

20 January 2021

Wealden Regulation 18 - Direction of Travel Consultation Response (Old Loom Mill)

Your comment (our reference direction_of_travel_71897553-84a1-441f-94e6-f27a4a1b68fc 2021-01-15T11:33:18.470493Z[UTC]), in the document "Direction of Travel" has been confirmed as processed (valid).

You may view your comment here:

<https://consult.wealden.gov.uk/kse/event/35819>

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COMMENT ID: DOT429

Future Planning & Development .18 Jan 2021

via agent Amir Aramfar

Chapter 6

Chapter 6 - Question 11

Are there any issues or challenges that we have missed?

Response:

- No

If you answered yes please tell us some more about the issues and challenges we may have missed?

Response:

he NPPF requires that local authorities meet the full, objectively assessed needs for market and affordable housing in their area, as far as is consistent with other policies set out in the NPPF. We support the provision of more housing to meet the Councils Objectively Assessed Needs (OAN), as required by the NPPF. The NPPF requires that local authorities meet the full, objectively assessed needs for market and affordable housing in their area, as far as is consistent with other policies set out in the NPPF. We support the provision of more housing to meet the Councils Objectively Assessed Needs (OAN), as required by the NPPF.

Chapter 6 - Question 12

Do you agree with the proposed policy options?

Response:

- Yes

If you answered yes please tell us some more as to which policy options you agree with and why?

Response:

The council acknowledged that there is a pressing need to provide more housing in the district, including delivery of homes on both small and large sites, to meet local needs. We consider that the policy wording should support new housing on both urban and accessible rural areas. New housing can have a positive impact upon rural locations, to enable their ongoing vitality and to preserve their future sustainability and economic contribution.

Chapter 6 - Question 13

Do you disagree with any of the policy options?

Response:

- No

Chapter 6 - Question 14

Are there any other policy options we should be considering?

Response:

- Yes

If you answered yes please tell us some more about any other options we should consider?

Response:

We consider that the policy wording should support new housing on both urban and accessible rural areas. New housing can have a positive impact upon rural locations, to enable their ongoing vitality and to preserve their future sustainability and economic contribution.

Chapter 6 - Question 15

Do you have any other comments in relation to how we can plan to deliver housing, including the range, type, size and tenure?

Response:

- Yes

Comments Box

Response:

There is an urgent need for more housing in Wealden District. The Council's own assessment of 5-year housing land supply (as at 1 April 2020) indicates a supply of only 3.85 years. This is low and reinforces the need to have an up-to-date Local Plan in place. The allocation of the housing sites such as Land to the South of The Old Loom Mill, Ersham Road Hailsham, BN27 2RH, would facilitate residential use in the short term (0-5 years) to significantly contribute to meeting the housing requirements for Hailsham and the wider district. The land to the north of the subject site benefits from outline planning permission for 24 dwellings, approved in October 2017 (R/N: WD/2017/0839/MAO) and is currently the subject of a reserved matters application. As identified in the SHELAA call for sites in 2020 (by Future Planning and Development), the Land to the South of The Old Loom Mill has an area of 3.76ha and a developable potential which could contribute approximately 45-60 dwellings. The land is sustainably located and is adjacent to a pedestrian and cycle route that runs into the centre of Hailsham. There are no specific planning policy constraints relating landscape, trees/woodland or nature conservation. The site is located in a low flood risk area as designated by the Environment Agency mapping (Flood Zone 1). There are no known contamination issues on the site.