

**Wealdside
27 Buttsfield Lane
East Hoathly
Lewes
East Sussex
BN8 6EE**

13 January 2017

Re: Application No. WD/2016/2796/MAO

We, the Steering Committee of the 'Village Concerns' action group, representing the views of 249 members of our community (see appendix 1 for a list of names), **object to this planning application.**

The National Planning Policy Framework (NPPF) provides three dimensions to sustainable development and these give rise to the need for the planning system to perform a number of roles as indicated in these extracts from para 7:

an economic role – '... by identifying and coordinating development requirements, including the provision of infrastructure';

a social role – '...by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being';

an environmental role – 'contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy'.

➤ **We submit:**

Whilst recognising the advantage of affordable housing that this development would have to offer, measured against the NPPF standard for sustainable development, the benefits would not demonstrably outweigh the harm and would be insufficient to justify the granting of planning permission according to para 14 of the NPPF. Furthermore, we believe this application does not accord with saved policy EN1 of the Local Plan or with policy SPO8 and is grossly disproportionate to the size of East Hoathly.

Our objections are presented in the following sections:

1) Objections to WD/2016/2796/MAO: London Rd/Waldron Rd

Within the following sub-sections we submit, in context, rebuttals to the Parker Dann (PD) Planning Statement:

- Sustainability: Traffic and Parking and Safety / Transport / Insufficient Infrastructure / Environment
- Impact on the Conservation Area and Historic Features of East Hoathly
- Self-serving statements made by Parker Dann (PD) in their Planning Statement
- Contravention of the National Planning Policy Framework (NPPF)
- A challenge to the WDC Sustainability Assessment for this sector of East Hoathly

2) Objections to WD/2016/2796/MAO: Aillies Lane

A list of document references is given in appendix 2.

Bill Walker

1) Objections to WD/2016/2796/MAO: London Rd/Waldron Rd

1. Sustainability: Traffic and Parking and Safety:

- 1.1. The 'U bend' and junction at the historic centre makes East Hoathly unique among villages; but together they impose a very particular traffic problem that demands special consideration by Planners. The transport survey commissioned by Parker Dann concludes that our village road can sustain a lot more traffic and remain safe but this survey made no assessment of this often congested and very dangerous corner: the reason why a bypass was built in 1992. We submit that the 'Transport Assessment' is an incomplete study. It did not look at the very crucial bottleneck in the village centre.

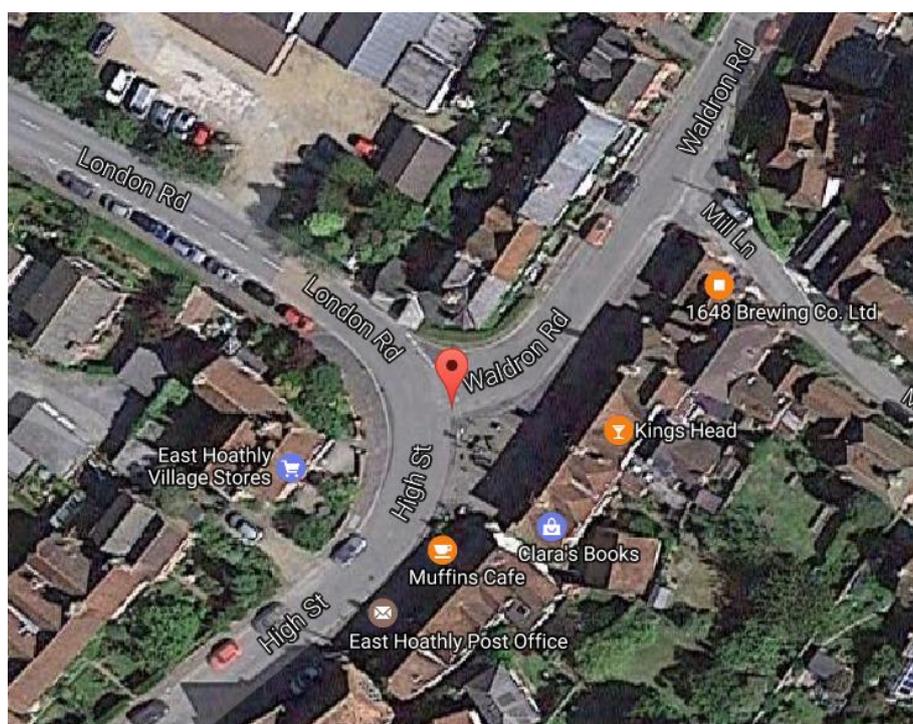


Plate 1: The 'U bend' and junction at the historic centre of East Hoathly

- 1.2. **Rebutting the Parker Dann (PD) Planning Statement PD 7.65:** *The development traffic can be accommodated within the existing junction capacities and without unacceptable impacts at all junctions tested as confirmed by the Transport Assessment*.

