


From: Village Concerns villageconcerns2016@gmail.com 
Subject: Update 153. South Street 55 Development
Date: 19 May 2023 at 10:22
To: Village Concerns villageconcerns2016@gmail.com



Dear Supporters,

As we are sure you are all aware, the public are able to comment on the Reserved Matters aspect of planning application WD/2023/0633/MRM (55 houses behind South Street) until Saturday 27th May 2023. Village Concerns have had time to review the documents relating to the Reserved Matters for this application and have reason to be alarmed as do we all.

We feel that it is imperative that as many residents as possible express their feelings regarding the details proposed for this development and would make the following suggestions:

Sewage: An ongoing issue for our village as we all know. This development faces similar issues regarding sewage as the Redrow development - lack of capacity and the current diameter of sewage pipes. There is insufficient waste water capacity at the East Hoathly sewage treatment plant currently and so unless investment from Southern Water is forthcoming to provide upgrades, this situation will be further exacerbated. As will the sewage odour arising from the treatment plant, particularly for future residents of the development given the close proximity of the site to the treatment plant.

Electrical Supply: The developer claims that the development will incur a "very low energy demand from the existing grid" via the provision of PV (solar) panels and high standards of thermal efficiency in terms of construction. However although we have two secondary substations in the village, there has been a significant increase in development in recent years and the supply does not appear to have been upgraded. In order to power an additional 260 homes, the existing network will require serious reinforcement.

Pollution: From the documents on WDC website, Design Development report point 1.4: "Reconnecting people with nature is one of our great challenges... we form intrinsic links between these collaborators to deliver innovative, biodiverse and beautiful places".

However, the Landscape Architects will have to do a huge job to keep the residents from suffering huge health issues from the pollution caused by traffic on the A22, especially considering the overdevelopment of the area by Wealden District Council. Nothing will disguise that no matter what they do to the site. Whilst the site plan incorporates trees and hedges, they will be far from sufficient to counteract the pollution generated.

Overdevelopment: Echoing the above point regarding the "greenness" of the development, we can see that the site plan shows an attempt to incorporate some greenery, however, this is an attempt to disguise the fact that the site will be overdeveloped.

Architecture: the design of this new development is as far from in keeping

with local architecture as you can possibly get, however it demonstrates, according to the Reserved Matters Submission from the development team "Outstanding design". Quoted from the development document regarding the developers: "John and Paul who grew up in East Hoathly and are passionate about the village". And again regarding the village "East Hoathly has the intimate quality of a small village" yet the design of this new development belies both quotes. For clarity, we have shown the contrast using the photographs below:

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1blob.jpg

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The image above is taken from the Design Development Report showing what we understand to be the style of architecture planning for the South Street development.

168424993807

6blob.jpg

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The contrast is beyond striking. Whilst it is possible to argue that in order to build sustainable new houses, some compromises in architectural design must be made, we would urge residents to look to the new development in Frant (image below). Quality materials have been used along with excellent design, it is possible to build a development in keeping with local architecture and on the basis that we now have an identikit housing development at one end of the village, it is crucial that we don't allow it to happen again.

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Affordability: The scale of the development is as follows: 36 market homes, 12 affordable rented homes, 2 shared ownership homes and 5 first homes. We are all too familiar with developments that claim to be affordable but are not. As the report states that the affordable homes are to be rented, we assume these will be for the purposes of social housing, but how affordable are the five first homes realistically going to be?

We hope that you find the above information useful when commenting on the WDC website.

Ways to object:

1) Online: Here is the link

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Control Register Planning and
Building Control - Wealden District
Council
planning.wealden.gov.uk



Click on the link above and then on the Application Number, which takes you to the next page. You will then find on this next page, below the Application Number: WD/2023/0633/MRM

“Make comments on this application (until 27/05/23)”. Click on this and follow the instructions. Under comment, you can choose **objection**, **comment**, or **no objection**.

You must give your name and address otherwise WDC may not count your submission.

2) By email to: planning@wealden.gov.uk FTAO of Stacey Robins, quote the Application Number WD/2023/0633/MRM and give your name and address.

On another note, we attach this link which gives you information regarding who will be running Wealden District Council based on the result of the local elections on May 6th.

<https://www.bbc.com/news/articles/ce96lmqeyv6o>

Village Concerns understands that commenting or objecting to WDC can feel like a futile exercise, but with recent changes following 4th May 2023 we are hopeful for change.

Kind regards.

Katherine Gutkind and Victoria Aldridge
Co-Chairs Village Concerns Steering Committee

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