TERENCE O'ROURKE

Head of Planning Policy
Planning Policy
Wealden District Council
Vicarage Lane
Hailsham
BN27 2AX

02 December 2015

Our Reference: 605202

Dear Sir

Wealden Local Plan – Issues, Options and Recommendations Consultation

In response to the council's strategy for meeting its future housing needs we bring to your attention land at Hesmonds Stud for consideration for inclusion in the 2015 SHELAA. The above document identifies East Hoathly as a sustainable location for new housing development and through this submission we wish to make representation to the Plan supporting the council stance and confirming that land at Hesmonds Stud identified within the options report and additional land, can be made available to meet local housing need.

We enclose a site location map of Hesmonds Stud indicating land, which could be made available as required. We believe these sites are suitable and sustainable for residential development that will contribute to the sustainability of the settlement and assist Wealden District Council in achieving its house building targets, both in the short and longer term. The sites at Hesmond's Stud represent available, suitable and achievable land for housing development over the plan period up to 2037.

We agree with the council that East Hoathly is a sustainable settlement that will benefit from some additional, but suitably controlled development. It is a settlement that is accessible with some good local services that will provide a sound base on which the community can grow. We anticipate that there will be opposition to change and growth, with many people suggesting that the village should not be subject to additional housing, but to adopt a negative approach will over time, inevitably lead to decline with an over-reliance on commuting. We believe that with a coordinated planned approach, with sound input from the local community, growth can be beneficial, and will not bring with it the problems and issues that so often arise from speculative housing developments 'tacked onto' existing communities.

Land at Hesmonds Stud, East Hoathly, Lewes, BN8 6EL

The sites at Hesmonds Stud are considered to be an achievable opportunity for residential development in an existing and long established settlement that should be allowed to evolve in a controlled manner to ensure its sustainability.

LONDON
Linen Hall
162–168 Regent St
London
W1B 5TE

BOURNEMOUTH
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

TELEPHONE
020 3664 6755

www.torltd.co.uk

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The Stud has sufficient land on which to carry out its business and surplus land would be available during the timescale of the emerging local plan, which covers the period between 2013 to 2037. Hesmonds Stud can thereby help Wealden District Council in achieving its housing targets in East Hoathly, which as stated in the Local Plan is 190 additional dwellings as of April 2015.

Under Option 35, East Hoathly has been divided into different potential new housing locations as set out in map 48 'East Hoathly Broad Locations' The available sites we wish to put forward for submission in the 2015 SHELAA are in the North West, North (1), East and South East, as set out in the attached map (see enclose map).

North West and North (1)

The report states that this area offers some potential development land, however land acquisition may be an issue due to the presence of a Horse Stud. We can confirm the land can be made available for development. We also agree that there is good access to facilities from this area. The stud has a preference to put this land forward first.

East

We disagree with the statement made in the Local Plan that this site offers no potential due to major access issues and that it is detached from the existing village. This sector of land is no more detached than other parts of East Hoathly village and is already accessed by the Stud. Access will have to be carefully considered but could be delivered.

South East

This sector offers very good potential. We agree that there is already good accessibility present in the area, with this sector being close to existing services including the school and doctors surgery.

The sites are considered suitable for long-term sustainable development due to a number of facilities within close distance and its easily accessible location. The A22 provides the main access point into East Hoathly, which carries on northwards to Uckfield, approximately 5 miles distance and southwards to Hailsham approximately 7 miles distance, both of which are existing larger sustainable settlements within Wealden District, and significant employment centres. There are also buses which run between Eastbourne and Uckfield, stopping at East Hoathly and Hailsham between every 30 minutes to an hour.

Local facilities within East Hoathly that are in close proximity to the available land at Hesmonds Stud include, a post office, a church, a primary school, Freedom Leisure Centre and numerous public houses. There is also a recreation ground opposite the sites we have suggested as being available, and numbered 1-4 on our plan, fronting the London Road.

