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Wednesday, 6 February 2019

Dear Mr Bending,

**Application WD/2016/2796/MAO**

We note the amendment to this application in that the Ailies Lane part of the application has been removed.

Our original objections to this application remain valid. This is overdevelopment and not sustainable.

Please note our original objections which are attached:

Village Concerns Objection 1

Village Concerns Objection 2 Feb 2017

Village Concerns Objection 3 Jan 2018

In addition, this application does not comply with the Submission Wealden Local Plan (WLP) or the Evidence Base to support the Plan. The Submission Wealden Local Plan is now with the Planning Inspectorate and carries increased weight as a material planning consideration yet this is not addressed by the applicant.

The most significant element contained in the evidence base for the WLP is the issue of damaging levels of pollution in the District affecting the Special Areas of Conservation (SACs) such as the Ashdown Forest and Lewes Downs. It clearly shows that this level of development in East Hoathly is not acceptable and contravenes the very basis of the Local Plan which aims to put new development only in places that limit the damage being done to the SACs. This application yet again fails to accept or address this issue.

The Evidence Base in the Submission WLP clearly identifies the capacity for East Hoathly as a Windfall Allowance of 48 of which 27 homes have already been built or granted approval. The Submission WLP defines a very tightly drawn Development Boundary for East Hoathly and states at Paragraph 25.216 that “The development boundary of East Hoathly seeks to prevent significant encroachment into the surrounding open countryside.” The applicant seems not to care that the future is all about saving the quality of life in this District and not squeezing unwanted and unsustainable homes in the wrong place based on policies that are out of date and on the brink of being superseded.

Wealden’s Sustainability Appraisal Report states in Appendix B1, Page 26 for East Hoathly MSOA 13 South:

“Development has the potential to have a likely significant effect on the Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC. Any development will require a Habitat Regulations Assessment to determine its impact.

Development within and around this settlement contributes to nitrogen levels and nitrogen deposition on Ashdown Forest on both the A22 and A26 and some of the more minor roads crossing the Forest. Overall the settlement contributes a high level of traffic from new housing development within the District. In terms of the A22, the contribution for each MSOA is one of the highest within the District (but less than MSOAs 7 and 12). In relation to the A26 it contributes a moderate amount of movements compared to the highest contributor (MSOA 4).

Development within and around this settlement contributes to nitrogen levels and nitrogen deposition on Lewes Downs SAC. MSOA 13 is one of the higher contributors to roads relevant to Lewes Downs SAC.“

The applicant again fails to acknowledge this issue or address the Submission WLP.

We also note the report by Southern Water submitted under reference PLAN-026553 on 5 Feb 19. This cites new information that clearly identifies an increased flood risk that would arise from the proposed development unless the existing infrastructure of East Hoathly is improved.

The removal of the Ailies Lane element of this application also raises another issue regarding the ongoing viability of Hesmonds Stud. The stated rationale for the Ailies Lane proposal was to replace the buildings to be demolished on the site of the proposed 205 homes. No explanation is offered as to how the

business can manage with the removal of the significant range of buildings and facilities that were only granted planning permission in 2011/2. These brand new facilities that are proposed for demolition include a new Horse Walker, Yard Managers House, Office, Stores, Stabling for 11 horses and an All Weather Turn Out Area. In addition the plan would also see the demolition of the recently refurbished storage barn on the site, the recently refurbished stable block on the Waldron Road and 6 elaborately fenced paddocks. If this is part of a wider scheme to run the business down and therefore affect local employment opportunities then we should be told. If they retain another plan to resubmit the Ailies Lane application now that it is separated from the Hybrid application then we should be told. Or are they planning to put another application in for a similar facility somewhere else in the Parish ? It is clear that the developer is having discussions with your department on these matters but it would be wonderful and courteous if they could also have them with the community.

Yours Sincerely

Kathryn Richardson  
on behalf of Village Concerns