

At the last Parish Council meeting it was decided to summarise the situation regarding planned development in the village to try and clarify what is happening at each site.

- 1) **Ingrams Farm:** the Rydon application for 55 houses has been passed at the reserved matters stage and the developer now has to comply with the conditions set by Wealden District Council before works can begin. The most important being the winter soakaway testing to monitor how quickly rainwater drainage occurs. This will not be looked at again in public and WDC officers will progress the site to construction stage with the developer. Confusingly, there is an alternative proposal from Guinness Mahon for the site for a similar number of houses which is still live but has never come forward to the Planning Committee.
- 2) **Manchester Road:** This site suddenly appeared in the development boundary in the new Local Plan and we have been unable to get answers as to why (it was deemed unsuitable in the previous version of the plan). The application by River Oak Homes to build 80 houses on this contentious site has been passed at outline by Wealden Planning Committee. The developer will be working on detailed proposals for the design of houses, roads and open spaces in addition to conducting archaeological surveys, wildlife mitigation measures and produce plans for surface water and foul drainage systems. This detailed proposal will then come forward to the WDC Planning Committee as a reserved matters application.
- 3) **Potman's Lane:** in 2016 Beech Homes applied to build 13 houses (2,3 & 4 bedroom) which was given outline permission. At reserved matters the developer changed tack and came forward with a plan for just 4 & 5 bedroom properties and this was rejected. Since then a modified plan proposing the original mix of dwellings HAS been passed at reserved matters. This plan is subject to conditions imposed by WDC and there are important issues to be ironed out.
- 4) **Land South of High Street:** this plan for 70 dwellings on the two fields above Church Woods is phase one of a potentially much larger scheme which could extend all the way across from Downs View to Moor Hall Lane affecting all the properties in the south side of the High Street. The developer has sent leaflets to a small number of neighbouring properties by way of consultation. The Parish Council received an email version some weeks later. No application has been submitted to WDC to date. It is important that residents respond to the leaflets if they have them and of course attend Parish Council meetings to keep updated.

At present there is existing planning permission (either outline or full) for 151 new houses, including the 3 at Moons Hill, but nothing has yet been built on any site. A further 14 dwellings at Birch Holt have been submitted as an application but this has not come forward to planning committee as yet.