Green Space	Comment
LGS 3 –	This is an extensive tract of land at over 18 hectares and this is almost entirely encompassed by Ancient Woodland in any case. Given the above, and to ensure that the tract of land is not so large as to fall foul of the NPPF policy, could this be concentrated on the Scheduled Monument and land surrounding it?
LGS 4 –	Is this demonstrably special, is there public access to it and is there any specific reason to designate as a Local Green Space? Noted it also part of the planning application at Hesmonds Stud, albeit that is currently open space and will likely remain so given the pond there.

LGS 5 –	<p>It is noted that this LGS has been reduced in size since our previous comments, however, this site is considered, in principle, suitable for residential development within the SHELAA process (ref 154/1950) and this will not likely be changed in its next iteration.</p> <p>It is noted that planning application (WD/2018/2741/MAO) was made for the site in 2018, but was later refused by our development management colleagues in 2021. This was in part due to the location of certain dwellings within the scheme proposed and their impact on the conservation area only. It is expected that a reduced scheme, without a lesser impact on the conservation area may be supported. The appeal was withdrawn by the applicant, and this was outside of the control of WDC. Given the above, WDC does not support this LGS designation.</p>
LGS 6 and 7 –	We are unconvinced this meets the test as being demonstrably special to the community given its peripheral location and function. WDC does not support their LGS designation.
LGS 8, 9 and 10 –	Same as above in terms of its function as residential amenity space. Are any of these demonstrably special to the community? The criteria used from the 'locality' guide to demonstrate that they are special to the community is for green spaces generally and not Local Green Spaces.
LGS 13 –	Again, this appears to be residential amenity land and not demonstrably special.

I would note that in all cases, landowners should have been contacted on this designation at the Regulation 14 stage (ideally, before) and there may well be objections from landowners if all of these were brought forward, which is a risk to the NDP.

As regards the wording of policy 7, the NDP does not 'approve' development, consider changing this to support. You need to add the criteria as to when development would be acceptable on a Local Green Space. This would include the very special circumstances that justify the need for the development, development that does not harm the function of the Local Green Space etc. See paragraphs 147 to 151 of the NPPF.

Detailed Comments

Paragraph/ Policy Reference	Comment	Suggested change/ recommendation
	SEE SEPARATE COMMENTS ABOVE RE SECTIONS/ CHAPTERS	
1	<p>'These policies will influence future planning applications and decisions within our Parish boundary'.</p> <p>Once the plan has a positive referendum the plan will become part of the Local Development Plan and applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.</p>	Re-phrase
2	<p>'The Plan Period will be 2022 to 2039'</p> <p>Most NDPs are for a 15 year period or can be aligned with a LP. Please note that the emerging Local Plan time period has not been confirmed due to the delay. A NDP plan period up to 2039 would align with the Council's latest emerging evidence base.</p> <p>The map is not very clear, particularly the parish boundary.</p>	<p>Consider aligning dates</p> <p>Redraw map or alternatively we can provide assistance with this.</p>
4	<p>'Section 5 - Conservation. This Section examines matters relating to the Conservation of the buildings, landscape, the setting of heritage assets and character of the Parish'.</p>	<p>This Section examines matters relating to the Cconservation of the buildings....</p>

6	The plan will become part of the Local Development Plan and therefore all Local and neighbourhood plan policies should be read as a whole.	Re-phrase
7	<p>'The Neighbourhood Plan does not allocate sites for development'.</p> <p>Needs further explanation.</p>	Consider adding; It is anticipated that WDC will allocate land for development in the District as part of its new Local Plan process. In accordance with the NPPF, WDC may also provide a planning policy in its emerging Local Plan to provide a housing figure for future neighbourhood plans to consider delivering through a neighbourhood plan. However, this has not yet been confirmed but will be considered as part of the production of the local plan.
9	The first formal stage is the application to designate a Neighbourhood Area. See our guide to neighbourhood planning and the locality guide here . The NPPG provides useful guidance on the stages of neighbourhood planning here	Add section on designation at the start.
9	Sections b, c and d could all be grouped into one section on the preparation of a draft neighbourhood plan, including the collection of evidence, identification of planning issues and engagement and consultation with local residents. These will inform the development of a vision and aims for the plan, the assessment of options and the formulation of policies.	Consider grouping b, c and d into one section on the preparation of a draft neighbourhood plan.
9	Somewhere around c or d the plan will need to be subject to a Screening Opinion to determine if an appropriate assessment or	Add section on screening opinions

	Strategic Environmental Assessment is required.	
	At section f you need to explain that the Parish will carry out the Reg 14 consultation.	Add at end Parish to carry out Regulation 14 consultation on pre submission draft.
9	<p>'g. The Neighbourhood Plan must satisfy what are called the "Basic Conditions" and be in general conformity with the strategic policies of the Development Plan in Wealden District. This will be examined in a separate document'.</p> <p>Further explanation of Reg 15 needed</p>	<p>Submission of the neighbourhood Plan to the Local Planning Authority at Regulation 15. The Neighbourhood Plan must satisfy what are called the "Basic Conditions" and including being in general conformity with the strategic policies of the Development Plan in Wealden District. This will be examined in a separate document. explained within a Basic Conditions Statement, to be submitted at Regulation 15. A consultation statement will also need to be submitted at this stage.</p>
9	You need to add a section on the Regulation 16 consultation which is a crucial step that is not currently mentioned.	After g add a section on the Regulation 16 Consultation, to be carried out by Wealden.
9	<p>j. Adopting (known as making) the Neighbourhood Plan as a policy document – if more than 50% of people vote "yes" at the referendum.</p> <p>Consider re-wording</p>	Wealden District Council will make (adopt) the Plan following a positive referendum vote (if more than 50% of those voting in the referendum vote 'yes') and 6 week challenge period
12	<p>'Once adopted, the Neighbourhood Plan has legal force'</p> <p>It doesn't have legal force but it would have the same legal status as a local plan and will become part of the statutory development plan.</p>	Re-phrase
15	Paragraph 15 is considered to be both misleading, incorrect and irrelevant to this neighbourhood plan, especially in relation to 'WDC's depiction of the Parish. The Issues and Options Paper is not a formal	The last adopted development plan for the Council was in 2013 (Core Strategy) that did not provide a housing figure under WCS6 (Rural Areas Strategy) for either Halland or East Hoathly. This Local Plan

	<p>adopted document or strategy. It is also unclear which issues and options document you are referring to?</p>	<p>did remove the development boundaries for both East Hoathly and Halland in 2013 (from the previous 1998 Wealden Local Plan). I would keep this part factual.</p> <p>Since this time the Wealden Local Plan which was submitted in 2019 has been withdrawn. Therefore, the only strategy that currently exists for East Hoathly and Halland is the one set out in the Core Strategy.</p> <p>Since the Core Strategy a number of developments have been permitted.</p> <p>You reference 'many thousands of additional homes'. WDC has not put forward a strategy to date that considers this level of housing. Therefore, this statement is misleading.</p> <p>There has not been any substantive growth in Halland in recent times.</p>
Map	<p>We are not sure, given the age of the change that this (the 1990 boundary) is strictly relevant to the NDP purposes and would probably confuse the reader somewhat.</p>	<p>Consider sticking with the blue line as it is today and delete associated text also.</p> <p>Should you not also refer to this being the designated area for the NDP?</p>
17	<p>'The Parish is located 6 Km South East of Uckfield and 10 Km North West of Hailsham. It is located in the Low Weald landscape which is between the High Weald and the South Downs'.</p> <p>Add in additional detail.</p>	<p>The Parish is located 6 Km South East of Uckfield and 10 Km North West of Hailsham that are both market towns connected by the A22. It is located in the Low Weald landscape, which is between the High Weald Area of Outstanding Natural Beauty (AONB) to the north and the South Downs to the south.</p>

