

**From:** Village Concerns villageconcerns2016@gmail.com   
**Subject:** Update 101 South Street Appeal / Planning Notice Changes / Map of Parish Developments  
**Date:** 3 November 2020 at 13:59  
**To:** Village Concerns villageconcerns2016@gmail.com



Not quite the humour of Paul Merton's Room 101 .....

Thank you to those who were able to attend Village Concerns' first Zoom AGM and for helping to make it work well. We sincerely hope that this time next year, we can have our AGM in the Village Hall.

Meanwhile .....

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1. The South Street Planning Application for 55 new homes which was refused has been Appealed by the Applicant. We have now been informed that the Planning Inspectorate, which decides the Appeal, is taking comments by December 3<sup>rd</sup>. Village Concerns will read the documents submitted and advise in due course. If you would like to take a look at the documents, they are on the Wealden District Council website, at: Planning Application Number WD/2019/1674/MAO

Or through the link:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=147047>

2. The poster attached shows development in the pipeline and potential developments in the Parish. It shows what land has been submitted by the land-owners for a suitability assessment for development; what land already has development approved via planning permissions and what land has already been entered for planning and is either in the queue to be heard by Planning Committee or is under Appeal.

3. Village Concerns has submitted a response to the Governments' White Paper on Planning, which has now closed. Here is the link on the Village Concerns website:

<https://villageconcerns.co.uk/onewebmedia/Planning%20White%20Paper%20Consultation%20-%20VC.pdf>

4. From 1st November 2020 Wealden District Council are changing the way they notify near neighbours of any new planning applications. Currently near neighbours are notified in writing and a site notice is displayed. In future residents will not be proactively notified and there is an expectation that residents in Wealden will register with the WDC website and set up an email alert to be notified of any upcoming planning applications. Village Concerns will be monitoring the Weekly Planning List and will be notifying our supporters of any relevant planning applications that have been submitted. If you want to set up your own Alert the link to do so is:

<https://www.wealden.gov.uk/site-search/learn-more-about-myalerts/>

Just click the link to find out more about these changes: <http://ow.ly/7lxq50C0MRR>

Village Concerns is not happy about this change. If you are not either, you could email: [planning@wealden.gov.uk](mailto:planning@wealden.gov.uk)

5. Call for Pledges.

Legal advice from both solicitors and barristers has enabled us to put forward informed and robust objections but it comes at a high cost. Thank you to everyone who has generously donated or pledged so far. The next steps towards a Judicial Review are explained below.

Village Concerns continues to fight against the over-development, but we now have an important decision to make. The legal advice that we have been given is that we do have grounds to challenge the Hesmonds' decision with a Judicial Review (JR). The exact grounds would depend on the wording of the final Decision Notice that Wealden will publish in due course – usually within 3 to 6 months of Approval which was on July

1000. At present, our Barrister's opinion is that I couldn't say that the prospects of success were higher than 50%".

If we proceed with a JR it will cost in the region of £36,000 which includes an insurance policy to cover us against the liability of costs if we lose. The generosity of our supporters has already covered all our campaign to date.

We would therefore need to seek further pledges of support amounting to £36,000 if we are to pursue a JR. However, we must also consider the durability of the outcome of the JR. If we win the case and the Hesmonds application is overturned it does not necessarily win the war. The developer can correct the shortcomings in the application and, in this example, reduce the number of houses and then resubmit a new application.

One possibility short of a full JR is to submit a Pre-Action Protocol (PAP) Letter to Wealden. This would be a formal statement of our intention to seek a JR and our grounds for doing so. This may force Wealden to reconsider their decision. It would cost around £3,000 and be sent after the Decision Notice is published.

So, we ask you to decide if you feel we should continue to pursue justice and can pledge additional money to submit the PAP letter.

The JR process is complex, and we would inform you of much more detail should we get your approval to continue. The Steering Group are committed to continuing the campaign but are mindful of the chances of it being successful and that we can only do so with your support. We therefore need to seek your opinion and to explore your capacity to continue the campaign. It is a significant cost with a 50% chance of success that may only be partial/temporary but without which we are an open goal for seemingly endless housing applications.

Going forward, we are also committed to getting the best for the Villages from the Developments and have already begun attending meetings and coordinating with the various interest groups. We will push for new and improved infrastructure and participation by the communities in decision making.