Our own traffic studies log an average of 200 vehicles per hour converging at this corner (appendix 7) and photographic evidence has been collected over a period of weeks that shows the congestion that can develop; congestion that is as serious as any found in a city centre. Please see appendix 8 which gives photographic evidence of the frequent jams on the 'U bend'.

The 'Transport Assessment' includes 'Freedom leisure' as a local accessible community facility: none exists; however there is a small Freedom leisure administrative office in the village. It states that education and health facilities are within walking distance: the school is already over-subscribed and patients are re-directed to the medical centre in Buxted, not accessible by bus. It further states that at Uckfield railway station, 7km away on the busy A22, 'there are also covered cycle storage spaces available'. We contend that these are unlikely to be used by East Hoathly residents.

This junction is very busy and dangerous now with the meeting of agricultural vehicles, HGVs, delivery vans, cars and the occasional bus. Vehicles park on this bend because this is where the only amenities in the village are located (see plate 1). Service and delivery vehicles along with villagers and workers passing through, will park on this bend to use the shop, hairdressers or cafe. Protracted manoeuvres around parked cars and high pollution are endured now; and in the summer months the caravans arrive and chaos results. This plan will feed many more cars onto this junction and the back lanes since public transport is an infrequent bus service, there are no cycle lanes and people will have to commute to work by car.

- 1.3. Signposting the planned access from the new development onto the Waldron Road as 'emergency only' is naive unless there is a strict requirement for a "Knox key switch" and/or a "strobe switch". This access would otherwise be unsafe and create dangerous conditions for pedestrians.

2. **Sustainability: Transport:**

- 2.1. Saved policy EN2 of the Local Plan requires that major development is located efficiently in relation to public transport. Public transport for East Hoathly is an infrequent poorly connected bus service (Eastbourne – Uckfield only, once per hour, finishing early in the evening – see appendix 4) and village amenities are extremely modest (see plate 1). It would be better to build homes near to train stations such as Polegate, Uckfield, Lewes, Eastbourne, Tunbridge Wells.
- 2.2. We submit that focusing new market housing development on locations with reasonable day-to-day facilities is as a key way in which the Planning System can help reduce contributions to climate change, protect the countryside and landscape and increase the proportion of homes which have access to services and facilities by means other than the private car. East Hoathly has only very basic facilities and these will barely impact the need to travel out for provisions and services. The evidence on the sustainability of rural services indicates that they are dependent on wider market factors and other plans and programmes outside of the direct control of the planning system.
- 2.3. In the absence of a Travel Plan we remain vigilant regarding para 35 in the NPPF as to how the application will:
 - accommodate the efficient delivery of goods and supplies;
 - give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
 - create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
 - incorporate facilities for charging plug-in and other ultra-low emission vehicles;
 - consider the needs of people with disabilities by all modes of transport.
- 2.4. **Rebutting the Parker Dann (PD) Planning Statement PD 7.20-7.22:** *'It advocates a pattern of development which aids the use of sustainable transport...'*

Public transport is poor and not useable for work commuting (see timetable in appendix 4). The BBC announced on 12th Nov 2016: Councils have reduced bus services by more than 12% in the past year. There is no cycle path and cycling on the A22 will court suicide. The nearest railway station is 5 miles (7km) away.

- 2.5. **Rebutting the Parker Dann (PD) Planning Statement PD 7.32:** *'The application site is within walking distance to the services and facilities of East Hoathly, therefore enabling transport by means other than the private car, helping to reduce climate change.'*
- Cycling and walking are certainly environmentally friendly. But building a large estate in a rural area is not environmentally friendly. To build an estate in a rural setting and then make arguments as to how climate change is reduced is an inverted logic.