18	<p>'The Parish is a rural agricultural landscape'.</p> <p>The parish is not solely agricultural.</p>	The Parish is a rural, largely agricultural landscape.
20	<p>'Long Pond - A breeding pond for Great Crested Newts'.</p> <p>Has this got any specific environmental designations? I would leave out unless it has. According to our internal mapping, it does not. The other sites do as you state.</p>	Consider leaving out
22	<p>Is there more up-to-date data than this available now? It would be helpful if the data sources could be quoted within the paragraph.</p>	
23	<p>The rural hinterland and scattered farmstead development and associated rural cottages should also be considered. I know that general policy has a presumption against development in the countryside, but it can happen in some circumstances.</p> <p>The draft conservation area character appraisal has more detailed information that could be useful with this historic context section.</p>	Consider expanding the historic context paragraphs. You need to be explicit about what makes the parish special. Archaeology, apart from the Scheduled Monument, is not mentioned but there is wider archaeological interest within the parish.
24	<p>'The designation of the Conservation Area recognises special architectural and historic interest, the character and appearance of the area and the need for it to be preserved and enhanced'.</p> <p>Consider re-wording as per our previous comments.</p>	<p>The designation of the Conservation Area recognises special architectural and historic interest, the character and appearance of the area and the need for it to be preserved and enhanced introduces a general control over the demolition of unlisted buildings and provides a basis for planning policies to promote the conservation of all aspects of character or appearance that define an area's</p>

		special interest, including landscape and public spaces.
24- Footnote 6	This is the footnote given to non-designated heritage assets but it provides a link to the Historic England search engine which does not include non-designated heritage assets.	Move the footnote to after the word 'Listed Building'
24	<p>'The designation is supported by a Character Appraisal that identifies and articulates the significance of the Conservation Area and this should lead to a Management Plan for the Conservation Area. A draft Conservation Area Character Appraisal for East Hoathly was produced by WDC in 2021'</p> <p>Add more detail on what the character Appraisal does.</p>	<p>The designation is supported by a draft Character Appraisal from that identifies and articulates the significance of the Conservation Area and this should lead to a Management Plan for the Conservation Area. A draft Conservation Area Character Appraisal for East Hoathly was produced by WDC in 2021 that sets out the distinctive character and sense of place that create the area's special interest, and considers the location and landscape setting of the area; Historic development; The character of the area in detail; Building materials and details; The contribution of the natural environment; and Issues having a negative impact on the character and appearance of the area.</p>
25	<p>'WDC has saved (meaning they remain valid policy) some of the policies from this plan'</p> <p>These policies were 'saved' by approval of the secretary of state in September 2007 (meaning they were subject to independent scrutiny at that time).</p> <p>25c This policy superseded WDC8 in the Core Strategy LP.</p>	
26	'They show that the ideas put forward for the future of this Parish	Outside the adopted planning documents, WDC has progressed a Strategic Sites Allocation

	<p>have varied considerably since 1998'</p> <p>Planning policy at the national level has changed several times since 1998, therefore the local policy response will also change.</p> <p>This paragraph should be drafted on a more factual basis. Issues and options documents are early consultation documents. We do not see their relevance or importance here as they were later progressed into Draft Submission Local Plans.</p> <p>WDC has not published its 'preferred options' for its emerging Local Plan. However, when it does this will set out a draft strategy including that for East Hoathly and Halland.</p>	<p>Local Plan and a new Wealden Local Plan. However, both documents were withdrawn and were not therefore adopted. produced Issues and Options documents in addition to all the documents pertaining to the now withdrawn Wealden Submission LP 2019.</p>
	<p>'They indicate to landowners and developers the way that Wealden are thinking which results in planning applications being submitted and many of these are now being approved despite not being part of any adopted LP'.</p> <p>This has more to do with the lack of an up-to-date Local Plan than previous draft local plans. The Council cannot currently demonstrate a five-year housing land supply position so planning applications for new housing development that are considered suitable are being approved outside of the local plan process.</p>	<p>Consider rewording.</p>
27	<p>'We fully accept that most of these options did not become policy but they are made public and have led to planning applications in the Parish'</p>	<p>Consider rephrasing.</p> <p>Whilst the Local Plans were withdrawn, the draft submission local plans set out the Council's preferred growth strategy for that time. This included allocating growth in East Hoathly.</p>

28	This is not entirely correct. East Hoathly was allocated growth in the withdrawn local plan however the plan was withdrawn.	
29	Overall, the objectives could be clearer and more objective like.	
29	Bussiness and Accessibility.	Bussiness Business and Accessibility.
	Perhaps a greater explanation is needed here of what the objectives are. They should relate to the objectives of the neighbourhood plan only and should not include issues outside of the NP's control (these may be possible as community aspirations). The policies should stem from these objectives. The objectives should be used to deliver the vision.	Further explanation required. In addition the objectives could be further refined to lead from the vision and then to the policies.
	<p>'Objective 2 To support the establishment of a CLT....'</p> <p>Is this an aspiration rather than a planning objective? Should the objective be 'To support the delivery of affordable rented homes for local working people'. CLT can be discussed in the relevant chapter as relevant.</p>	
	<p>'Objective 3 To provide design guidance...'</p> <p>Is this an objective for the plan? Should the 'provide design guidance' aspect be removed from this objective? Is the design guidance provided through this plan or is this something to come later? Obviously a design guide has not been submitted with the plan.</p>	

	<p>‘Objective 4 To support development designed for sustainable Transport’.</p> <p>Consider re-wording</p>	<p>Objective 4 To support development designed for that promotes sustainable transport use</p>
	<p>‘Objective 5 To support development of zero net emission rated housing’.</p> <p>This should be net zero rather than zero net.</p> <p>This could relate to all types of development, not just residential.</p>	<p>To support development of zero net emission rated housing the creation of net zero residential and non-residential development within the parish.</p>
	<p>Objective 6 ‘and identify non-designated heritage assets’</p> <p>You are currently not producing a local list as part of the neighbourhood plan. If you do a list, you will need a clear methodology, identify the ND assets, consult on it (possibly through another Reg 14). See later comments on this subject.</p>	<p>This needs further explanation, what will be done with this information?</p>
	<p>Objective 8 ‘To identify and register potential Assets of Community Value’</p> <p>You can identify possible ACVs as part of the Neighbourhood Plan but registering them is outside of the NP process.</p>	<p>Remove reference to registering ACVs</p>
	<p>Objective 9-</p> <p>The first part of the objective up to 'parish' is all that is needed here.</p>	<p>To protect and enhance the existing Ancient Woodland in the Parish and identify other important woodland and individual trees that require protection.</p> <p>The rest of the objective seems confused. Could say ‘protect other important woodland and trees’.</p>
	<p>Objective 10-</p>	<p>Remove the ‘identify’ element.</p>

	<p>It states to protect and enhance the existing green infrastructure, in particular hedgerows and then to identify other hedgerows that require protection. Does the plan identify these?</p>	
	<p>Objective 14- see comments later on regarding providing a new community Local Green Space.</p> <p>Needs clarification, do you mean creating a new community green space/ park or do you mean designating an existing space in Halland as a Local Green Space (which would need to be demonstrably special to the local community)? If it's the former then you are not doing this as part of the neighbourhood plan. If it's the latter, you already have a local green space objective.</p>	Consider rephrasing
	<p>Objective 17 To encourage the re-establishment of effective evening and Sunday bus services for East Hoathly.</p> <p>How can the plan do this? Is this an achievable plan objective or a community aspiration?</p>	Consider removing
30	You could clarify here that the policies stem from the objectives.	
31	<p>'It must also have regard to policies contained in the NPPF 2021. These policies will be used by WDC'...</p> <p>Should be noted that the latest planning policies to be adopted (for example, if the emerging Wealden Local Plan is adopted after East Hoathly NDP), will take precedence if there is a conflict between policies.</p>	<p>It must also have regard to national policies contained within the NPPF 2021. The NDP policies will be alongside policies set out in the development plan will be used by WDC...</p>

