

## Update 73

### SOUTH STREET "CIRCLE OF OAKS" APPLICATION AND HALLAND FORGE APPEAL

#### South Street 32 Houses WD/2018/2741/MAO

Village Concerns have now considered the application for 32 houses in South Street. It is really important that everyone continues to object to these applications which keep coming in. Your support has been and will continue to be vital in our ongoing fight against over development in our parish.

Remember - submit individual objections for anyone over 18 years old in your household.

#### Ways to object

Online by Nov 1st 2019

Follow the link: <https://planning.wealden.gov.uk/plandisp.aspx?recno=144712>

[By email to: planning@wealden.gov.uk](mailto:planning@wealden.gov.uk) Quote WD/2018/2741/MAO. Give your name and address.

In writing: Quote WD/2018/2741/MAO. Give your Name and Address  
Send to:

Case Officer Mr M Taylor  
Wealden District Council  
Planning and Building Control  
Council Offices  
Vicarage Lane  
Hailsham  
BN27 2AX

Postal and email objections can go in after Nov 1st but we would advise as soon as you can.

#### Suggestions for Objections

Choose the ones which are most relevant to you. Please add your own personal views and use your own words if possible.

#### **Planning Policy (Key Objection)**

This application is in conflict with the adopted development plan and the Emerging Submission Local Plan for Wealden which is now at an advanced stage. It is outside the Development Boundary in the Emerging Local Plan and is not in accordance with development policy in the adopted development plan 2013 in which the village was designated as one where further development was considered unsustainable. It is an encroachment on the countryside and will lead to a major loss in biodiversity and Landscape character.

Applying the Precautionary Principle it cannot be concluded that this development would not have an adverse effect on the Ashdown Forest SPA and SAC and Lewes Downs SAC.

My objections are supported by two Appeal dismissals in the Parish:

2 Houses Buttsfield Lane East Hoathly BN8 6EE  
21 Houses Hop Garden Nursery Halland BN8 6PS

My objections are also supported by Wealden's Statement in response to an Appeal for 74 houses in South St. The same reasoning applies to this application.

### Other Reasons to Object

East Hoathly is a small village with an infrastructure that is gradually being eroded (reductions in Bus services, reduced GP Surgery access, loss of pub). It has had a recent disproportionately large development of 75 homes and cannot sustain another. The school is full and has no capacity to expand.

There is no local need for these houses. The development would damage the Ashdown Forest and Lewes Downs with Nitrogen pollution. New residents would be completely car dependent for employment, education, shopping and leisure. The bus service is totally inadequate for everyday needs.

The sewage pipe for the whole village crosses the site. Relocating this pipe would have serious implications for the village. There is no credible plan or costings for such a major disruption.

The drainage ditch to the East of the site takes water from the surrounding fields towards the stream leading to the sewage works. This development would add to the already increased pressure put on this water course by the Juziers and Mews developments. The cumulative effect of polluted urban run-off would cause damage to wildlife habitats, Ancient Woodland and increase the risk of flooding at the Sewage Works.

The application claims to have engaged with the community but failed to record the hostility and negativity that this engagement produced.

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 with the increasing number of large delivery vehicles.

This site is a Wildlife Corridor. Since the A22 bypass was built this greenfield site is the only corridor for a variety wildlife to access the open countryside to the East and South of the Village from Ancient Woodland in Moat Wood. Building on this site will affect bats, dormice, deer and a range of reptiles. There would be a net loss in biodiversity. Ten previous applications for this site have been refused on grounds of loss of biodiversity.

The proposed development would damage the Landscape and Character of the Village. Ten previous applications for this site have been refused because it would destroy the Green Gap which is so important to the character of the village and the entrance to the village:

The application proposes the removal of stables which are in the Conservation Area and which add to the character of the village environment.

This site provides an important area of open land which is an integral part of the character and landscape setting of the village.

The view of the circle of oak trees and open countryside would be replaced by an urban scene of houses. A tiny glimpse could only be viewed through the houses.

Some oak trees which have a TPO would be retained but the proposal requires a major removal of several trees and hedgerows. Detrimental to wildlife and the landscape.

There would be a huge increase in noise and disturbance for existing residents adjacent to the site.

For more detailed reasoning please read the attachment labelled "Circle of Oaks".

#### Halland Forge 21 Flats

An Appeal has been lodged regarding this application after Planning Permission was refused by Wealden. Ref: APP/C1435/W/19/3229579

Details can be seen in the attachment labelled: "Halland Forge Appeal".

Appeal Link: <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3229579>

We will be post suggestions for objections on our website in due course, Objections to Planning Inspectorate must be in by 11 Nov 2019.

<http://www.villageconcerns.co.uk/index.html>

For further information please email: [villageconcerns2016@gmail.com](mailto:villageconcerns2016@gmail.com)