Please contact us if you need more information, on:  
[villageconcerns2016@gmail.com](mailto:villageconcerns2016@gmail.com)

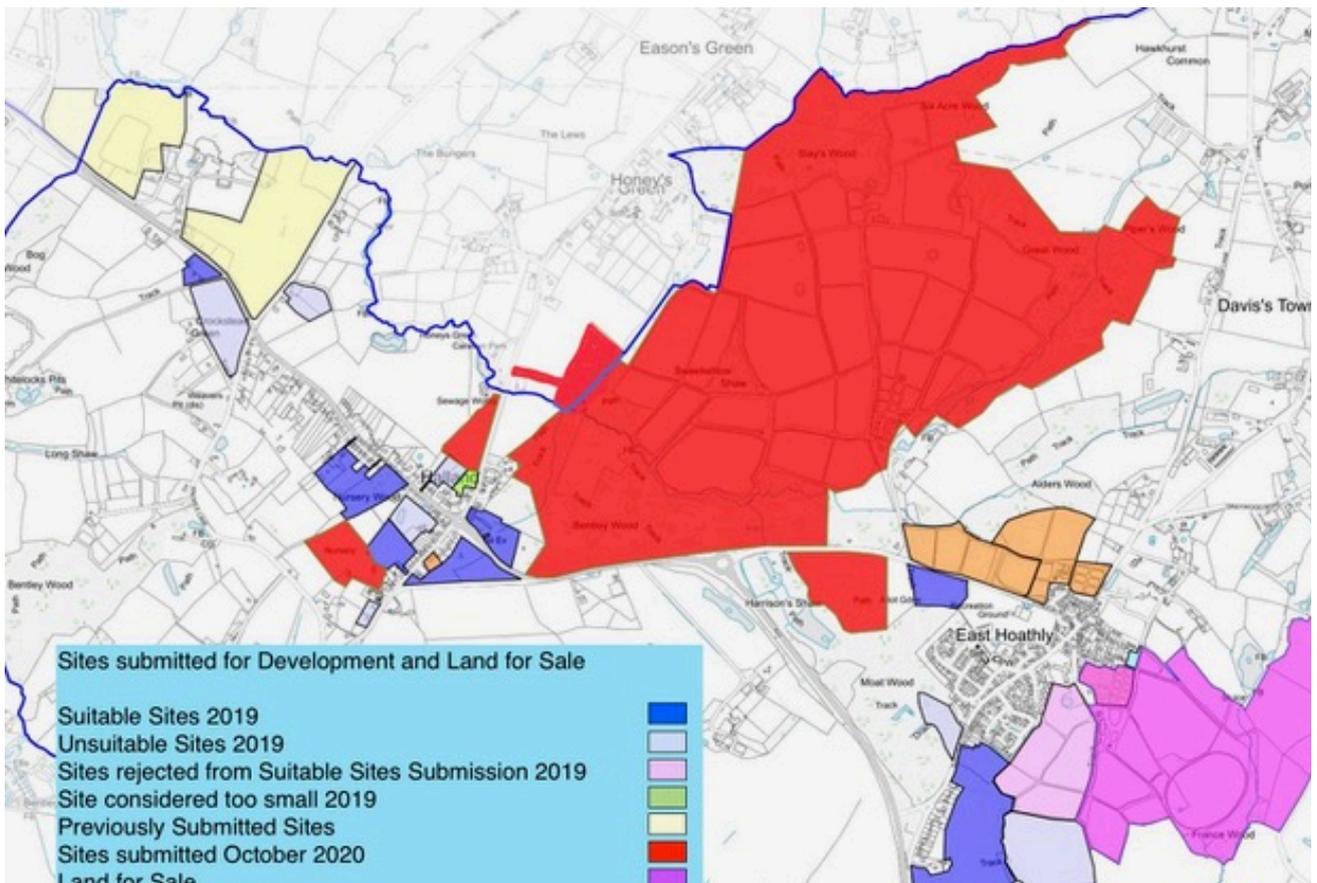
6. Ann Newton, Portfolio Holder for Planning & Development at Wealden District Council and former Parish Clerk for East Hoathly with Halland Parish Council, recent interview on Uckfield FM.

<http://www.uckfieldfm.co.uk/2020/audio/cllr-ann-newton-wealden-planning/>

7. As it turns out, the Kings Head is not for sale after all. Thank you to those who got involved to help save it.

*You are in receipt of this email because you have previously requested to be part of Village Concerns email list.*

*If you no longer wish to receive these emails please let us know.*



Land with Planning Approval