32	<p>‘Any development plan must take a positive approach in considering development’.</p> <p>Is it development plan? is it not plans and decisions? See NPPF.</p>	<p>any development plan and decisions must take a positive approach in considering sustainable development.</p>
HOUSING SECTION		
33		Remove capital letters
34	<p>WDC is currently updating its sustainable settlement study alongside the emerging Local Plan. This section will soon therefore be out of date. You could mention this.</p>	
36	<p>‘to meed the remainder of their needs’.</p>	<p>To meed meet the remainder of their needs</p>
	<p>‘Based on this list, the facilities currently available within our Parish are shown in Table 1 below:’</p> <p>Why is it based on this list? Can you not provide an up-to-date list of all of the services in East Hoathly. The 2019 settlement hierarchy has been withdrawn and should not therefore be referred to.</p>	
37	<p>Table 1 relies on information that supported the withdrawn plan. The plan was withdrawn. The Council is currently updating its Sustainable Settlement Study, therefore this information will soon be out of date. It would be more appropriate to rely on the services that are present in East Hoalthly based on your own knowledge rather than relying on withdrawn or out of date information.</p> <p>Some of the things you list in this paragraph are not day to day needs e.g. swimming pool, cinema, hospital, restaurants</p> <p>Services and facilities and sustainability is considered in the</p>	<p>Revise paragraph.</p>

	NPPF. The NDP should therefore refer to this as a direct source in relation to services and facilities.	
38-54	Paragraphs 38-54 may be better set out in an appendix or separate background paper supporting the plan – they don't add to the flow of the document.	
54	<p>'they do not serve the day to day needs of the community and are not considered to add, in any meaningful way, to sustainability'.</p> <p>We assume that some businesses will contribute to sustainability, such as the local convenience shop in East Hoathly for example or public houses. I am not sure this is fair to state for all businesses in the two villages. There are after all some local employment opportunities.</p>	Rephrase
55	<p>'The categorisation of a settlement in a settlement hierarchy is a statement of the sustainability assessed at that time but any changes in sustainability should always be considered when determining the current sustainability of a settlement.'</p> <p>This is of course noted, and we are in the process as you know of updating this evidence base for the emerging Local Plan. However, the settlement hierarchy in the adopted Core Strategy is the adopted position and will be considered as a starting point for planning applications/ appeals.</p>	Rephrase to state that this is the adopted position. It should also be stated that WDC is currently updating its Sustainability Settlement Study which will identify a new settlement hierarchy for the district taking into account the NPPF 2021.
56	Please note this was the position at the time of the withdrawn local plan. WDC liaises regularly with ESCC on education matters and the position will be updated as part of the emerging LP.	

	<p>See the latest version:</p> <p>School Organisation Plan 2022 to 2026 East Sussex County Council</p>	
57	<p>'It also has not acknowledged the proposed increase of 260 homes in the Parish'.</p> <p>It should be noted that WDC does provide figures to the ESCC on new housing numbers within the Parish on an annual basis for education purposes, so the County Council is aware of such developments once a planning permission has been granted. The infrastructure requirements, including the needs for schools/expansion of schools will be assessed as part of the Local Plan process, but is ultimately a decision for ESCC.</p> <p>Might some of the new homes be occupied by existing residents and new school places therefore not be needed?</p>	
57	<p>'The Wealden Infrastructure Funding Statement 2020/21 also gives no indication that funding or priority has been allocated to expand East Hoathly School'.</p> <p>The IFS is not the document to confirm this. It only states at paragraph 4.12 that 'the Council will continue to prioritise the provision of necessary education provision across the District, working with partners at East Sussex County Council to establish needs and plan for provision early as part of the local plan review.' WDC is not an education provider.</p> <p>This IFS cited within the Neighbourhood Plan is also not the latest version.</p>	Consider re-wording

58	<p>The County Council would estimate how many new school places may be needed within the local area and this can be based on a number of issues, new homes being one of a number of factors.</p> <p>The distribution of school places across the district is determined by ESCC. It would be beneficial for the steering group to liaise with ESCC on this matter to ensure the position stated is correct.</p>	
61	Could refer to the Council's latest Playing Pitch Strategy assessment.	
62c	<p>'At some stage, someone will have to face the reality that bus services in their current form are not an effective alternative form of transport for modern rural communities and that cars are likely to remain the chosen mode of transport'</p> <p>National planning policy (paragraphs 104 and 105) confirms that sustainable modes of transport should be promoted in both urban and rural areas, and this should be taken into account in the plan-making process.</p>	
63	Some of these date back 25 years and would not be classed as recent.	
64 a and b	We understand the point but in economic terms these shops and units still provide jobs. For the business units, I would imagine more people are employed than when it was the garage.	
65f	'The loss of agricultural land at South Street will also, over time, lead to a loss of local agricultural employment'	Consider re-wording

	The loss of agricultural land is noted but I am not sure that this would lead to the loss of employment?	
66	<p>'However, the overriding trend has been for a reduction in the level of sustainability and an increased dependence on cars. Many parishioners believe that East Hoathly should be redefined as an Unsustainable Settlement'.</p> <p>It is strongly suggested that the NDP seeks to positively plan through this process and adapt this paragraph focus to the services and facilities that East Hoathly has.</p> <p>It is not for the NDP to define or consider the sustainability status of East Hoathly. This is a strategic local plan matter which is currently being considered and progressed.</p> <p>What evidence is there that there is an increased reliance on cars?</p>	Consider re-wording
71	Noted. The new Local Plan will provide the sewage network operators with current planning permissions as part of their forecasting. They are required under law to improve existing sewage capacity.	
74	<p>'This Parish believes that every new development covered under the building regulations (Part S) should provide a charging point for every parking space and for 1 in every 2 visitor spaces'.</p> <p>Noted, but this is not the case currently. A planning policy could be put in place for this, but this would need to consider the viability of the development overall.</p> <p>Please recheck the part on the Building Regulations as it does not</p>	

	entirely match what is written in the Regulations.	
75	<p>'However, this does not address how that Listed Building or home in the Conservation Area could then install a charging point that is acceptable'</p> <p>This would just be the subject of listed building consent application, where the impact on the listed building would be considered on a case-by-case basis.</p>	
77	<p>'It noted that in 2019 there were 12 publicly accessible charging points in Wealden and a press release in November 2020 this had increased to 17 . An imminent roll out plan was announced in November 2021 but was not published. A WDC press release dated 6 May 2022 stated that there are 23 EV charging points in Wealden (although the Zapmap website only shows 22 as at 19 July 2022). There remains no public charging point in this Parish.'</p> <p>You could speak to Chantal Lass our Climate Change Manager for help with your data collection/ research on this subject.</p>	
78	<p>'What seems to be clear is that the deadline for achieving the transition to EVs is rapidly approaching, the plan is not clear and the infrastructure is not in place or even designed. The cost is going to be high and that rural areas will be the most expensive. The building regulations cap cost and the higher costs of rural infrastructure upgrades are likely to mean that this Parish will be left behind in this transition.'</p>	

	You could be using the NDP to play its part in EV solutions within the parish?	
80	<p>'The housing in the Parish is mostly concentrated in the villages of East Hoathly and Halland with some smaller hamlets and a significant number <i>or</i> isolated rural dwellings'.</p> <p>The '<i>or</i>' should be an 'of'?</p>	Change word.
Tables 3-6 – Housing Types	<p>The 2021 Census now provides (as of January 2023) updated figures for the regions and districts and smaller geographies. Please bear in mind that this could be updated prior to the next stage of Neighbourhood Plan process. There is no combination data yet (i.e. tenure and bedrooms) but this will be released during the year.</p> <p>Number of bedrooms - Office for National Statistics (ons.gov.uk)</p> <p>Tenure - Office for National Statistics (ons.gov.uk)</p>	
85	<p>'This identifies a need for more one bedroom homes in the Affordable Homes sector, but does not reflect that this is also needed in the Market sector'</p> <p>The HNA report does not necessarily agree that there is a substantial need for 1-bedroom homes in the market sector so rephrase here. We feel that the policy should reflect the HNA in the absence of other evidence.</p>	Change Wording
85	Over 77% of the housing in this Parish is privately owned so, not tackling the market sector for one Bedroom houses will not rebalance the housing needs of the District nor this Parish.	

