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Subject: Update 61 - South Street Planning Application
Date: 27 April 2019 at 05:40
To: Village Concerns villageconcerns2016@gmail.com



South Street Planning Application

Village Concerns would like you to request that the Planning Inspectorate Reject the Appeal to permit the South Street Application to build 74 homes on Farmland on South Street.

Wealden did not bring this application forward to be decided by the Planning Committee so the developers have appealed to the Planning Inspectorate for a decision. The Planning Inspectorate will appoint an Inspector who will make a decision on the Application in private unlike the Public Planning Meeting that Wealden would normally hold and at which Village Concerns would be able to make an oral statement. This is the first application that has been put for appeal on the grounds of non determination and all other developers will be watching to see if this “test case” is successful. If the application is approved we can expect others to follow including the Hesmonds' Application.

If you have already objected to this application then that objection will be reviewed by the Inspector. However, you can now make further written representation to the Inspectorate. Village Concerns urges you to do this because of the importance of this as a “test case”. We have made some suggested comments at the end of this Update.

Written representation should be made directly to the Planning Inspector by **14 May 2019** quoting the Reference **APP/C1435/W/3223599**. This can be done on line or by letter. Give your name and address and quote the Appeal Reference:

a. **On website**

<https://www.gov.uk/appeal-planning-inspectorate> No need to create an account, just type in 3223599.

b. **By letter (3 copies) to:**
Planning Inspectorate
Room 3/B Temple Quay House
2 The Square Temple Quay
Bristol
BS1 6PN

Advice can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/514295/taking-part_planning-written_April_2016.pdf

Things on which you may wish to Comment

1. This is a small Village with only 380 homes of which 85 were built as recently as 2009. To propose the addition of another 74 homes would be an increase of 54 % in 10 years.
2. The Applicant disregards the 114 objections made by members of this community and says that it **“does not consider that any of those comments are of sufficient substance to have an impact”** This is disrespectful and wrong. The Applicant claims that they have engaged with the community but exhibits a gross insensitivity to this community by trying to build unwanted houses on important agricultural land. When the Applicant did attend a Neighbourhood Plan consultation event their proposal was met with negativity and hostility.
3. The Appeal choses to disregard the Emerging Wealden Local Plan when it suits its argument and to quote from it when it believes it is to its advantage. It claims that **“the**

argument and to quote from it when it benefits it to its advantage. It claims that ***the Emerging Plan is not at an advanced stage*** despite it being with the Planning Inspectorate and about to begin public hearings.

4. The Appeal argues that Wealden has failed to provide a 5 Year Land Supply but ignores the Emerging Plan which does provide a 5 Year Land Supply.

5. The Applicant claims that the proposal could be built ***“without compromising the amenity of the surrounding units”*** This is ridiculous. The view from the properties adjoining the site would be completely altered from a beautiful rural scene to a housing estate that after many years would be blocked further by a line of screening trees. The rights of these residents have been disregarded.

6. The Sewage Plant is already working very close to its capacity and could not cope with 74 additional houses. The smell is significant and Southern Water have suggested that no houses are built within 500 meters of the Plant (which excludes most of the Applicant's Site) and this is supported by Wealden's Senior Environmental Officer. The main sewer pipe for the whole Village would need to be re sited as it runs under the proposed housing. The full impact of this disruption and the removal of a redundant cess pit and pipes on the site has not been evaluated or costed.

7. The Sustainability of this community is already stretched. It has no capacity for further expansion:

There are frequent electrical failures.

Broadband service is slow and prone to frequent failures.

The School is full and has been for the past 10 years. There is a waiting list for local people. There would be no space for any of the new residents' children.

There are very few local jobs available and no known vacancies. The Applicant cites the provision of temporary jobs for the builders as being of value but this is of no use to this community.

The proposal would take away important farmland at a time when we need to be producing more home grown food and reducing imports.

Almost all of the proposed new residents would have to travel by car to School, Employment and for Shops and Leisure.

The Bus service is diminishing with no evening or Sunday service for East Hoathly and the recent removal of the service from Halland to Lewes/Brighton.

The GP Surgery is reducing access and many patients are now diverted to Buxted (a 14 Km car journey) to get access to a GP. Public transport is possible but involves 2 bus trips including a community bus that only runs twice a day or a bus and train - the return journey takes many hours.

8. The lack of services, school places, jobs and facilities in East Hoathly means that the new residents would all be travelling by car onto the already congested A22 and the majority would travel North through the Ashdown Forest. This would add to the already damaging levels of pollution.

9. The Applicants Bat Survey stated ***“negligible potential for roosting bats”***. This is wrong. The Sewage Plant is a significant source of flies and other insects. Significant numbers of several species of bats feed over the Plant and surrounding trees most evenings. Bats have been detected on all the tree lines approaching the Sewage Plant. It

Evening: bats have been observed on the tree lines approaching the sewage treatment plant. This is the most important site in the Parish for bats and a full survey should be carried out. Even if the bats do not roost in this area they transit to it along the tree lines. Building houses and the inevitable light pollution that would follow would seriously affect the bats in this area. It should be noted that this part of South Street has no street lighting and benefits from being a good "dark sky" area.

10. The proposal is for a dense cul-de-sac that would not match the existing housing on South Street with 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.

11. The parking allocated is inadequate and would result in a great deal of 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.

Pick out the things that mean the most to you. Use your own words and add anything else that you think of.

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