

## **South Street Reserved Matters Application - WD/2023/0633/MRM**

Development on this site remains unwanted and unnecessary but permission has been granted. This is our chance to influence how it will look and operate. These bullet points may help you comment but please also include your own opinions and words:

- Southern Water say there is adequate capacity for sewage despite the existing scale of sewage overflow events, or the 686 homes proposed in the WLP.
- Local residents do not agree with odour report which says there is no impact. Southern Water are still objecting to the odour assessment. None of the modelling includes the additional 686 homes and the expected enlargement of the East Hoathly Sewage Plant.
- Surface water discharge from Circle of Oaks site has not been considered in calculations.
- Confusion - will there be below ground soak-aways for each property's surface water ?
- No costings for SUDS, Play equipment or landscaping maintenance schemes.
- Too many designs are fully timber clad (too white/stark). Some should be a mix of brick and timber cladding.
- What does 3m "buffer zone" to existing South Street neighbours mean - can the new residents not build sheds in this area ? or plant trees ?
- Plans show "Tandem" parking which is not supported by ESCC. It will lead to on-street parking and the conversion of front gardens into parking spaces.
- Some gaps between parking bays and houses is too small to get bins through.
- Visitor parking should be labelled as such and clearly identifiable by visitors.
- Bike/Bin stores should be accessible without the need to move vehicles from their parking space.
- The roads are too narrow (claiming that this will discourage on-street parking) but it will be highly vulnerable to blockages when on-street parking does occur or when deliveries are being undertaken.
- Three road junctions within 90m (2 for Circle of Oaks) will create danger and chaos.
- Heat Pump/Air Tight Home/Automated ventilation schemes needs training for residents and planning condition to prevent replacement heat systems being installed.
- Some heat pumps (noisy) are situated on patio dining areas.
- Shows installation of 5 bee hives with no explanation as to the type of bees or who maintains them.

- Boundary treatments for property frontages not shown on detailed plans. Too much white picket fencing - needs more variety in style/height - hedges, railings, brick walls with railing/fencing on top.
- No detail of pavement or road surfaces other than CGI images suggesting poor quality materials.
- Refuse vehicles should not be allowed to overlap the kerbs onto footpaths.
- The field beyond the site has not been withdrawn as a SHELAA site for development. The developers plans should be known before the viability of this application can be assessed ?
- If the Circle of Oaks scheme is approved there should be a foot/cycle path linking the two sites allowing permeability and to link to the PROW to the east of Juziers Drive.
- Too many 4/5 bed homes - not needed in this community - does not conform with the WLP or NP.
- This food production land has not been assessed for its agricultural value in accordance with the emerging WLP Policy NE9 or the NPPF 2023, Paragraph 181.
- This application will add 55 homes to this parish's already overburdened, failing infrastructure and inadequate facilities. It proposes no contribution to improve this situation. The very least that should be expected is that the developer waits until the NP is in place and can benefit from a 25% contribution of CIL money, but the developer should also consider contributing to the infrastructure improvements identified in the NP. The Hesmond's development failed to make any contribution to this communities infrastructure. Oakford Developments should not copy this callous and mean spirited behaviour.

**Email objections to [planning@wealden.gov.uk](mailto:planning@wealden.gov.uk) by 15 June 2024.**

**State your name, address and that you object.**

**Or object online by following the link on the Village Concerns website ([villageconcerns.co.uk](http://villageconcerns.co.uk)),**

**or cut and paste: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161322>**