

STATEMENT by Marston Hart – Land at Rear of Balcombe Green

Email Jonathon Vinehall (JVH) to Marston Hart (MH) 29/5/15

The boundary cannot be changed through the Neighbourhood Plan unless the owners of all the land affected (including your own) wish to develop the land in the next 14 years to include a minimum of 6 houses. There would be no justification for the boundary change apart from this situation

Email MH to JVH 1/6/15

For our own part nothing has changed, in-so-far that whilst we live in Robins Wood we do not want a large development of houses behind our house, which would detracted the major benefits of the location (outlook and seclusion).

There is also the secondary issue that should the development boundary be moved and we continue to block development of our land, what is to stop my neighbours undertaking individual backland development?

Email JVH to MH 1/6/15

We cant include this site in the Neighbourhood Plan unless it can take at least 6 houses and is 'deliverable' and that would require your agreement and an agreement with the owner of the ransom strip. We cant justify moving the boundary unless we have these agreements regardless of what RDC or the inspector might have said.

Email MH to JVH 10/6/15

our position has not changed and our land is not available for development, therefore as you state in your email there is no justifiable reason for moving the development boundary.

Email MH to JVH 15/6/16

We were more than surprised to note that the Sedlescombe Neighbourhood Plan 2016 includes land at the rear of Robins Wood (my Property) despite having confirmed in writing on a number of occasions that this land is not available for development.

The situation has not changed, the land is not deliverable, we are not in agreement and certainly do not wish to develop this land as previously stated. In view of the fact that Parish Council appear to be hell bent on including **our land** within the Neighbourhood plan **contrary to our wishes and in breach of the development guidelines**, please provide a detailed written clarification of the reasoning for the Parish Council's actions for contravening planning guidelines by including our land for development boundary change.

Email JVH to MH 15/7/16

The Neighbourhood Plan is simply changing the boundary to include all the land at the back of the houses within the development boundary.

Email MH to JVH

In receipt of your email dated 15 July 2016, I have read associated documents as published on the Sedlescombe Parish Councils Website.

These documents make numerous references to the land at the rear of four houses in Balcombe Green and the potential of this land for development, frequently citing the number of houses that may be potentially developed on the site.

The fact that the land at the rear of Robins Wood is not available and will not be made available for development – means the number of houses stated for development are undeliverable.

Government documentation providing guidance to councillors selecting land for inclusion in the Neighbourhood plan it is a requirement:

To secure land owners agreement: If you are intending to allocate a site for a specific development you need to engage with the landowner to make sure that the land is likely to be available for your proposed use during the plan period (i.e. the site is available and achievable). You cannot force a landowner to relinquish their land for the development you have identified. How to work with landowners and the development industry

During independent examination:

There have been some instances where owners of potential sites have raised concerns over the extent to which they had an opportunity to be involved in the process of site selection. During one examination it emerged that a landowner had no intention of making a site available for development over the plan period. This resulted in the examiner removing the site allocation from the plan.

In the event that Sedlescombe Parish Council persist with the inclusion of the land at the rear of Balcombe Green, I place on record that I have no intention of making my land available for development over the plan period.

I should also mention the woodland in it's present state remains protected, generally undisturbed and provides superb habitat for numerous protected species. I have many photographs of the majority these birds feeding in my garden.

RSPB BOCC Red List Wood Pigeon; Cuckoo; Lesser spotted Woodpecker; Mistle Thrush; Song Thrush; Starling; House sparrow; Tree Sparrow

RSPB BOCC Amber List Dunnock; Tawny Owl; Bull finch;

JVH to MH 18/7/16

If you want to submit a comment during this consultation please do but not directly to me as. It should be submitted (preferably on the consultation form and preferably as succinctly as possible) in one of the following ways by **5pm MONDAY 12th SEPTEMBER 2016**

Statement by Marston Hart