

APPENDIX 1

Rother District Council representations on the Proposed Submission Wealden Local Plan

Policy/paragraph	Representation	
	Nature	Reason
Paragraphs 1.38 – 1.44	Support	There has been positive, active engagement between the two councils on strategic cross boundary issues, such as in relation to international wildlife sites, housing provision and related major infrastructure, notably transport, and conservation of the High Weald Area of Outstanding Natural Beauty (AONB), together with a high degree of consistency between the “Development Management” policies.
Paragraph 4.3	Support	It is welcomed that the proposed Development Strategy indicates how the full development needs of the borough can be most appropriately met.
Paragraph 4.8	General comment	It is noted that TWBC does not propose to meet any unmet housing need from Rother. At the time of the Core Strategy, there was a shortfall in Rother of 480 dwellings over the period 2011-2028. Most of the demand stemmed from in-migration from the greater London area. Given that this information is now somewhat dated and that my Council is, in conjunction with Hastings Borough Council, in the process of undertaking a new Housing and Employment Development Needs Assessment for its respective forthcoming Local Plan Reviews, it would not seem timely or reasonable, at this juncture to expect the current TWBDLP to make provision for further housing to meet any unmet need from Rother district.
Paragraph 4.38 and Policy STR1	Support	The proposed development strategy for the borough, and specifically the way in which it takes account of the need to maximise the amount of major development outside of the High Weald AONB, is consistent with this Council’s approach.
Policy STR/HA 1 (requirement 1)	General comment	The increase in the number of new dwellings compared to the previous Regulation 18 consultation is noted. However, provided any necessary improvements to the Flimwell crossroads are secured, as detailed below, no objection is raised over this matter.
Policy STR/HA 1 (requirement 6)	Support	Reference within the policy strategy for Hawkhurst Parish to establish the impact of the proposed developments on the Flimwell crossroads, and if necessary provide contributions towards works to this junction to mitigate that impact, is welcomed.
Policy STR6	Support	Improving connectivity along the A21, and specifically between Kippings Cross and Lamberhurst, would have positive impacts for this Council and Tunbridge Wells.
Policies AL/HA 1, AL/HA 2, AL/HA 3, AL/HA 4, AL/HA 5, AL/HA 6, AL/HA 8,	General comment	It is noted that contributions for ‘any other highway related works’ are referred to within each of the policies. However, in order for any necessary improvements to the Flimwell crossroads to be



AL/HA 9 and AL/HA 10.		secured, it is specifically requested that explicit reference is made to requirement 6 of Policy STR/HA 1 or that its general requirements repeated in some form in each of the site allocation policies to ensure the traffic impacts are robustly considered.
Policy EN10	Support	Accords with our landscape policies which seek to protect the dark night sky from inappropriate or unnecessary external lighting.
Policies EN11, EN12, EN14, EN15	Support	The general approach to protecting and enhancing biodiversity, including ancient woodland and veteran trees, is in line with this Council's policies as well as with the NPPF.
Policy EN21	Support	The general approach to development in the High Weald AONB, with a focus on small scale development is supported.
Policy EN27	Support	The adoption of the optional, higher water efficiency standard is wholly consistent with the identification of the south-east region as a 'water stress area'. This Council has similarly proposed this policy measure.
Policies EN28 and EN29	Support	The general approach to flood risk and drainage accords with this Council's policies and the NPPF.
Policy H7	Support	The very limited and exceptional cases in which rural exception sites for affordable housing will be permitted is in line with this Council's policies, with developments required to be well related to any settlement in both scale and location.
Policy H10	Support	The approach taken to rural workers' dwellings is in line with this Council's policy on this issue and only supports the creation of new dwellings in extremely limited circumstances to support farming and land-based industries.
Policy ED5	Support	The priority to the employment use of rural buildings is consistent with the policy approach of this Council, having regard to the need to support economic activity in rural areas, especially in the AONB and the pressure on such opportunities to be lost to housing.
Policy ED6	Support	Accords with this Council's policies for equestrian development in the countryside, with a requirement for proposals within the AONB to conserve its special landscape character and features.
Policy ED7	Support	The general approach taken to the promotion of new and retention of existing tourist accommodation is consistent with this Council's policies.

