

## Joint Landowners

Land north of Rattle Road, Stone Cross



Having spent several years securing a site allocation in the local council's Core Strategy and emerging Strategic Sites Development Plan Document, we subsequently obtained outline planning permission for the development of up to 276 dwellings on the edge of Stone Cross, East Sussex.

Acting on behalf of the joint landowners, we promoted the site through the appropriate Local Development Framework process. Communicating the ability to make a significant contribution towards the local council's five-year housing land supply, we secured Core Strategy designation and draft Strategic Site Allocation in 2012.

We submitted an outline planning application in July 2013 and were also responsible for coordinating the consultation programme – engaging with local residents and stakeholders throughout the application process. Despite receiving opposition from a local residents' association, parish council, Natural England and the county archaeologist, we responded proactively. Negotiating with the county archaeologist and Natural England, we addressed as many concerns as possible within the determination period and secured conditions to provide for future surveys.

The application was approved at planning committee, subject to a Section 106 agreement, within the 13-week determination period.



### Summary of achievements

- Active communication with local residents and councillors at parish and district level to help ensure a positive outcome
- Co-ordination of the planning submission, including preparation of the Planning and Affordable Housing Statement and the Statement of Community Involvement
- Providing strong project management, co-ordination and monitoring services throughout the application process
- Review and assessment of stakeholder concerns, as well as input into the consequent revision of proposals
- Detailed discussions and negotiations with officers, including the Section 106 negotiations
- Working particularly closely with planning officers to ensure a swift determination and a balanced report for committee, despite local opposition to the scheme

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