3. Sustainability: Insufficient Infrastructure

- 3.1. NPPF Paragraph 162 states that:
'Local planning authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands'.
- 3.2. We submit that there is a significant infrastructure shortfall in East Hoathly for this development of 205 houses. In addition there are several proposed developments in Halland which use the same facilities.
- 3.3. **Education:** The primary schools in East Hoathly and neighbouring Chiddingly are full and have waiting lists; there is no room for school building expansion in East Hoathly; and there is currently no funding planned for a new school or new classrooms (Councillor Nick Bennett for Alfriston, East Hoathly and Hellingly – *"there is no budget for expansion"* – PC meeting 26/09/2016). New families will not be able to get their children into a local school; this will make village integration of a new estate more difficult. Evidence showing the primary school is over-subscribed is given in appendix 3.
- 3.4. **Health:** Residents cannot get appointments in the local branch surgery and are referred to Buxted Main Surgery (no direct public transport) despite capacity for more resources in East Hoathly. The impact of the lack of GP funding does not support further housing development in the village. Currently the surgery is rated 1.5 stars out of 5.0 on the NHS Choices website.
- 3.5. **Electricity:** The frequent electricity black-outs and brown-outs occurring over recent years suggests that the electricity supply network is in no fit state to adequately support the scale of new homes proposed in this plan. Evidence showing 18 power cuts in 16 months is given in appendix 5.
- 3.6. **Water Supply:** The frequent water cuts and low pressure supply occurring over recent years suggests that the water supply network is in no fit state to adequately support the scale of new homes proposed in this plan. Evidence showing 10 cuts in 24 months is given in appendix 6.
- 3.7. **Storm Water and Sewage:** Foul water does contaminate private homes and gardens because sewerage pipework becomes overwhelmed in heavy downpours. This plan will exacerbate the existing sewage disposal problem. The report submitted by Southern Testing confirms that soakaway drainage will not be effective for the site for 205 homes.

3.7.1. Re: Parker Dann (PD) Planning Statement PD 7.16:

PD states: *'this site...is not afflicted by the lack of capacity at the Hailsham Waste Water Treatment Works'*.

Whilst we would accept this, we submit that this is irrelevant as in fact East Hoathly sewerage plant is located on the other side of the village and is operating almost at maximum capacity; it cannot be easily increased and the pipework through the length of the village is too small in diameter to sustain an increase on the scale of this development.

- 3.8. **Employment:** Broadband speeds, already slow, will degrade with further housing development of this scale and will certainly put off new business start-ups in the village. Out-commuting by motor vehicle to centres of employment such as Haywards Heath, East Grinstead and Crawley, will add to road congestion and raise pollution; a particular problem for the Ashdown forest.

3.8.1. Rebutting the Parker Dann (PD) Planning Statement PD 7.18: *'It confirms the Government commitment to securing economic growth in order to create jobs and prosperity and tackling the twin challenges of global competition and a low carbon future'*.

We submit that this is not a reason to urbanise East Hoathly. The building industry will prosper wherever the homes are built; and that should be where the infrastructure and jobs are, preferably building on brownfield sites.

- 3.9. **Community Infrastructure Levy (CIL):** We do not believe that there is any plan in place for delivery of infrastructure for this area. There is no mention of the village in the 'Wealden Community Infrastructure Levy, Infrastructure Delivery Plan March 2015'. Most plans are focussed on Uckfield, Hailsham, Polegate and Willingdon, Stone Cross, Crowborough and Frant. We submit that CIL funds will not meet the infrastructure shortfall in East Hoathly. As yet there are no 106 agreements for this development which provides nothing but houses. CIL money will be available, however, 'CIL money cannot be expected to pay for the entire infrastructure but is expected to provide top up funds' (Wealden Infrastructure Levy Nov 2015). CIL money will be used across the District and as there was no presumption for development in the Core Strategy 2013 for East Hoathly, we submit that it is unlikely that money will be available for the necessary infrastructure for many years to come. Wealden have also identified a CIL funding Gap Appendix C in the March 2015 document.

- 3.10. The Wealden District Core Strategy Local Plan Policy WCS7 – Effective Provision of Infrastructure' *'...reflects the requirements of the NPPF in the proper planning, review and delivery of infrastructure, and requires that this is carried out in partnership with infrastructure providers to support the level of growth identified in the Core Strategy'*.