	<p>The main thrust of this report for the market sector confirms that the housing type needed in Wealden was for two and three bedroom homes (dwellings, rather than flats) and that there is still some need for 4+ bedroom homes in the district. The 1 bedroom flatted market is unlikely to be suitable outside of Wealden's main towns, so it is unlikely that this sort of property will be marketable in East Hoathly.</p>	
87	<p>‘A deficit of smaller one and two bed homes.’</p> <p>Two and three bedroom homes is the aim across the majority of the district, and particularly villages. 1-bedroom homes were considered too small for downsizing for older people as they wished for younger relatives to stay with them.</p>	
88-89	<p>‘therefore adopted local planning policies relevant to the determination of the application’</p>	<p>This should be rephrased as follows:</p> <p>‘therefore adopted local planning policies relevant to the determination of the housing application’.</p> <p>Also, both these paragraphs are quite repetitive and you could combine them together and truncate.</p>
90	<p>The decisions made by the Council and the Planning Inspectorate would have considered those issues in terms of sustainability including facilities and services and accepted this was reasonable (i.e. it is sustainable development).</p>	
92	<p>‘The history of development in the village of East Hoathly saw a 25% increase in the number of homes in the Parish in 2009’.</p>	Reference source

	What is the source for this?	
92	<p>'The resolution to grant outline consent for 205 homes and the outline consent for 55 homes on South Street will represent a 113% increase in the number of homes in East Hoathly since 2009'</p> <p>As stated above, the decisions were considered sustainable in the context of the NPPF.</p>	
92	<p>'there has been no strategic plan for significant growth other than the 75 homes in 2009 which was accompanied by an assurance that there would be no further growth (this was understood to have meant until the end of the LP period which would have been 2027)'.</p>	This paragraph is unsubstantiated. Therefore remove this paragraph. Even if this was said, it was a point in time.
93	<p>'The proposed new developments of 260 homes will see this community grow proportionally bigger than any other community in Wealden'.</p>	Reference source
93	<p>'phasing should be considered for any major planning application'.</p> <p>Noted, but this does not help either with the council's Housing Delivery Test or its Five-Year Housing Land Supply position as it actually slows down growth and may actually have the reverse effect of allowing more housing development into our towns and villages across Wealden. It may also slow the delivery of infrastructure.</p> <p>Chart 2 – not quite sure what this is showing, could dates be added for each column along the x axis?</p>	
94	Wealden Affordable Housing Delivery LP 2016 has the intention of delivering 35% affordable housing	The Wealden Affordable Housing Delivery LP 2016 has the intention of delivering 35% affordable

	as part of any development of 11 or more houses. WDC has identified a need to deliver 519 Affordable Rented Homes per year and 335 homes for Affordable Home Ownership	housing as part of any development of 11 or more houses outside of the High Weald Area of Outstanding Natural Beauty (AONB) . WDC has identified a need to deliver 519 Affordable Rented Homes per year and 335 homes for Affordable Home Ownership
95	Understand the concerns, but given the pressing need for affordable across the district, I am not sure this paragraph is really necessary. The amount of housing delivery in East Hoathly will be lower than in Uckfield/ Hailsham for sake of argument, so less affordable homes will be here in any case. In addition, affordable homes includes ownership products as well (i.e. First Homes, Shared Ownership etc.?)	Consider removing this paragraph
96	Where has this come from as it seems to differ from what is on our website, it states parish instead of district? Would it be better to take this out and just refer to the district wide housing allocations policy on our website? Also, this is the current connection test, should this change at any point then the plan text will be out of date / wrong, therefore a link to our website would work better	
99	Not sure this is needed as you have a policy on this, but maybe include in the above paragraph, if you feel strongly that it should be included.	
100 – Table 8	The Census 2021 does also contain some updated information on these figures and is available below: Car or van availability - Office for National Statistics (ons.gov.uk)	
102	Is there more up to date data yet from the 2021 census?	

110	<p>'These large working vehicles are inappropriate in scale and appearance to park in residential areas'.</p> <p>I note the issue, but this cannot be dealt with as part of land use plan, if they are private vehicles. In most cases, commercial vehicles are allowed to park in residential areas.</p>	Consider removing.
Policy 1 Housing	<p>'The size of new developments should be in proportion to the existing Community'</p> <p>What does P1.2 mean? How would this ever be assessed/ judged? Criteria P1.2 is not needed.</p>	There are no allocations within the NDP, so this sentence should be removed as this will be considered as part of the Local Plan.
	<p>'through the delivery of a higher proportion of homes of one or two bedrooms'</p> <p>Policy 1 is not necessarily consistent with emerging policy. – I would suggest using 1, 2 and 3 bedrooms homes here given the need for all three within the District and Parish. This would then reflect WDCs evidence base and approach.</p> <p>You ask for 'a greater balance of smaller homes for retirement and downsizing' but with little evidence to support this plus how do you define what is meant by 'for retirement'?</p>	through the delivery of a higher proportion of homes of one or two or three bedrooms.
DESIGN SECTION	SEE SEPARATE COMMENTS ON THE ORDER OF THE CHAPTER ABOVE	
117	Can I also suggest that proposals within or on the edge of the designated conservation area	

	<p>should take into account the information available in the conservation area character appraisal and any future management plan for more local design and material guidance. Should development also be in accordance with the National design code?</p> <p>You state here that 'All development proposals will be required to demonstrate that their design is in accordance with the provisions of the Wealden Design Guide 2008'</p>	<p>For this to have any weight it would need to be within the actual policy. Consider adding it to the policy along with reference to any subsequent design guide or code produced by Wealden.</p>
119a	<p>Many of the housing developments in the Parish are cul-de-sacs.</p> <p>Not sure that this is true for Halland? It's almost entirely linear. Noted that this is more true of East Hoathly.</p>	<p>We previously commented that the plan needs to be more specific on the differences between Halland and East Hoathly. This comment still stands and hasn't been taken into account.</p>
119c	<p>Densities do not necessarily need to reflect the average density of a location and you can seek to increase density in certain same circumstances (see NPPF Chapter 11). Need to ensure that land is used effectively.</p> <p>This is a very odd way of looking at the character of the conservation area. You need to look at the character appraisal document and this looks at the way in which layout of development has historically occurred which is far more important than a blanket dph. This is also relevant to Halland too.</p>	<p>Consider re-writing this paragraph</p>

119e	<p>'others create a sense of exclusion and clutter'</p> <p>It is unclear what is meant by this?</p>	Needs further explanation
119h	Would it be a good idea to have images and/or examples?	Provide examples and /or images
119k	Are these positive or negative – it would be good to clarify what you like and what you don't like.	Update.
119m	<p>'For a rural Parish, views are important to people, whether this is the view from their home, or the views within, into or out of the area in which they live'</p> <p>There is no right to a view in planning specifically. There are many high streets for example that have been developed over time and used to have views on to the open countryside that have been lost.</p> <p>I agree with the recognisable sense of place, but this is more than just views. There is too much on heritage here where we should be looking at the whole parish and all of the settlement of Halland and East Hoathly, not just the conservation area.</p> <p>There is an updated Landscape Character Assessment available (2022). This would be the correct one to use in relation to the most up-to-date evidence base.</p>	Should this not be in the heritage section of the plan?
120	<p>As this is in the design section, I assume the list relates to negative design features rather than just negative features.</p> <p>You have provided a list of negative features but some of the points go</p>	<p>Consider renaming list 'negative design features'</p> <p>Consider revising the list so that it just includes the negative design</p>

