

**Position Statement on behalf of Ms J Manson, Mr W Knight and Mr G Watson,
the landowners of the 'Stedham Sawmill' site**

**MATTER 2: Strategy
Policies SD25**

Is the Development Strategy for the SDNP and its Town and Village Centres, put forward by Policy SD25 of the Plan, appropriate and justified by robust evidence, with respect in particular to:

- a. the choice which has been made between alternative approaches to development distribution**
- b. the functional relationships between communities inside and outside the SDNP boundary**
- c. the identified settlements**
- d. the identified town centres**
- e. the redevelopment of previously developed land outside settlements?**

Whilst SDNPA has identified a development role for some previously developed sites that are outside of settlement boundaries, it has not proposed a strategy that makes as much use as possible of the available land.

It has underestimated the potential offered by previously developed sites / sites outside settlement boundaries with approved employment use that are more appropriately used for housing development.

For example, SDNPA describes the 'Stedham Sawmill' site at Stedham as 'commercial; undeveloped open space' and suggests that only the eastern portion of land is previously developed land. This disregards key evidence i.e. the planning history of the site, which firmly suggests in principle a greater potential for development at the site. This in turn demonstrates the greater opportunity that exists at Stedham for additional residential development.

The SDNPA Employment Land Review update, 2017 (Core document library reference TSF30), finds that the site is "*not fit for purpose*", and concludes there is need to "*consider alternative uses*" for Stedham Sawmill "*such as housing*" as it is a "*very poor quality under occupied site*".

Therefore SDNPA's own evidence suggests that the site is not appropriate for employment development, and yet the emerging plan allocates it for part employment / mixed use.

Stedham Sawmill is one example of where the opportunity to optimise the re-use previously developed land (and underutilised poor quality employment land that is not fit for purpose)

adjoining a settlement for residential development purposes has not been fully recognised by the development strategy.