- 3.11. Within the above statement (3.10) we submit that there is a clear intention for infrastructure to be pre-emptive or contemporaneous, not retrospective or reactive. In the event that East Hoathly infrastructure is deemed to be 'sustainable' we would request evidence and records of communications with infrastructure providers that confirms this.

4. **Sustainability: Environment:**

- 4.1. This planning application would result in significant harm to the character and appearance of East Hoathly and would be contrary to up to date development plan policy, in particular the spatial distribution set out in the Core Strategy (CS). We submit that the saved policy EN27 of the Wealden Local Plan (LP) would be contravened and we draw attention to policy SPO3 of the CS which seeks to concentrate housing development in the main settlements.
- 4.2. We further submit that it conflicts with Local Plan Policies GD2 and DC17, and with the National Planning Policy Framework. Paragraph 55 of the NPPF acknowledges that housing in rural areas should be located where it will enhance or maintain the vitality of rural communities but 'Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances ...'. We submit that there are no special circumstances to justify this massive development. There is no provision for acceptable levels of education, community facilities, environmental standards (e.g. SANGS) and necessary infrastructure either through on or off site provision or financial contribution.
- 4.3. The recently adopted Policy SPO1 of the 2013 Core Strategy Local Plan (CS) indicates that the Council will seek to protect and enhance recognised bio-diversity assets and will seek to ensure that the distinct landscapes of the District, including those which are not nationally designated, are managed and enhanced. We submit that this application transgresses section 118 of the National Planning Policy Framework (NPPF). **Further NPPF conflicts are raised in a later section.**
- 4.4. This very large development plan contravenes the 'Environmental Strategy for East Sussex', published by ESCC: we must guard against the 'deterioration, fragmentation and loss of the distinctive character of the East Sussex Landscape and the habitats it supports, through creeping suburbanization in rural areas, loss of significant landscape features, trees and hedgerows, decline in quality and fragmentation of woodlands, and heritage assets'.
- 4.5. Landscape is important, not as just scenery or a backdrop, but because it links culture with nature, and past with present. Landscape has many values not all of them tangible; it matters to, and is valued by, people and provides a context for people's lives (European Landscape Convention – ELC). A specific measure promoted by the ELC states 'improves consideration of and integration of landscape in existing and future sectoral and spatial policy and regulation'.
- 4.6. The report submitted by Southern Testing (in planning application reports) confirms that soakaway drainage will not be effective for the site for 205 homes. It is therefore surprising that no Environmental Impact Assessment has been required by WDC given that run-off could pose a flood risk to neighbouring properties.
- 4.7. **Rebutting the Parker Dann (PD) Planning Statement PD 2.3:** *'The site is outside of any Conservation Area. This is located to the south and east of Carpenters Croft which the site loosely abuts to the south. The nearest listed buildings to the site lie to the north west (Whyly Grade II Listed) and to the east (Lavender Cottage Grade II Listed).'*
We submit that PD is inaccurate in its comments on the historic Conservation Area with respect to the proposed development. Entering the village on the London Road the eye takes in the beauty of the landscape and trees to the left and the charming focal point of the historic

centre. This development will destroy forever this unique vista which is so important for tourism.

4.8. **Rebutting the Parker Dann (PD) Planning Statement PD 7.31:** *'This design also facilitates improvements to the levels of biodiversity on the site.'*

The expectation is that restorative measures will be made but quite obviously a development of this scale on a Greenfield site next to ancient woodland is going to have a major negative impact on biodiversity.

4.9. **Rebutting the Parker Dann (PD) Planning Statement PD 7.33:** *'The planning system should contribute to and enhance the natural and local environment by providing net gains in biodiversity where possible in line with paragraph 109. This is achieved....'*

There is no merit in the claim that this is achieved: the recommendations in the tree report amount to some tree protection; hardly a net gain in biodiversity. Removal of hedgerows along London Rd, then reinstating hedgerows does not protect habitat of wild life.