	<p>further than just stating what are negative design features e.g. point d states layout of new development is contrary to the historic pattern of development. It then goes on to state what new development should do. Some of the points do not actually state the negative feature at all but solely the solution e.g. point n.</p> <p>Some of the points listed do not relate directly to design e.g. q, r, s.</p> <p>Certain negative features are also discussed under paragraph 119 a-m?</p>	features found doing the character appraisal and moving the proposed suggestions for improvements.
120 b	<p>'This same guide has equal relevance to the remainder of the Parish'.</p> <p>There is now a comment that the guide to features in the CA applies to the whole parish. Have you actually checked this as the CA appraisal is very restricted to a small area of the village of East Hoathly and doesn't cover the rest of the parish?</p>	Consider removing this sentence
120e	This will be determined through the Local Plan on a district wide basis.	Remove this sentence
120 g	<p>'Electric Vehicle charging points should be provided for all new homes and for new visitors spaces in the Parish. These should be designed as an integral part of all new home designs rather than merely added to existing designs'</p> <p>Please see earlier comments on this subject. Would this be practicable for parking spaces/ visitor spaces? You will need viability evidence for any deviation from the Building Regs.</p>	

120x	Are these historic features rather than landmarks? Do you mean postboxes rather than letter boxes?	These could be added to a local list as NDHAs.
SUSTAINABILITY SECTION	<p>SEE SEPARATE COMMENTS ABOVE ON THE ORDER OF THIS CHAPTER</p> <p>Much of this section (paragraphs 123a - g) reads as if it is a policy.</p> <p>Under 'Design Standards' the government have already consulted on the Future Homes Standard and the changes to Building Regs have already come into force (June 2022) so you may want to change the tense of the wording here and do a little more research on the consultation.</p> <p>Is there a particular reason why certain points in this section are supporting text and not policy? For example, within the supporting text you refer to encouraging the incorporation of solar panels etc. where they do not have an adverse effect on landscape and village character, biodiversity, heritage or cultural assets however, this has not made it into the actual policy. Is this an oversight?</p>	
Policy 2 Resource Efficiency	P2.1 – is it possible to have a net emission rate of below zero?	<p>Change Favoured to 'supported'.</p> <p>The policy could be expanded to include a reference to considering context and avoiding an adverse impact e.g. on landscape, heritage assets etc.</p>
Policy 3 Design Guide- Layout and construction	Would Design be a better title for this policy?	

	<p>What does 'good design principles' look like?</p> <p>As written, this policy is very restrictive and does not give much flexibility in terms of different sites that may come forward. The term 'best example' is not necessarily helpful here. Is the best examples clear from the Character Area Assessment?</p> <p>Is construction the right word here? Should it be materials? Keeping in character is one element but making everything the same is not what the national design guide supports.</p> <p>It would be helpful to ensure that this policy is not contrary to the national design guide principles.</p> <p>Policy 3: The policy is currently very long.</p> <p>P3.1 not required.</p> <p>Does 3.3 need another sentence? At the moment it is not clear what the list underneath represents? Is it what new development should seek to do?</p> <p>Are sub criteria of p3.3 necessary if they replicate points from the character assessment – adding to length of policy that could probably be reduced to 'development that maintains or enhances the character of the area, having regard to the character assessment, would be acceptable.'</p> <p>If you are going to keep the criteria we have the following comments:</p>	<p>Is there a way of shortening this policy?</p> <p>This could be referred to in the supporting text and added as a conformity reference.</p> <p>Needs an explanatory sentence.</p>
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	<p>a– cul-de-sacs are acceptable in planning terms and there are already a number in East Hoathly, so I am not sure it will be possible to ‘avoid’ them on all occasions. Lots of types of developments in rural areas – thinking farmstead style and rural cottage/mews type developments don’t have through access so are technically cul-de-sacs. Better to refer to permeability and access.</p> <p>In addition, refer to local vernacular rather than best examples in parish.</p> <p>d – there will be cases where this is not possible, so provide flexibility here. How homes connect to utilities depends on existing infrastructure and isn’t typically controlled by the planning application process - e.g. would a telephone cable be laid underground if connection made via telegraph pole?</p> <p>e- EVCs are now a Building Regulations Matter</p> <p>You will need sufficient evidence on viability here to allow such provision.</p> <p>f- parking standards should follow ESCC standards</p> <p>Car parking and criticism of ESCC standards doesn’t appear to have been evidenced.</p> <p>g- I am not sure how this can practically be dealt with as no widths are given. This will be considered by ESCC as the Highway Authority as part of the planning application process. Roads will need to meet ESCC and Manual for streets standards as appropriate. Planning cannot control bad parking habits.</p>	
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	<p>i- The first two sentences are a statement rather than policy. Move to supporting text. This is difficult to consider on a planning application basis; for example, what is an inappropriate infill development, it is not really brought out here.</p> <p>j. 'local heritage assets' do you mean non-designated heritage assets? By historic asset do you mean heritage asset?</p> <p>m- – Views cannot be protected in and out of the settlement, unless they are significant landscape views.</p> <p>n- This is more climate change related rather than design.</p> <p>p. – In relation to infrastructure, services and facilities a developer is only required to provide for what will make a development acceptable in planning terms.</p>	
SECTION 5 CONSERVATION	<p>This section covers a number of quite different planning elements. Would it be more user friendly to have a 'Historic Environment' chapter and then a Natural Environment chapter or alike?</p>	<p>Dark skies should not be in this section.</p> <p>Assets of Community Value should not be in this section – they may not have a heritage link.</p>
125	<p>Better to say 'setting of heritage assets'? than 'views'?</p> <p>Unclear what conservation of the 'landscape' means – should this be in a landscape and countryside section?</p>	<p>See other comments on the content of this chapter.</p>
127	<p>Text of para 195 of the NPPF. Does this need to be here? Suggest removal. Especially as the NPPF is likely to be updated soon as well as potential national policies relating to</p>	<p>I would suggest just the first sentence is sufficient.</p>

	heritage potentially coming into play. On this basis, the text will be out of date.	
128	<p>'These historic milestones should be protected and the Parish Council will seek to get them designated as Heritage Assets'.</p> <p>Do you mean non-designated heritage assets? The Neighbourhood Plan could identify buildings and structures including the milestones as non-designated heritage assets. These are building of local heritage importance and can provide extra protection in the planning decisions. Any local list will need to be robust following Historic England guidance (which can be found here) but could add real value in identifying local heritage (especially outside of the conservation area). The aspiration should also include identifying other non-designated heritage assets for listing too.</p> <p>Notwithstanding the above, the designation of non-designated heritage assets would need to be carried out at Reg 14 stage to allow these to be consulted upon.</p> <p>Or do you mean nominate for Listing with Historic England?</p> <p>Designation just within their Parish or for all surviving examples?</p>	Required further clarification
	<p>You currently have the milestones listed under the designated heritage asset part of the supporting text, which they are not.</p> <p>They either need their own heading or move to a different section.</p>	Move to correct heading or add heading.