Summary

This submission confirms that land at Hesmonds Stud, outlined in the attached plan, is available for future housing development within the sustainable

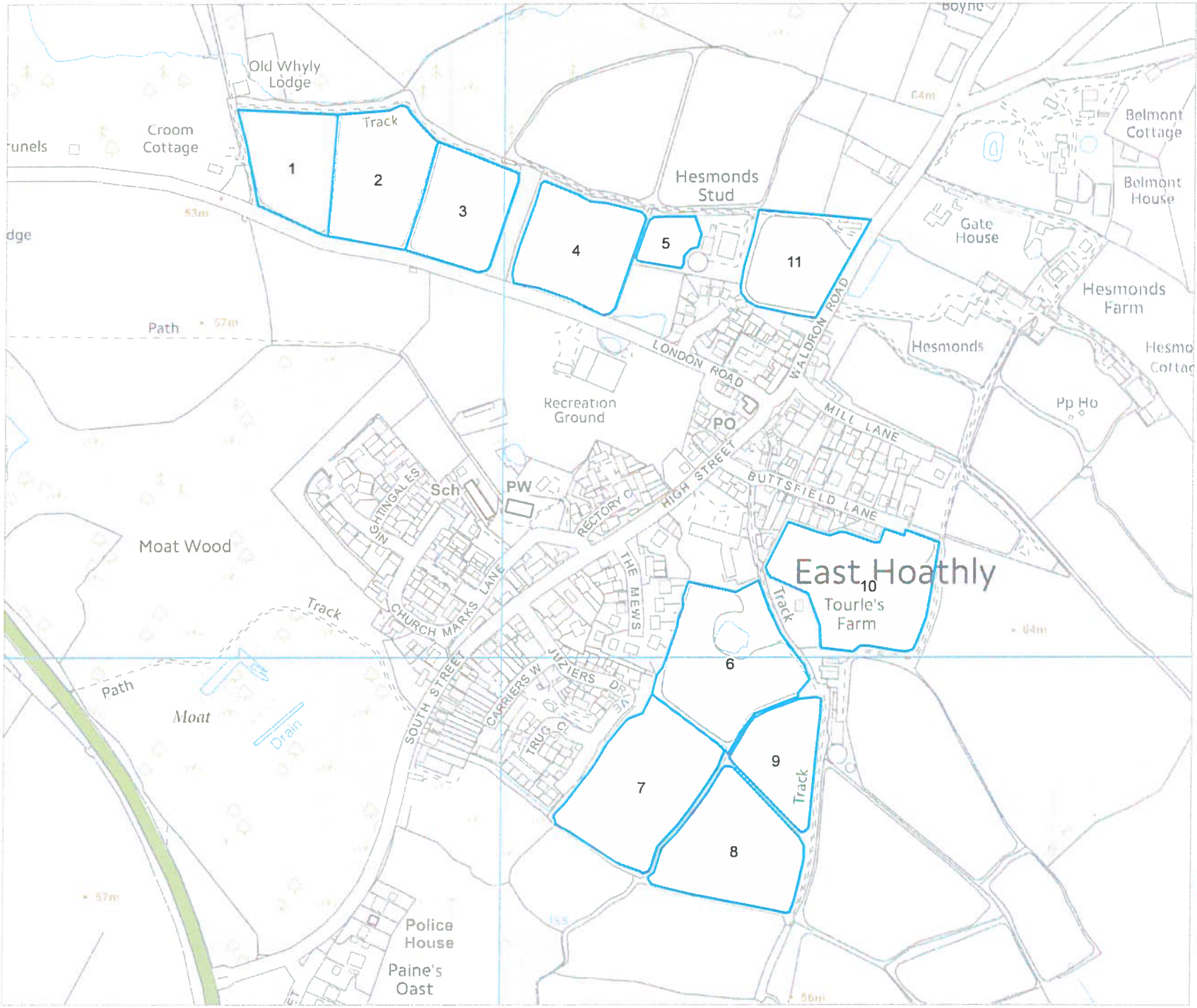
settlement of East Hoathly. The Stud will liaise with the Council with regard to the timing and extent of land releases to ensure that sufficient and appropriate land is made available within the timescale of the emerging Wealden District Local Plan to meet objectively assessed local need, it is released in a coordinated manner and it does not compromise the Stud's day-to-day activities. The sites are suitable in that they have good access links to local facilities, and to road and bus networks

If you have any queries please do not hesitate to contact me.

Yours faithfully,

[redacted]

Haydn Morris
Director



1. 1.11 ha
2. 1.45 ha
3. 1.15 ha
4. 1.38 ha
5. 0.30 ha
6. 1.96 ha
7. 1.93 ha
8. 1.67 ha
9. 0.91 ha
10. 1.86 ha
11. 1.15 ha

Land at Hesmonds Stud

[redacted]

0 90 m

Dwg no/605202/001	Revision
27 November 2015	Drawn by: JC / Checked by: LB
Scale: 1:3,988 @A3	

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TERENCE O'ROURKE