From: **Village Concerns** villageconcerns2016@gmail.com
Subject: Update 177 Information from the Parish Council and please still object
Date: 26 June 2025 at 08:42
To: Village Concerns villageconcerns2016@gmail.com

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This is information that the Parish Council posted on the East Hoathly Facebook page yesterday, Wednesday, June 25th.

EAST HOATHLY WITH HALLAND PARISH COUNCIL

Community Update on Hesmonds Stud application June 2025

We know the community remains concerned about the impact of a further 275 homes being proposed on land owned by Hesmonds Stud. We know that much of your concern is focused on the negative impact this will have on our local services, school and community facilities.

We share those concerns and recently resolved to meet with Wealden Council's Planning Officer and the applicant's Planning Consultant. We also wanted to give you a quick guide to the planning process.

The meeting was held on 17 June 2025 so that we could reiterate our opposition to the proposal and to convey our concerns about the impact of the scheme on this community. We put forward our request for a S106 Agreement to provide investment in our priorities, including those identified in the Neighbourhood Plan. In other words, to mitigate against the harm caused by 275 homes on the edge of East Hoathly.

Wealden's Planning Officer will establish which (if any) of our parish priorities meet the criteria to qualify for S106 contributions and what sum is considered proportionate.The following matters were raised during the meeting:

·The Pavilion Project: investment in the Pavilion and sports fields
·Sustainable Travel: investment in public transport and active travel improvements
·Public Open Space: a fund to manage the new open space and recreation areas
·Education: clarity over the new school provision and what this means for the village
·Digital and Mobile: improvements in phone and broadband services
·Primary Healthcare: funding to support capacity at East Hoathly medical centre
·Affordable Housing; assurances that it will be delivered
·Sewage: concerns about capacity of the network to accommodate the new development
·Plan for East Hoathly: concern about the lack of a strategic development plan and the negative impact this will have on the village and beyond

We will not know if these items are included for S106 funding until Wealden's Planning Officer has prepared their report. This is usually available a week prior to it going to Wealden's Majors Planning Committee. At this time, we do not know when it will go to committee for a decision, as the applicant will need to address matters raised by other statutory consultees.

As and when the time comes, the committee will review the Planning Officer's recommendation and consider the merits of the scheme, in accordance with national policy. We do not know what the officer's recommendation will be. However, in the absence of a Five Year Housing Land Supply and a Local Plan, it is likely that the case will be made for a presumption in favour of sustainable development.

We also believe that the applicant will submit an appeal should it be refused by the council. This means a Planning Inspector (without any link to the area) will be asked to review the decision, which in itself could be upheld or overturned.

The Parish Council, as a consultee, is invited to indicate support or objection to planning application. The responsibility for decision-making sits with the planning authority, Wealden District Council.

Wealden is required to have in place a Local Plan and a deliverable Five Year Housing Land Supply, neither of which they have. Ultimately, this means that speculative development has a far greater chance of being granted approval.

Sustainable Development is a term which is quite often used by applicants to justify their schemes. Indeed, the government's National Planning Policy Framework states that there should be a presumption in favour of sustainable development, especially where councils, such as Wealden, have no plan and no identifiable housing supply.

What does it mean? It is fairly subjective and applicants quite often argue that scale of development and more people make a place sustainable. We disagree.

The Parish Council maintains its objection for 275 homes in East Hoathly. Not withstanding, we are a responsible authority and whilst maintaining our objection, we do so on the basis that there are likely to be further applications from the same landowner and it is in the interest of the community to fully engage with all stakeholders, whatever the outcome.

If the application were to be approved, we believe it is only fair that local services benefit from investment. There are established legal mechanisms in place to secure financial support - these are governed by Wealden District Council. Accepting them in no way undermines our objection to development of this scale in the village. Indeed, it will go some way to offset the harm should development be approved.

The main mechanisms include:

- Community Infrastructure Levy, essentially a charge on floorspace levied by Wealden District Council between £214 - £286 per square metre, of which East Hoathly With Halland would receive 25% as we have a Neighbourhood Plan; and,
- S106 Agreement, which is a legal agreement that defines the Affordable Housing requirement and specific funds to mitigate the harm of development.

We understand and share your concerns about the planning application and invite you to participate in our public open session at the start of every parish council meeting; we have upcoming meetings on 30 June and 28 July. We are happy to take questions on this matter.

For future updates on this issue and other local matters, please send an email with your name and address to clerk@easthoathlywithhalland.org.uk with the subject line: ADD TO MAlL LIST.

We hope this update is helpful and assures you that we are doing our best to represent East Hoathly With Halland.

Your Parish Council
East Hoathly With Halland

For more information:clerk@easthoathlywithhalland.org.uk

Regarding the above information from the Parish Council, objections can still be emailed into Wealden District Council at: planning@wealden.gov.uk

The Planning Application number (not provided in the above information regarding these 275 new homes is: WD/2025/0376/MAJ) and you must quote it with your objection, along with your own address.

If you would like objection bullet points please let Village Concerns know.

Thank you from the Village Concerns Steering Committee

You are in receipt of this email because you have previously requested to be part of the Village Concerns email list. If you no longer wish to receive these emails, please let us know.