4.10. We submit that this development will result in the loss and deterioration of irreplaceable habitats, including ancient woodland. The National Planning Policy Framework endeavours to put sustainable development at the core of the planning system (para 14). Sadly, too often, this fails to find traction at the local level of decision making for rural areas. WDC should aim to conserve and enhance biodiversity. **A challenge to the WDC Sustainability Assessment for this sector of East Hoathly is in a later section.**

4.11. We submit that significant new housing development within our village is by no means inevitable. Alternative site assessment is not limited to searching for single sites which could yield 205 dwellings. It can and should address the extent to which a number of sites (whether within settlements or outside, brownfield or greenfield) within Wealden could meet that need. The developer should directly address the scope for meeting housing need "in some other way". In this case, the recent Strategic Housing Market Assessment 'SHMA' has identified a wide Housing Market Area and it is inevitable that Wealden will approach the numerous other LPAs within the Housing Market Area to meet their unmet housing needs, under the duty to co-operate.

4.12. The developer must show that there are exceptional circumstances for allowing this major development. However, whilst there is a need for more housing (on the assumption of the lack of 5 yr supply) this is not a circumstance so exceptional that it could reasonably justify 205 new dwellings in the historic village of East Hoathly thereby increasing the housing number by 50%.

4.13. The developer must also show that it is in the public interest to grant permission. However, it is not in the public interest to develop this sizeable site which would fail the environmental dimension of 'sustainable development' as set out in paragraph 7 of the NPPF.

4.14. **Rebutting the Parker Dann (PD) Planning Statement PD 3.2:** *'The site was submitted to the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) in 2016'.*

We submit that the proposed site is in fact significantly larger than the site shown in the 2016 SHELAA report. The north field marked for 59 houses and 26 flats was not submitted in the SHELAA.

4.15. Rebutting the Parker Dann (PD) Planning Statement PD 4.7: *'Further, there are comparatively very few large dwellings with just No.42 units having four or five bedrooms.'*

The recent survey of community opinion on the type of housing preferred does not support forty two 4&5 bedroom houses, which, at 20%, is hardly to be described as 'comparatively very few'.

4.16. Rebutting the Parker Dann (PD) Planning Statement PD 7.16: *'The site is outside of the Ashdown Forest Zone'.*

East Hoathly falls within the zone. We submit that the proposal would be likely to have a significant effect, either alone or in combination with other development, upon the integrity of the Ashdown Forest SPA and SAC. Consequently, it would conflict with amended Policy WCS12 of the Core Appeal Decision APP/C1435/W/16/3155584 and as such will require a SANGS provision if this development goes ahead. Furthermore, out-commuting onto the A22 to centres of employment will increase traffic through the Ashdown Forest.

4.17. Rebutting the Parker Dann (PD) Planning Statement PD 7.55: *'The proposal is sustainably located in relation to the services and facilities of East Hoathly'.*

PD re-enforces its poor comprehension of the facilities available in the village. This is from the company that thought, by its own admission during the public consultation, that there was a utility gas supply in the village and the village hairdressers could be considered a serious employment potential.

4.18. Air Pollution: The Core Strategy should contribute to mitigating climate change by seeking to reduce carbon emissions and other greenhouse gases through the appropriate selection of areas for growth and providing sustainable transport alternatives to the private motor vehicle. There is no gas in the village; only oil, calor gas or electric heating is available. That means a big increase in oil delivery tankers. There is realistically zero prospect of employment in the village; that means out-commuting by car. The primary school is full; that means a school run out of the village.

4.18.1. Rebutting the Parker Dann (PD) Planning Statement PD 7.16: *'...will help to limit pollution as occupants of the development will have a genuine option to access the range of facilities East Hoathly offers by means other than the private car'.*

One small hairdresser, one very small corner shop and a second-hand book shop are not going to significantly impact on the use of the private motor car. There is no Freedom Leisure Centre as stated in the 'Transport Assessment'.