129	<p>The list of what can go on a heritage list does not align with English Heritage guidance. Whilst a Local list is not restricted to buildings they need to be heritage related. We are uncertain by what is meant by local figures of importance or significant patterns of settlement.</p> <p>It is unclear how this criteria has been arrived at. We are uncertain as to how a local figure can be a NDHA on a Local List? Also cultural landscape – what does this mean?</p>	<p>Need to look carefully at the following guidance and work to put forward a locally agreed criteria: https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/</p>
130	<p>‘It is intended to complete a full review of the Parish with a view to applying for a Local List of approved non designated heritage assets’.</p> <p>When do you intend to carry out this review? Are you planning on creating your own local list, if so, this would need to be done as part of the Neighbourhood Plan at Reg 14 stage.</p> <p>There is limited resources within WDC currently to form a local list. Should Parishes wish to do this then our advice has been to do this through a neighbourhood plan, with the appropriate supporting information and evidence.</p> <p>Is it worth explaining what a non-designated heritage asset is/ means?</p>	Clarification and update required
131	<p>‘The designated Conservation Area boundary was reviewed in 2017, and redesigned with an enlarged boundary’.</p>	<p>The designated Conservation Area boundary was reviewed in 2017, and redesigned redesignated with an enlarged boundary.</p>
133	<p>‘it is hoped that the Parish will be able to work with WDC on developing an Article 4 Direction that will control Permitted</p>	<p>Needs further explanation as to what an Article 4 Direction is and why you feel it is required.</p>

	<p>Development rights within the Conservation Area’.</p> <p>Subject to Council resources, the Conservation Officer would support the Parish Council in working towards an A4D as it is an aspiration for all Conservation Areas to have an A4D. You can talk about the erosion of detail through the application of PD rights and the impacts this is having on the CA character and appearance and help to quantify this change to support a future A4D.</p>	
<p>Policy 4 Conservation</p> <p>Change to either ‘Historic Environment’ or ‘Heritage’ to avoid confusion with wildlife/ landscape conservation.</p>	<p>P4.1 Conservation Areas are designated heritage assets therefore there is some duplication.</p> <p>What is meant by rural character of the existing settlements? This policy seems to be about heritage assets and this is an additional matter that has already been covered in policy 3.</p> <p>Presumably this largely relates to East Hoathly rather than Halland given its substantial heritage assets and conservation area? This should be made clear.</p> <p>National legislation just confirms that the minimum would be preserving or sustaining a heritage asset. Can these words be incorporated into the policy above rather than just ‘enhance’, which is beyond the minimum.</p>	<p>Consider how this policy is adding value to existing legislation and national policy. Does it need to be more specific to the local area?</p>
<p>Aspiration 2</p>	<p>A2.1 Presumably as non-designated heritage assets? If so you need to clarify this. If this is about local listing then please see our comment above.</p> <p>Or do you mean to apply to Historic England for listing? You need to clarify this.</p>	<p>Clarification needed.</p>

	<p>Also, should work with adjoining parishes and those with the mileposts to get them all listed as that would have much more meaning as one of the reasons they have stated they are special is the number that survive along the entire route from East Grinstead.</p> <p>A2.2 Separate this out as a separate aspiration as it doesn't relate to the mileposts.</p>	
134-137	<p>You need to make it clear that there is a different process for nominating ACVs and that it cannot be carried out as part of a Neighbourhood Plan.</p> <p>Please see further information: Community Right To Bid - Assets of Community Value - Wealden District Council - Wealden District Council</p>	See comment above in relation to format. There is little relevance to conservation.
137 and 138	<p>These paragraphs relate to fingerposts and letterboxes (do you mean postboxes?)</p>	Consider moving as they do not relate to assets of community value. Could their protection be another aspiration? I.e. they are already mentioned in the section before.
140	<p>"New developments should be constrained..."</p> <p>It is also about people's perception of feeling safe. Lighting can be provided but provided to minimise light pollution.</p>	<p>Consider rephrasing:</p> <p>The design and layout of new developments should be planned carefully to minimise the impacts of any lighting schemes and be subject to planning conditions to minimise / prevent light pollution.</p>
141	<p>In this paragraph you in effect have a community aspiration (Parish review of lighting) but have not separated it out into a box</p>	Consider creating another community aspiration.

Policy 5 Dark Skies	<p>Consider rephrasing the first part of this policy so that this policy is clearer. We have provided a suggestion to strengthen this policy.</p> <p>A link in the policy or supporting text to the ILP lighting guidance could be provided.</p> <p>Guidance Note 1 for the reduction of obtrusive light 2021 Institution of Lighting Professionals (theilp.org.uk)</p>	<p>New developments should be designed so that they do not radiate light upwards</p> <p>New development must clearly demonstrate that all opportunities to reduce light pollution have been taken, with a particular focus on preventing sky glow from light radiating upwards. Development proposals will be supported....</p>
SECTION 6- NATURAL ENVIRONMENT		
144	<p>The Green Infrastructure Study is an evidence base document that was produced for the withdrawn Local Plan, although its information is still relevant. It is an evidence base study and not an adopted approach to delivering green infrastructure. The proposed GI network (in Chapter 5 of the Study) is just a suggestion from the evidence and WDC have not adopted this network.</p> <p>WDC will shortly progress work on a Green and Blue Infrastructure Strategy to inform the new Wealden Local Plan. This will include a review of the Green Infrastructure Study.</p> <p>Please note the text set out in the study on Figure 5.5 that the “GI Network Plan provides a strategic framework for the delivery of GI. It is only illustrative and does not necessarily indicate a constraint on development”</p>	<p>Maybe have a paragraph that introduces the GI Study first, before paragraph 144 and the subsequent paragraphs:</p> <p>“The WDC Green Infrastructure Study 2017 sets out a potential green infrastructure network for Wealden, based on an analysis of the districts green and blue assets, where there are deficiencies and where there are opportunities for improvements / enhancements / provision. Whilst not an adopted strategy for the district, the potential GI Network provides a framework for the delivery of GI to support the planning of sustainable development.”</p> <p>The wording of the paragraphs should be amended to account for our comments.</p>
153	Please see comments above relating to paragraph 144. The	Update paragraph to represent the position.

	<p>comments equally apply to this paragraph also. i.e. “This GI Network Plan provides a strategic framework for the delivery of GI. It is only illustrative and does not necessarily indicate a constraint on development”.</p> <p>It may be more helpful to focus on the green and blue assets rather than an illustrative network provided in the study.</p>	
155	<p>‘These figures are shocking and new development should not be allowed to make this situation worse’</p> <p>This could be removed as it is far more complicated than what is suggested here. All planning applications for new housing development are known by Southern Water and are consulted upon as part of the planning application process or considered in the round. Southern Water are required by statute to allow for all new housing development to come forward and are unable to object to the local planning authority (i.e. they are required by law to accommodate the development).</p> <p>Therefore, new development of this nature cannot be expected to improve the existing situation/ address problems in the wider network etc. The environmental permit process is outside of planning. We do liaise with Southern Water and what housing development is expected and where on a regular basis however.</p>	Consider removing
156	<p>‘Developers will need to use the Natural England Metric 3.0 to calculate and provide evidence to show that they have achieved the</p>	<p>Minor wording change:</p> <p>“Developers will need to use the Natural England Metric 3.0, <u>or any subsequent version</u>, to calculate</p>

	required biodiversity net gain requirements'	and provide evidence to show that they have achieved the required biodiversity net gain requirements
158	<p>'Re-wilding is supported by Natural England as a means of achieving the minimum 10% biodiversity net gain'.</p> <p>Rewilding is only one way of achieving net gain. Protecting and restoring habitats is another, for example. Therefore, it is not just about re-wilding.</p>	<p>Suggested wording change:</p> <p>Re-wilding is supported by Natural England as one of the ways of achieving the minimum 10% biodiversity net gain</p>
160	<p>'It is essential that thorough surveys are conducted prior to any new development to ensure that biodiversity is protected'.</p> <p>Ecological surveys are not required on every application- see the WDC validation requirements here</p>	Amend wording
160	<p>The WDC Biodiversity Officer should check the quality and thoroughness of all biodiversity surveys presented with planning applications and then approve them or challenge them.</p> <p>It is not the Biodiversity officer's role to approve or challenge reports but to provide a critical appraisal and to advise the Case Officer where required.</p>	Remove last two sentences.
163	163 d – what does the reference number refer to?	Make this clear.
Policy 6 Natural Environment	'Proposals for new development must meet the requirement to provide a minimum 10% biodiversity net gain and those that exceed the minimum will be supported'.	<p>Consider rewording to include the words 'Relevant proposals' as not all development will be subject to net gain.:</p> <p>Relevant proposals for new development must deliver a minimum overall net gain in biodiversity of 10% above the ecological baseline. Those that</p>

