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Subject: Village Concerns Update 49 - New Draft Wealden Local Plan
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New Draft Wealden Local Plan

Wealden District Council has published a new Draft Local Plan that they intend to put before the full Council for approval on 18 July 2018. This new draft contains many changes to the previous version published in March 2017. The new Draft allocates 14,288 dwellings for development between 2013 and 2028. This is made up of 7,700 homes already built or with existing planning permission, 2,516 Windfall Allowance homes in specified parishes and 4,012 homes on allocated sites.

For East Hoathly with Halland it specifies 48 new homes as a Windfall Allowance for the whole Parish and separately shows Halland with a Settlement Capacity of 30 homes in its Core Area. We are endeavouring to decrypt this new terminology but our current understanding is:

Halland Up to 30 homes could be built and they would be 1-2 bedroom homes in small groups that would seem to rule out the larger developments already put forward for Halland.

East Hoathly Up to 48 homes as a Windfall Allowance. The Windfall Allowance is restricted to "Within the Development Boundary or policy compliant new dwellings in the countryside". There is virtually no space within the current Development Boundary to use this Windfall Allowance as it is tightly drawn around the existing housing. It is not clear if the "policy compliant new dwellings in the countryside" is intended to be only for individual homes or could be a whole estate of 48 policy compliant new dwellings. This is one of our many questions for Wealden.

How will this affect the Hesmonds Application ? Whilst the initial reading of the documents suggests that large developments such as the Hesmonds site would be rejected it does not remove the potential for Wealden to approve applications such as this as a Windfall Development (A Windfall Development is one that is proposed on land not already identified in the Local Plan). Our initial reading of the documents indicates that if the housing allocations identified in this Draft Local Plan do come forward, then Wealden will meet the national 5 Year Land Supply target and therefore may remove the risk of our exposure to such Windfall Developments. It is also possible that all of the housing allocations do not proceed to successful planning applications. Then Wealden are likely to fail to meet the 5 Year Land Supply target. Irrespective of this, during the 18 month Consultation Period until the Draft Local Plan is fully adopted, the failure to meet the current Land Supply target means that we may still be vulnerable to such Windfall Developments. It would be bizarre for Wealden to approve such large developments when they have reduced our allocation so much and given such a tightly drawn Development Boundary. So, we are cautiously optimistic and are seeking to clarify the situation with Wealden.

How does this affect our emerging Neighbourhood Plan ? The Draft Local Plan appears to be much more supportive of Neighbourhood Plans and there are indications that Neighbourhood Plans may have some control of the Windfall Allowance they have been allocated if it is below 50 homes. It should be noted that Neighbourhood Plans "can allocate outside Development Boundary or Core Area".

How does this affect the Ashdown Forest ? Wealden have sought to move housing away from the Ashdown Forest and have also proposed a new system of charging developers a Tariff to fund mitigation measures for the Ashdown Forest pollution. The Transport Reports show that development in East Hoathly will have a significant impact on the Ashdown Forest.

The documents are huge and complex. Village Concerns is working to digest the implications of this new Draft Local Plan and the Tariff system and will update you all as soon as we can. If the Draft Plan is approved on 18 July there will then be a Consultation Period from 13 August to 8 October 2018. It would then go before the Planning Inspector

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And on another note:(We know everybody is fed up with GDPR but it is important)

A reminder to those who have not yet replied

Let's keep talking

New data protection legislation **GDPR** (General Data Protection Regulation) came into place on May 25th 2018, which replaces the Data Protection Act 1998. Under these new regulations we need your explicit consent for us to continue emailing you with all our information about planning, development and other similar issues in both East Hoathly and Halland. As before, your data will be kept secure and will not be shared with third parties.

To give your consent please reply to this email, stating:

"I consent to Village Concerns holding my email address and I wish to continue receiving emails".

If you prefer to unsubscribe, please reply to this email stating that you wish to unsubscribe and we will remove you from our mailing list and you will receive no further communications of this nature from us.

With best wishes from the Steering Committee of Village Concerns