5. **Impact on the Conservation Area and Historic Features of East Hoathly**

- 5.1. **Wildlife and Footpaths:** The site abuts the Long Pond, which is home to endangered species (Great Crested Newts, Water Voles) and it is also crossed by an historic footpath which features in the acclaimed diary of Thomas Turner, an 18th Century resident of East Hoathly who has made the village famous and brings tourist interest to the village. Habitats in hedgerows, veteran trees and green fields will be destroyed in this plan. The richness and diversity of its biodiversity, landscape and heritage are significant factors in making the village such a desirable place in which to live
- 5.2. **Ancient Woodland:** The plan threatens an ancient woodland water table (Frog Wood formerly Alders Wood) and appears not to respect a minimum buffer of 15m. In the Wealden District Council Landscape and Settlement Character Assessment the Hesmonds Stud land is 'Designated as being a remnant of Ancient Historic Landscape and it also abuts the Prominent Urban Edge and, at its north east end is a position where there are 'significant views' . Attention is drawn to 'NE16 of the current Wealden Local Plan': *'Development will not be permitted if it would involve the clearing, felling or otherwise prejudice the ecology, landscape or historic value of Ancient Woodland, as defined by English Nature'*; and also to Natural England's Standing Advice for Local Planning Authorities: *'the LPA has a vital role in protecting ancient woodland by refusing development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland'*.
- 5.3. **Historical/Cultural Interest:** East Hoathly is an historic village and would be in danger of losing its community spirit, cultural identity and tourist attraction if large scale development is permitted. East Hoathly High Street is a conservation area and any proposed development would need to be of a suitable style and quality. However, the large increase in population would detract from the character of the area. The proposals would result in a fundamental and adverse change to the character of the landscape.
- 5.4. **Rebutting the Parker Dann (PD) Planning Statement PD 4.2:** *'The scheme has been designed to provide a bespoke, sustainable, residential development of high-quality housing adjacent to the Village of East Hoathly. The scheme has been prepared by a practice of RIBA qualified architects with careful reference to the existing conditions on site.'*
We submit that the development changes the character of this historic village from a rural to urban community. The design of the proposed new dwellings is inappropriate being unsympathetic to the architecture of the adjacent conservation area and lacking the discretion of the previous development in that vicinity.

6. Self-serving statements made by Parker Dann (PD) in their Planning Statement

We respectfully request that any person(s) reviewing this planning application treats with caution a number of the statements made by PD in their planning statement. We would submit that such a need for caution is applicable in this application as many of the statements can be seen to be self-serving. Further, we believe these self-serving comments go to the credibility and the integrity of their assertion of wanting the best for East Hoathly.

We submit that PD grossly overstates the amenities in the village in order to make the case that this development will help with job creation (see example in 9.8) and the minimising of contributions to climate change. In this section are examples of their statements that when considered in the perspective of everyday living and the present reality of amenities in the village should be regarded as cynical exaggerations.

- 6.1. **Parker Dann (PD) Planning Statement PD 7.28:** *'The mix of units proposed has been heavily skewed towards properties with fewer bedrooms.'*

20% of the homes have 4&5 bedrooms. That is not what the community wants (as shown in a recent village survey) and it doesn't support the PD assertion.

- 6.2. **Parker Dann (PD) Planning Statement PD 7.40:** *'The scheme has benefited from parties...to help deliver improved outcomes for the community.'*

PD must seriously review its methods of public engagement. The village consultation was confused, ill-informed and a nod to procedure: in the words of one PD representative on the day (perversely set on the 12th August when many families were away on holiday), "this plan will definitely go ahead". Feedback gathered from the consultation has been ignored by PD except for one point: the ridiculous idea of providing vehicle access to the Waldron Rd has thankfully been restricted to 'emergency only'. We presume this means there is a strict requirement for a "Knox key switch" and/or a "strobe switch".

- 6.3. **Parker Dann (PD) Planning Statement PD 7.46:** *'The scheme is also not of a sufficient size to undermine the plan-making process.'*

The NPPF provides important guidance on the issue of prematurity. On considering an emerging Local Plan or Neighbourhood Plan: planning refusal could apply 'if the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process...' PD takes the whole of the Wealden area as its frame of reference in assessing the word 'substantial'. Residents consider a 50% increase in the size of the village as 'substantial' and therefore believe prematurity does apply.

- 6.4. **Parker Dann (PD) Planning Statement PD 7.48:** *'The applicant's proposal would help to ensure facilities such as the East Hoathly are not lost..(sic).'*

Facilities and services within East Hoathly are minimal and barely manage to serve the present community. They will quickly be overloaded by further housing. The plan will not strengthen the local economy or promote sustainable tourism.