		<p>exceed the minimum will be encouraged and supported.</p> <p>Would add in the following as an additional criteria:</p> <p>Biodiversity net gain must be provided on-site wherever possible. Where it can be robustly demonstrated that on-site provision is not possible, suitable off-site provision will be sought.</p>
Policy 6 Natural Environment	<p>Does this not need to consider paragraph 180 of the NPPF in terms of mitigation also if a scheme does result in some harm to biodiversity?</p> <p>What does a 'full justification' look like? How do you see the application of this policy working? If they can justify the loss, would this be acceptable? See WDC validation list requirements (above). Paragraph 180 of the NPPF is about principles.</p>	<p>See suggested wording below:</p> <p>All development proposals must follow the mitigation hierarchy when considering the impacts and potential harm of development on biodiversity and the natural environment:</p> <ul style="list-style-type: none"> a) Avoid harm / impacts in the first place; then b) Adequately mitigate any residual harm / impacts; and then c) Compensate (as a last resort) for unavoidable harm / impacts. <p>If significant harm cannot be ruled out through the mitigation hierarchy, development proposals will not be supported.</p>
Policy 6 Natural Environment	<p>The rest of the policy needs some work. The list is currently a mix of things you want to protect, things you want to prevent and things you want to see more of, therefore the wording at the start of P6.2 needs to reflect this.</p>	<p>Adjust so that the criteria within the policy follows on from the introduction.</p> <p>You could then add in 'Developments will be supported where they.....'</p> <p>Consider separating BNG from the policy. BNG could then be expanded a little and the natural</p>

		environment policy could focus on protecting habitats and species.
165	<p>'Local Green Spaces can provide....'</p> <p>There is some confusion in this paragraph between green spaces and Local Green Spaces. The locality guide at this point is talking about green spaces generally.</p>	<p>Local Green Spaces can provide....</p> <p>Change heading to The Importance of green space or similar.</p> <p>After paragraph 168 add, new heading Local Green Space and explain what they are and how they are assessed. The reasons for such spaces to be designated are set out in paragraph 102 of the NPPF. This includes beauty, historic significance, recreational value, tranquility or richness of its wildlife.</p>
167	<p>On our website here you can find a Playing Pitch and Outdoor Sports Strategy, Playing Pitch Strategy, Open Space Assessment and Indoor Facility Needs Assessment from 2022. This is the most up-to-date assessment and the 2016 report is no longer the Council's evidence base on this topic.</p> <p>Also Parish Summary document</p> <p>https://www.wealden.gov.uk/UploadedFiles/Final-Wealden-Parish-Areas-Summary.pdf</p>	Needs to be updated
168	<p>'The Parish would like the flexibility to request that some new developments forego the addition of children's play equipment to green spaces in favour of using that part of developer contributions towards the improvement of existing open spaces'.</p> <p>The Parish Summary for the open space report highlights the deficiencies of the area and</p>	

	<p>indicates whether new facilities are required or whether existing facilities should be enhanced. In addition, the open space report outlines the criteria that will be used to identify whether a new development will require new facilities or existing enhancement. This can be considered on a case by case basis and determined in accordance with need. This may include factors such as accessibility also.</p> <p>For any planning application, provision will be calculated via these criteria and included within the S106 legal agreement where required. It would be beneficial at consultation stage of the planning process (local plan and / or planning application) if the Parish Council were to comment on their specific requirements/ requests so that these might be taken into consideration.</p>	
169 - 172	Is the list of potential spaces needed here? If it is covered in an appendix is there a need to repeat it here?	Consider removing as this could be confusing. The proposed LGS are set out in the policy.
Policy 7- Local Green Space	<p>SEE DETAILED COMMENTS ABOVE</p> <p>In terms of the policy:</p> <p>It's not a proposals map, it's a policies map</p> <p>'Development on these Local Green Spaces will not be approved other than in very special circumstances'</p> <p>At this stage, the policy does not confirm what those very specific circumstances would be, and this will lead to ambiguity if a planning application does come forward and what the decision-maker should consider.</p>	<p>Policy wording needs changing.</p> <p>Provide criteria for the 'very special circumstances' that would allow for small-scale development associated with the use to be supported taking into account the NPPF.</p> <p>Please note you will need to supply your GIS data regarding your LGS at Reg 15.</p>

	<p>Paragraph 103 of the NPPF confirms that policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>A 'very special circumstance' would be that sports parks and their facilities should continue to be allowed to improve or be extended for example? See paragraphs 147 to 151 of NPPF.</p>	
Aspiration 4	The title of this aspiration is Local Green Space but presumably what you are looking for is a community space rather than a Local Green Space which would need to be designated as part of a Local Plan or Neighbourhood Plan and already be of value to the community?	Amend title
SECTION 7 HEALTH AND WELLBEING		
177	<p>See up to date reports on our website here. Also, could the last sentence be written more positively – the provision of the right amount and type of open space and recreational facilities will provide opportunities for people to improve their health and well-being.</p> <p>It is not possible to ask developers to address an existing deficit, however, it is possible to ensure that the needs of any new development are addressed and provided for.</p>	Amend paragraph
178a and b		Consider removing these photos in the Reg 16 version, particularly the one of the children. Whilst you have blurred the faces it would be better for them to be removed.

Aspiration 5	The facilities that would be would be supported are as follows:	Remove one of the 'would be's'.
SECTION 8-BUSINESS	Many of the issues set out here have already been covered in the plan in previous sections.	Suggest refining the plan so as there is less repetition.
192	<p>'The Wealden LP 1998 proposed the protection and expansion of the business area to the East of South Street but by 2009 this had been developed for housing'</p> <p>Noted that this is the case but if this refers to Juzier Drive, Carriers Way, then this was a mixed-use development with employment uses.</p>	Rewording for accuracy on this issue.
196	Peoples lifestyles	People's lifestyles
Policy 8 – Business P8.1	<p>Is P8.1a really required if they can do it in any case?</p> <p>If permitted development rights apply then it is not a requirement to show the business is not viable- see GPDO which lists the requirements for each different type of change of use.</p> <p>Policy 8: P8.1 delete reference to independent evidence. Evidence will never be independent but does need to be submitted. Key is that we check it and they pay for that.</p>	<p>Consider removing this part</p> <p>Add to the end of the policy 8.1b that: Where the review of the submitted viability information by an independent consultant is considered necessary, the applicant will be required to cover such costs for the local planning authority.</p>
P8.2	'Existing businesses that would result in the loss of land and buildings in employment use will be resisted'	Provide clarification

	This does not really make sense, do you mean applications involving the loss of existing businesses.....?	
8.2a and b	<p>'The use with equivalent floor space can be secured and delivered in a suitable alternative location, at a reasonable distance within the settlement',</p> <p>'An alternative employment use, with an equivalent job capacity, can be secured and delivered in a suitable alternative location at a reasonable distance within the Parish'</p> <p>These are both too great a requirement to put upon applicants and go beyond what is required in our local plan 1998 or the NPPF.</p> <p>We cannot require existing businesses to reopen in the existing settlements they are situated in and their loss should be allowed providing that the business is not viable over that 18-month period.</p>	Amend the policy
8.3	Is it necessary to list these businesses if the policy applies to all businesses? Some of these businesses are not in Use Class E, such as care homes and hotels that are under Use Class C2 And C1 respectively.	Remove list of businesses
8.4	<p>Change 'approved' to 'supported'. There is no guarantee that they will be approved. They will need to be considered on a case by case basis and on their merits taking into account a range of different factors / policies. Hence supported will work better here.</p> <p>Why only the specified employment sites? Does this mean that other employment sites cannot be improved or enhanced?</p>	The wording of this part of the policy needs to be tighter. This should apply to all businesses with an existing employment use class, not just specific key sites.

