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Subject: Update 102. South Street Planning Application, Appeal
Date: 12 November 2020 at 16:46
To: Village Concerns villageconcerns2016@gmail.com



Deadline to object is December 3rd

Planning Inspectorate Reference: APP/C1435/W/20/3257830

Information at number 16, below, re how to make your submission

I object to this Application because it is an encroachment on the countryside and not compliant with Wealden's current Planning Policy. It seeks to build 55 homes, houses which are not needed in this barely sustainable village where there are no school places nor jobs. It will force more vehicles onto the congested A22 and through the Conservation area of the village and also cause further damage to the Ashdown Forest. New residents would be totally car dependent. This is not sustainable development: one of the central tenets of the NPPF.

A Planning Application for 205 houses (a 55% increase in dwellings) has already been given outline consent earlier this year in July which will put intolerable strain on the Village. In the current published CIL expenditure plan there is nothing earmarked by Wealden District Council for funding to improve the infrastructure in the Village.

The Application proposes no additional long term employment opportunities and there are no known job vacancies in the Parish. All new residents would therefore be forced to commute by car to work as public transport is so limited. We feel it is very wrong to keep converting good agricultural land into housing estates. We need to produce more food locally and reducing the size of local farms makes this less likely and also threatens the ability of those farms to be viable and provide some local employment.

Some additional points on to comment on:

- 1) East Hoathly is a small village with an infrastructure that has gradually been eroded (reductions in its bus service, reduced GP Surgery access, loss of a pub). The school is full and has no capacity to expand.
- 2) It has had disproportionately large developments of 75 homes ten years ago.
- 3) The plan proposes to build on top of the **main** sewer for the whole village with no credible plan or costings to improve a system which is acknowledged to be operating above capacity. The polluted surface water run-off from this huge site would be discharged into a stream that flows through the local Sewage Works into Ancient Woodland and further into the local eco-river system. The damage to habitats and the risk of flooding the Sewage Works is unacceptable.
- 4) The proposal in outline is for dense cul-de-sacs that would not match or come up to any architectural standard (let alone renewable energy standards) with the existing housing on South Street with their spaced housing and large gardens. It disregards the devastating impact the development would have on South Street residents and the green views that form the character of our village. This development would result in urban sprawl.
- 5) Adjoining residents will suffer loss of privacy, overshadowing, increased noise and disturbance from a lot more adjacent traffic.
- 6) A public footpath is adjacent to the site. This rural walk will become urbanised. It is possible the footpath will be subject to flooding. Surface Water run-off will be significantly increased as water absorbing fields are concreted over. The Surface Water run-off into the stream that passes through the Sewage Plant and Ancient Woodland could have a devastating cumulative effect with the combined run-off from Juziers Drive, the potential development at the Circle of Oak Trees field and this application for South Street. The footpath and land to the East of Trug Close now floods regularly and no assessment of this cumulative effect has been made.

7) The application claims to have engaged with the community but in reality it did not. They have failed to record the hostility and negativity that this lack of engagement produced. There are 109 objections to the original application. This new application for the site, but simply with a different planning number, also elicited an additional large amount of objections but Wealden District Council has taken these off the website – apparently, they will be considered. However, we ask you, the Planning Inspector, is this democratic and is this supporting Localism?

8) The parking allocated is inadequate and would result in much on street parking. This would make access for emergency and refuse vehicles very difficult and particularly when an increasing number of large delivery vehicles are visiting such cul de sacs and indeed the entire Village. Parking in that area of the Village is already a highly contentious issue both for residents and for those who travel daily into the Village for what little employment there is. Proposed traffic calming measures will only exacerbate this. There is no provision for motorcycles, campers or electric vehicles.

9) The Transport Assessment states that 94% of vehicles exiting the development would turn left onto South Street and then right onto the A22. This is ridiculous as it is very difficult/unsafe to turn right from this junction and invalidates all of their findings. Even the few vehicles heading South on the A22 are likely to go through the village to the Shaw Roundabout and add to the A22 congestion. The number of vehicle movements calculated is too low. It does not take account of the lack of any local school places, limited bus service and few local jobs. Our group, Village Concerns has done traffic surveys to see how many vehicles turn left to go to this egress onto the A22 or through the Village. We did these surveys from three different sites in the Village and the majority went up to and around the Village corner. Just because a new development is very near the A22, does not mean the core of the Village will be avoided.

10) Travel Plans will not be effective because there is no alternative to car use. There are no cycle routes now and none planned – ESCC are currently consulting on their 10 year plan for cycle and walking routes and there is no mention of any improvements outside of local towns – Villages have been forgotten, but yet the Travel Plans for East Hoathly use cycling as an excuse to build a vast number of houses. It is dangerous to cycle on the increasingly congested A22 and local lanes are being used as rat runs, also making them dangerous. It is too far to walk to larger towns. with services. This hugely increases the level

of vehicle dependency – very much counter to Climate Emergency Policy. Many cars will travel through the Ashdown Forest and there will be very few electric cars as there are no charging infrastructure proposals. The Nitrogen Oxide emissions will harm the Ashdown Forest SAC, even further.

12) Traffic through the Village will be increased. This will cause even more congestion at the Post Office bend in the Village - the heart of the Village's Conservation area. The A22 helped to conserve this Conservation area but now, this development and the traffic from the 205 house development will begin to ruin it. There will be a log jam in the heart of the Village from these pincer developments.

13) This site is very near the Sewage works. There is likely to be a significant problem from odour and flies for residents particularly as the Sewage works will be at full capacity and liable to increased risk of flooding. That is why Bats regularly forage by the Sewage works.

14) There would be a net loss of Biodiversity. Boris Johnson repeats how important it is to save biodiversity but, yet, developments continue to destroy it. Biodiversity is at a tipping point too and a cumulative effect of this in both a macro and micro sense, is catastrophic.

15) There is no overall plan for the Village and the threat of multiple developments will be disastrous for this historic Village and it will add to the already congested A22, significantly.

16) At the beginning of your submission regarding this appeal, you may want to state that your original objections submitted to Wealden still stand and you wish that your additional views be taken into consideration by the Appeal Inspector.

The link to do your submission is:

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3257830>

Once there, click on the: Make representation tab box clearly seen. From there, click on the save and continue tab which will take you to the Form to fill out.

Please use your own words and add anything else that you feel is important and relevant.

You are in receipt of this email because you have previously requested to be part of Village Concerns email list. If you no longer wish to receive these emails please let us know.