- 6.5. **Parker Dann (PD) Planning Statement PD 7.52:** *'Given the extensive list of services and facilities noted ...'*

PD would like to see East Hoathly classified as a town, along with Uckfield, Hailsham and Crowborough. They clearly would like to see the village grow more than the 50% this development would create. WDC acknowledges in the Settlement Hierarchy that the village

has ‘..limited, basic or no facilities..’ Nothing has changed. PD’s hopes are perverse and self-serving.

- 6.6. **Parker Dann (PD) Planning Statement PD 7.60:** *‘Policies GD2 and DC17, which seek to guide development, including housing, to within designated development boundaries. These policies are out of date....’*

The Core Strategy is part of the adopted development plan and it directs development away from East Hoathly given its many constraints. Insofar as adopted local policy is concerned saved policies DC17, EN6 and GD2 of the 1998 LP are to be treated as not up-to-date because of paragraph 47 of the NPPF. However, Suffolk Coastal DC v Hopkins Homes [2016] EWCA Civ 168 has made it clear that paragraph 49 of the NPPF does not make out of date policies irrelevant in the determination of planning permission and does not prescribe the amount of weight that should be given to such policies; that will vary according to the circumstances (paras 46 and 47 of the judgement).

- 6.7. **Parker Dann (PD) Planning Statement PD 7.76:** *‘The development represents infill between Thomas Turner Drive and Croom Cottage’.*

East Hoathly presently has no development boundary. This favours no development. Infill is not a word to be used to describe building between Thomas Turner Drive and Croom Cottage, a distance of more than 500m. Furthermore, infill must normally respond to the existing character of the surroundings which in this case is open countryside. This pushes the boundary of poetic license.

- 6.8. **Parker Dann (PD) Planning Statement PD 8:** This whole section can be ignored with respect to the planning application. It is included, we suspect, to give voice to PD’s quest for more business riding on the back of the present open door for Developers, rather than development being considered within the context of a strategic plan that carefully evaluates local needs and the capacity of the infrastructure.

Responding to a very confident assertion made by PD in the Public Consultation (12th August 2016) that no argument can hold back new housing, we would like to offer a few salutary quotes:

- The Wealden Local Plan level of housing proposed would cause “significant infrastructure difficulties”

Nick Bennett ESCC . East Hoathly with Halland Parish Council Meeting Sept 26th 2016

- “where there are clear identified infrastructure shortfalls, certain developments may not be able to proceed”

Kelvin Williams, Head of Planning and Environmental Services, Wealden District Council in a letter to Nus Ghani dated Oct 5th 2016

- “Of course there are sometimes valid reasons for opposing some local planning applications if they are in the wrong place, if there is not enough infrastructure or if they are just plain ugly.”

Savid Javid at the Tory Party Conference 2016

- "...these homes need to be in town and not slurped over the countryside as many of the house builders want. Sustainable housing means reusing already used land, in well-connected urban centres, close to amenities, shops and jobs."

John Gummer, former Cabinet Minister, Country Life' 30th Nov 2016

7. Contravention of the National Planning Policy Framework (NPPF)

- NPPF sec 1 para 17:** This plan is of a scale and nature on a green-field site in the open countryside, which would result in the loss of best and most versatile agricultural and stud land. The development would cause harm by the significant adverse visual and landscape character impact on the area of the development site and the surrounding valued landscape.
- NPPF sec 4:** It is not considered that the development could take place without having a severe impact on the existing highway network and it has not been proven that it will promote sustainable transport or conform with the strategic objectives to reduce congestion, inconvenience and hazards on the local highway network.
- NPPF sec 4 para 37:** The development does not seek to provide any dedicated employment land and as such, makes little contribution to the job needs of the village population or the wider area exacerbating problems of out-commuting. The absence of any employment land in the mix of uses would not help to secure economic growth and weighs against the sustainability credentials of the scheme.
- NPPF sec 4 para 38:** In the plan there is no provision for acceptable levels of education provision, community facilities, environmental standards (e.g. SANGS) and necessary infrastructure either through on or off site provision or financial contribution.