	<p>What is meant by improvement and enhancement? This needs to be more specific.</p> <p>What is meant by detrimental impact?</p> <p>How is acceptable traffic generation defined?</p>	
8.5	<p>Neighbourhood Plans cannot permit development.</p> <p>It should be noted that there are permitted development rights that allow for this to happen without a planning application, but we will similarly support such an approach within our emerging local plan where a planning application is required.</p>	Change 'permit' to 'support'.
8.6	<p>B) would detrimental impact be a better term as impact can be both positive and negative. (i.e. do not have a detrimental impact on the landscape')</p> <p>A and C) It should be noted that Use Class B2 and B8 are likely to be more industrial and may not fit into criteria c by their very nature.</p> <p>Classes E, F2(a) and F2(b) very broad, so could permit town centre or non-rural enterprise type uses in inappropriate locations.</p>	<p>Consider rewording</p> <p>consider removing 'being a use'</p> <p>Consider whether these use classes are appropriate, consider narrowing down Class E to E (g)</p>
8.7	<p>'Proposals for the diversification and development of agricultural and other land based rural businesses will be supported'.</p> <p>This is very broad and almost allows for any type of rural diversification. I would suggest that tighter wording is needed particularly in terms of scale.</p>	Consider tighter wording for this part of the policy.
SECTION 9 ACCESSIBILITY		

206	<p>'It is also hoped to encourage developers of any new housing developments in the Parish to consider providing the same fibre optic cabling to homes that are adjacent to the proposed new development'.</p> <p>The developer would only have to deliver fibre optic cabling to the development that is being built, so this would be an unlikely scenario.</p>	
Policy 9- Communications	<p>There are substantial PD rights for communications infrastructure, in some cases, there is some need for prior approval surrounding siting etc. It is very rare that there is the need for a full planning application for communications infrastructure and this is less likely in East Hoathly and Halland given the need for mast etc. would be lower.</p> <p>What is being referred to when you say 'providing they are sited safely'? Equipment, masts?</p> <p>Could you combine both elements of the policy once reworded as they are the same apart from the reference to broadband/mobile phone coverage?</p> <p>P9.2 concealed criteria seems a step too far. Understand the inclusion, don't want a proliferation of mobile phone masts. However, by their very nature they can't be concealed. Newer 5G (and future g technologies) will also require more closely located and possibly taller masts. Sympathetic to landscape and character is the only criteria really needed/ relevant here.</p>	<p>Consider rewording</p> <p>Add more detail to the policy as to what is being supported.</p>

A6.2	Existing broadband provision improvements are not for new developments to deliver.	Consider removing
210 - 214	This has been covered already in the plan.	If there are additions then maybe amalgamate in one section of the plan rather than fully repeat.
SECTION 10- CIL	<p>'the general charge on developers will be £243.96 per square Metre'.</p> <p>This figure changes each year and differs depending on whether it's residential or retail. The general charge on developers will be £200 per square metre plus an annual indexation rate determined by the BCIS. See our website here</p> <p>Please note CIL is proposed to be replaced with the Infrastructure levy</p>	Remove reference to a specific figure and perhaps direct to our website instead.
222	The Parish get 15% of the CIL receipts (subject to a cap) received by the District Council. Not all development will be CIL Liable as there are a number of exemptions available to both individuals and developers.	
223	Is this example needed? As explained above the CIL charge changes each year. When you refer to the current charge it is not clear what year you are referring to.	Remove example
224	<p>'WDC has imposed a cap on the amount of CIL money that a Parish without a Neighbourhood Plan can receive in any year and this is currently set at £100 for every home in the Parish that pays Council Tax'.</p> <p>The cap is not imposed by WDC this is part of the statutory regulations (Community Infrastructure Levy Regulations 2010 (as amended) P59A (5) - (7). It is not at the discretion of WDC. If the</p>	WDC The Government...

	Neighbourhood plan were to be adopted the 25% of CIL receipts allocated would be uncapped.	
225	<p>'Whenever CIL money is available, it will be spent in accordance with the Parish Council's priorities'</p> <p>Although subject to the restrictions of regulation 59C of the CIL Regulations 2010 (as amended). Funding obtained via CIL must only be used on infrastructure that is as a direct result of new development and the Parish Council should seek advice as to whether the proposed expenditure is lawful. For example Aspiration1 - The use of CIL Funds to support the work of the CLT does not fit the criteria set out in regulation 59C as the indicated work would not appear to relate to the provision, improvement, replacement, operation or maintenance of infrastructure of existing or approved new development. It would also not specifically address the demands that new development places on the parish. It is important to ensure that the monies are used lawfully and in compliance with the regulations.</p>	<p>Consider rewording this entire section</p> <p>It is also worth noting that unused funds may be required to be returned to the District Council after a period of five years but if requested may only be used for the benefit of the Parish.</p> <p>Finally CIL funding may also be used to support much larger projects run by external providers, for the benefit of the parish to overcome issues as a result of new development such as wider highways schemes e.g. traffic calming measures, as an example.</p>
Footnote 70	The link does not work	Provide a working link
Section 11	This could be earlier in the plan, in the scene setting section or an appendix.	
Section 12	<p>B- this is Reg 15</p> <p>C This is the Regulation 16 consultation</p>	
232	The neighbourhood plan alongside the NPPF and the adopted local plan.	Update to make clear.

Annex A	<p>We previously commented that ‘any documents that were not adopted by the Council hold no weight and that text related to these documents are unnecessary for this Plan as such directions/ policies were never implemented’</p> <p>Whilst I note your comments in the first paragraph about providing a narrative, this annex is confusing and it is not clear which Plans were ever adopted.</p> <p>It also needs to be understood that this plan if ‘made’ will form part of the Wealden District Council Development Plan. This section is therefore unhelpful when read alongside any future local plan and does not demonstrate positive working.</p> <p>In addition, what use is this to those who will use the plan?</p>	Remove those Plans and documents that were never adopted.
Annex H	Do you mean postboxes here rather than letterboxes?	
Page 150	This is a blank page	Remove
Annex K	When were these surveys carried out and by whom? Needs to be referenced.	Need to add reference
Annex L 1-2	In effect this is the methodology for your assessment	Add heading of Methodology
2	<p>‘Three sites were not supported by WDC and were rejected’.</p> <p>An explanation needs to be given as to why, presumably because they did not meet the criteria?</p>	
3	‘Halland has no public open space or green space. A site has not been	Amend wording

	<p>put forward to be designated as a Local Green Space'</p> <p>This is incorrect. You have proposed three sites in Halland and are taking one forward.</p>	
	<p>'but any development proposal that incorporates such a community Local Green Space would be favourably considered'.</p> <p>A development would not be able to provide a Local Green Space as these need to be designated through the Local Plan or Neighbourhood Plan process and need to already be in existence to be of value to the community.</p>	Re-phrase to remove 'Local Green Space'
Notes for Table 15	<p>'During a public consultation event in September 2019 people were asked to rate the importance of the 9 Potential sites identified at that stage'.</p> <p>Noted, but does this really show that the high bar of demonstrably special has actually been met. There needs to be a quality associated with that to allow for that land to be characterised as special. The bulk of the amenity land presented does not conform with this criteria in the NPPF (i.e. historic value, beauty, recreational value etc.)</p>	
	<p>'The NPPF does not specify what an extensive tract of land is'</p> <p>It is correct that the NPPF does not specify what an extensive tract of land is. This is judged on a case by case basis but it should reasonably relate to the community that it serves and should not be a blanket designation of open countryside.</p>	
Annex N	It would be worth confirming whether all the aspirations	

	<p>highlighted are suitable for lawfully spending CIL monies on. See comments on para 225.</p> <p>For some of these it could be clearer what the CIL money would go towards. For example at B you just mention Pelham Buckle Mileposts, what would the money go towards? Their repair? Also ACVs, what would the CIL money go towards? We are not aware of any charge for nominating an ACV.</p>	
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