

**From:** Village Concerns villageconcerns2016@gmail.com  
**Subject:** Update 122. South Street 28 homes Appeal  
**Date:** 12 September 2021 at 20:25  
**To:** Village Concerns villageconcerns2016@gmail.com



## Appeal

APP/C1435/W/21/3272380

This is the Appeal submitted against Wealden's refusal for 28 homes to be built on South St.

To comment on this appeal go to the Planning Inspectorate at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

Click on "Search for an appeal", then type in the numbers, 3272380, and follow from there.

Suggestions for your response. Please cut and paste what you consider the most important and please add your own comments. *Deadline, September 20th.*  
We do encourage you to respond.

This application is contrary to Wealden's Planning Policy. The harm outweighs the benefits and it is not sustainable for this small village which already has planning permission for 205 and 55 new houses ( the 205 ones are those Village Concerns is challenging with a Judicial Review ). That is 260 already and this Appeal if granted would add another 28 making a total of 288.

East Hoathly is a small village and the facilities do not cover the needs of the existing population. It is not sustainable for more development. It is ludicrous to think that a small village can sustain more and more development without any concrete plans or costing for new / renewed infrastructure. Considerable harm will be caused to the well-being of the population and its environment as a result. This overdevelopment will add to Climate Change because new residents will be mainly car dependent and this runs counter to the aims of Wealden's Climate Emergency Plan.

Other more detailed comments to make if you wish are:

1. The Stables on the site are within the Conservation area and the piece of land borders the Conservation area. The adverse impact on the setting of the Conservation area is a key argument of why Wealden District Council has rejected planning permission for this development.
2. Wealden District Council have Planning Permission for 7500 new homes that have not yet been built. They need to build these first, before giving permission to other Planning Applications. This would mean their 5 Year Housing Land Supply figures would be met. Wealden's MPs have also asked for this from Westminster.

3. Is the affordable housing element of the 28 new homes, guaranteed? Often it is not.
4. The Applicant claims they will increase the Biodiversity. In fact, it will be destroyed by this development. The Green Gap on South Street provides a corridor of access linking the wildlife of the Ancient Woodland to the West in Moat Wood to the open countryside to the East and South of the Village. If the land is developed it would close this corridor and isolate this wildlife. This is important because the wildlife in Moat Wood and its surrounding areas is enclosed to the East by the significant barrier of the A22. The landscape of this field with its circle of Oak trees is beautiful as well as the green setting for the village. Landscape is a value with merit in the National Planning Policy Framework.
5. The Applicant argues the development will be a positive contribution to the social cohesion to East Hoathly. A commuting, dormitory housing estate will not contribute to social cohesion but in fact, dilute it.
6. The School is near or full to capacity, so children in this development will have to be driven to their primary school elsewhere and definitely for secondary school and higher education. The Applicant fails to mention this.

Attendance at the Village Primary School enables families to integrate within the community. This opportunity will not be available.

7. The utilities, water, sewage and electricity are already under great strain with just the existing population, and frequent power cuts and water supply disruption are experienced. Water was cut off for several hours on August 20<sup>th</sup> 2020 and there was a power cut on August 29<sup>th</sup> 2020. Just the other week, this September 2021, another power cut. The Sewage works are at full capacity and the pipework is too narrow to take any more sewage. Villagers frequently complain of sewage backing up. This summer of 2021, with the heavy rains, there were reports of flooded gardens in East Hoathly, with Villagers keeping an eye in their homes for water ingress.
8. East Hoathly's Community Land Trust identified the need for genuinely affordable housing for the community in the Housing Needs Survey it commissioned which is available to read. Donation of land to the CLT would be a true benefit.
9. Energy efficient housing. What will there be? No real information has been given to the community.
10. Economic contribution to the Village. Short term only during the construction phase.
11. Doctors surgery. The strain on it is already showing. East Hoathly's Surgery is a branch of Buxted's larger one and often residents have to travel to the larger surgery when feeling unwell. There is no viable direct public transport to Buxted.
12. This development will add more traffic in and through the Village, on the surrounding Lanes, and on the A22, adding to pollution and congestion. Those who need to turn right onto the A22 from South Street, will come through the Village and its tight corner as it is much easier to go out to the other entrance / exit where there is a roundabout. This is already a congested corner and it will become worse.

13. The access arrangements for this application conflicts with the Planning Application next to it, which has been given permission for 55 new homes. If this Appeal is granted there will be major issues of access and safety on South Street. Parking allocation within the site for the new homes may result with spilling over onto South Street creating safety issues. This is already the case in other areas of the Village as people have more and more cars and this Applicant has not created enough car parking spaces for the new homes within the site.

14. Surface Water will drain from adjacent houses and the recent Juziers Drive development across this site. This water and from 28 houses on this site will flow towards the sewage works along with water from the proposed site for 55 houses. There is a potential risk of flooding including flooding of the sewage works.

The harm incurred by this application outweighs any benefits. Please dismiss this appeal and take into account my previous objection made to Wealden District Council.

***The Planning Inspectorate Appeals Portal website will not be available Monday, September 13th from 18:00 - 19:00 hours for essential maintenance work.***

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