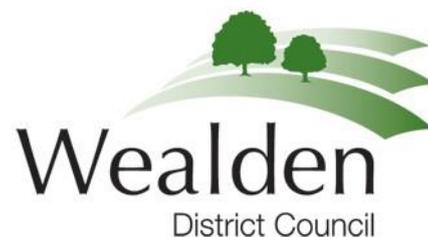


OUR REF: KW
ASK FOR: Mr K Williams Tel: 01892 602484
DATE: 27 September 2017
YOUR REF:



Planning Agents

Kelvin Williams
Head of Planning and Environmental Services

Dear Sir/Madam

Re: Development proposals in Wealden District

Background

I am writing to you as you are on the Council's list of agents and to update you since issuing my letters in early March and June 2017. You will recall that those letters addressed the effects of the emerging evidence base for the Wealden Local Plan upon determination of current and future applications, including those which had recently been subject to pre application advice.

Both letters can be found on our [website](#) for ease of reference

To recap on the main message within this letter, the Council will continue to assess the impacts of development on the Ashdown Forest Special Area of Conservation (SAC), as set out in our earlier letters, but until the necessary mitigation and / or compensatory measures are in place, developments throughout the District (including those within the existing Core Strategy Local Plan and the emerging Wealden Local Plan that do not have existing planning permissions) can only proceed where they can prove that they will not damage the SAC any further.

In practical terms this means demonstrating that the development of a site will provide no more vehicle emissions than currently along the affected roads in the SAC.

The Council will not be in a position to approve the publication for consultation the Wealden Local Plan (14th March 2017) until the full evidence base is available including the Transport Model, Habitats Regulations Assessment and Ecological update.

In the interim, we are aware we are not in a position to determine some live planning applications within the District which have potential to adversely affect the SAC as a result of Air Quality impacts. The Council is mindful of the requirement in the NPPF to negotiate in a positive and proactive manner with developers. It wishes to work in a cooperative manner with agents, and share our information and understanding of these complex issues as they develop.



There is an update on this [emerging evidence base](#) also on our website.

Current Live Planning Applications

I previously wrote to you to about live planning applications potentially affecting the SAC which had not been determined and which had passed their statutory period for determination. If you have such an application awaiting decision, I am seeking your cooperation through written confirmation, either by e-mail or letter, to extend the period of determination for your application until **Friday 19th January 2018**, unless a different extension of time has already been agreed. Following this time, I would hope to be in a position to offer some significant updates upon the implications of the Habitats Regulations for your current application(s).

In the meantime, your case officer will be available to discuss any pertinent issues which might enable the Authority to screen out such air quality impacts, such as offsetting of vehicle trips, travel plans or the identification of sources of air quality credits in the locality of your site. Of course it remains the case there are certain types of new development which can be determined positively against the current background, including reserved matters, and previously developed (brownfield) sites with sufficient vehicle trip credits.

Further Information

There is a large amount of information about this constraint on the Council's website and there will be further updates over the coming days/weeks. In the meantime if you are in any doubt about the impact on your proposed development I would ask you to contact the Council's duty planning service on 01892 602011, Monday - Friday 09.30-12.30.

Yours sincerely

Kelvin Williams

Kelvin Williams
Head of Planning and Environmental Services