

Bradfords South Street 55 Houses Consultation Feb 18th 2022

GENERAL PRINCIPLES

Outline Planning permission has been granted, on appeal, for 55 houses. Village Concerns opposed this application at every stage, but we cannot change the fact now that 55 houses will be built on this site.

The developer will now submit a Reserved Matters Planning Application where details of design, layout, landscaping will be put forward to Wealden District Council for approval (probably at Planning Committee South). The planning department may impose Conditions on the development at this stage.

The Consultation Event on Feb 18th 2022 is believed to part of the developer's preparation for their Reserved Matters application. It is important that we try to get the best possible outcomes for the Village in the design, layout and landscaping issues. It will also be important to try and influence the period of construction and how this will affect the village.

These are the issues that you may wish to raise at the Consultation Event and please feel free to add your own.

PLANNING

New Access

What are your plans for access for this site both before and after construction?

If the adjacent site (Circle of Oaks) is developed how will this affect your access?

What traffic calming measures are you proposing? How will you improve the Pavement?

Sewage infrastructure

What are the plans to dispose of foul water including all necessary pipe work? Have Southern Water confirmed that there is capacity to deal with the additional load? Will the infrastructure be sufficient to prevent avoidable discharge of sewage into water courses and avoid tankering of sewage to other treatment works?

Surface Water Drainage

WDC Drainage have pointed out that the Outline Consent application lacked detail. Your choice of drainage strategy will govern how much space must be made available within the site to deal with surface-water and this will affect details of the layout.

What are the plans to dispose of surface-water? Have the necessary soakage tests in site specific tests pits been carried out in the winter months so a decision can be made on drainage strategy?

strategy :

What pollution control strategies do you propose?

What is the management and maintenance plan? In view of the proximity of this site to the sewage works, the full functioning of the drainage system must be ensured in perpetuity.

Electrical upgrading

Will the existing electrical supply to the village be enough to cope with the additional load given that already fails regularly? Are you planning to upgrade the supply as you stated in the original application?

Construction logistics

How will you mitigate the effect of construction on residents (in particular no construction traffic through the village or down the end of southern end of South St 87 to 117. We would expect only on-site construction parking and only reasonable hours for construction. What measures will be put in place to control noise and dust. Do you have a Code of Construction Practice?

Are the developers willing to be part of a liaison group with WDC, Parish Council and residents to meet regularly to discuss the ongoing construction.

THE HOUSES. Remember at reserved matters the design presented is the design we will get

Who is the architect? Where are the architecture plans? Can you please give us details of design, materials and construction methods? How will the self-build be controlled?

Do you propose to phase the building of the houses?

What form of heating will be provided for the housing?

Will all the homes be supplied with fibre broadband cable?

Will cables be underground?

Will each home have an Electric Car charging point and will all visitors' spaces have charging points?

Are they going to be Zero Carbon Build homes? In other words, free from fossil fuel dependency completely. If not, why not?

Will they have grey water reuse?

What type of street lighting will be put in? This is a dark sky area.

What will be the parking allocation for houses and visitors? This development will be car dependent so an average of at least 2.5 cars per household. Will they provide extra parking for self-employed business vehicles?

Where are the green spaces? What use will be made of the field next to the sewage plant?

ENVIRONMENT

How do you propose to protect the ancient woodland from surface water discharge?

What are the detailed plans to protect wildlife including Great Crested Newts and bats? How will wildlife access the green corridor from Moat Wood?

Could the land to the South of the site be made into a Nature Park to provide the Biodiversity gain required by the new Environment Act?

With a declared Climate Emergency and COP 26 how will you ensure this development does not exacerbate the Climate Crisis given that it will be a car dependent development?

Would the developers consider creating public footpaths to link the end of South St with the Path to Tourles Farm and the rear of the Juzier Estate?

INFRASTRUCTURE FUNDING FOR THE VILLAGE

What do you calculate the CIL funding allocation will be to Wealden and what will be allocated to the Parish with and without a Neighbourhood Plan?

Have you had any discussions with Wealden about the infrastructure needs of the community? Have they indicated that they would allocate any of this funding to meet our parish needs?

Are the developers willing to contribute any Section 106 payments to help improve such things as: Improvements to Pavilion and Sports Ground. School enhancements. Car Park EV Charging Points. Community Fibre Project. Extra Defibrillators.

S106 money allocated to a travel plan is money wasted. It would be better spent on improving facilities in the village. Will you seek to allocate this money for something more useful?

Have you contacted the East Hoathly Community Land Trust to discuss allocating some land to build genuinely affordable housing?

OVERALL POINTS

Have you made any contact with the Neighbourhood Plan Steering Group in order to accommodate their aspirations?

How are you going to address the very real and profound concerns of the villagers in East Hoathly about this development?

We have a new tab / page on our website called Sewage Issues - yes, we know, a riveting subject, but critically important. We hope it will help shed light on the situation in East Hoathly.

Please take time to read it at: <https://villageconcerns.co.uk/sewage-issues.html>

Please feel free to ask any of the Developers about this issue at the Public Consultations too.

The CPRE Sussex has been a great help to Village Concerns for five years now with constant, critical and valuable advice. They do need constant financial support to keep going.

On their behalf we have agreed to send this out from them, below, and hope some of our supporters are able to help.

"Would you please become a member of CPRE Sussex which costs from just £3/month and encourage your family, friends and neighbours too.

Please join us at: <https://www.cpresussex.org.uk/get-involved/become-a-member/>.

If you would like to help us by making a donation, please go to: <https://www.cpresussex.org.uk/make%20a%20donation/>.

We urgently need new members to come on board to support our planning work, projects and to add strength to our collective voice.

Thank you for any help you can give."

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