



Sedlescombe Parish Council

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Mr. E Cousins
Francis Taylor Building
Inner Temple
London
EC4Y 7BY

26th September 2017

Dear Mr. Cousins,

As you may already be aware Sedlescombe Parish Council was not granted leave for a Judicial Review of the Street Farm approved application which directly conflicts with Policy 11 of the Sedlescombe Neighbourhood Plan (SNP) and was given approval after the SNP was submitted to the LPA and during the examination process. We have attached this decision for your information. As we are sure you will appreciate the grant of this permission whilst conflicting with the SNP also contributes to the housing numbers set out in policy RA1 table 12 of the District Council's Core Strategy.

Whilst the SNP aims to deliver the target set of 35 houses, the Parish Council it is also very aware of the need to conserve the AONB wherever possible as set out in the NPPF at para.115. To this end the Parish Council resolved at its meeting on the 26th of September to write to you (through the District Council) to request that you **delete Policy 4 of the SNP which allocates 10-12 houses. This is land at Church Hill Farm, North of the Village (directly next to the Village Hall car park).** We would ask you do this only if you propose to accept the allocations set out in Policies 2, 7 and 8. The Parish Council has chosen this site as it was the next least favoured site at the Regulation 14 consultation and in its opinion would have the highest impact on the AONB of the remaining sites.

The housing requirement for Sedlescombe is 35 houses and the approval of Street Farm site has delivered 16 houses against that requirement. This means that the SNP only requires to find a minimum of 19 further houses. This balance can be adequately satisfied by the following proposed allocations from the remaining policies:-

Policy 7: 8 houses
Policy 8: 10 houses
Policy 2: 6-9 houses

Total: 24- 27 houses

These policies will deliver 24- 27 houses against the balance of 19 houses with the SNP still giving a potential over-delivery of 5- 8 houses.

We would also ask that should you agree to recommend this modification that the extension of the settlement boundary to accommodate Policy 4 as set out in Policy 1 be modified so as to reflect the existing settlement boundary.

Yours sincerely

C E Hodgson

Mrs Carol Hodgson
Clerk to Sedlescombe Parish Council