8. A challenge to the WDC Sustainability Assessment for this sector of East Hoathly

Environmental SA Objectives (SA1-SA11)

SA1: To protect and enhance biodiversity and geodiversity within the District

WDC says: ***There will be some loss in biodiversity, however there are no significant biodiversity constraints.***

Response :

There will in fact be a considerable loss in biodiversity as this is a large Greenfield site so fields, hedgerows and woodland will be lost. For example, species making this a rich wildlife habitat include skylarks; tawny owls and buzzards (as the hedges are abundant in field voles, mice and rabbits); foxes; fallow deer; badgers; slow worms; adders; crows, magpies, jays and common gulls which feed off the land and yellow hammers and bullfinches and bats. The bats roost in the large trees and feed off the abundance of flying insects over the fields. The Great Crested Newts at Long Pond, for instance, will be detrimentally affected by the destruction of their feeding grounds and disruption of their transit routes between breeding sites.

The wild flower meadow at the adjacent Croom Cottage is a Site of Nature Conservation Importance (SNCI) with an abundance of intriguingly diverse species. It is identified as an extremely unusual area of acidic grassland and calcareous loam pasture having records of rare Spiked Rampion which recommend its re-classification as a Biological SSSI.

This development site receives water from both Halland Park through the extensive soft sands (exposed when the by-pass was built), and from the North, the mineral rich Great Wood and through the stud which is predominantly a clay soil. It seems likely to have been wooded until the end of the sixteenth century and there are no indicators that it has been improved for agricultural purpose since. At very least the proposed development would interfere with the North South corridor between the existing SSSI of Park Corner Heath to Hawkhurst Common and beyond. This would be of great detriment to the biodiversity and geodiversity within the District for which WDC has a duty of care.

The concentration of rainwater runoff from houses and paved surfaces will affect the drainage of the land. It is noted that attenuation ponds are proposed. If they are intended to be open ponds with natural pond planting to the perimeter they would be beneficial to the biodiversity however during spells of dry weather these would likely dry up with disastrous affects to any wildlife using them. The site is edged with ancient woodland. Its water table must not be affected by housing and a minimum clearance even to gardens must be respected.

WDC has no Geodiversity Local Action Plan and there is no evidence that they have commissioned a professional evaluation of this particular site. Until or unless they are able to state that they have, and can identify other similar sites along with evidence of protective measures, it is imperative that this site is left undisturbed.

The plan fails to comply with the core planning principles of the National Planning Policy Framework to recognise the intrinsic character and beauty of the countryside, to conserve and enhance the natural environment and to reuse land that has previously been developed. The development is of a scale and nature on a Greenfield site in the open countryside, which would result in the loss of best and most versatile agricultural and stud land. The development would cause harm by the significant adverse visual and landscape character impact on the area of the development site and its surrounding valued landscape.

Attention is drawn to Section 118 of the National Planning Policy Framework (NPPF) and The Natural Environment and Rural Communities (NERC) Act 2006, which introduced a '*duty for all public bodies to have regard to the conservation of biodiversity*'.

WDC says: *Has some degree of constraint due to the presence of pockets of ancient woodland that may be negatively affected by any development. However, measures can be introduced to mitigate any impacts.*

Response :

Even with a mandatory 15 metre buffer zone to houses (and their gardens) the Ancient Woodland which edges the development site will be severely impacted: its water table is in real danger of being affected by the alteration of natural drainage forced by development on the clay soil; and the proposed siting of attenuation ponds will exacerbate the danger because of the slope of the land and their proximity to the woodland boundary. A proper Water Retention Survey (not the one taken on 11. 10. 16 after a very dry spell) will endorse concern for the poor drainage efficiency of this area. The presence of these Ancient Woodlands is a cultural and historic asset to this area, containing the footpaths used by Thomas Turner and described in his diaries.

In the Environment Strategy for East Sussex published by East Sussex County Council dated June 2011 it states that there are three key issues for East Sussex. One of these which will affect the Stud land is:-

'The deterioration, fragmentation and loss of the distinctive character of the East Sussex Landscape and the habitats it supports, through creeping suburbanisation in rural areas, loss of significant landscape features, trees and hedgerows, decline in quality and fragmentation of woodlands, and heritage assets at risk.'

The report states under the heading 'What needs to happen'

1. Conserve the landscape and built heritage of East Sussex in a manner appropriate to its significance and protect the distinctive character of towns, villages and wider landscape of the county.
2. Develop high quality environments in our towns and villages and improve streets and other public open spaces so that people feel safer in, and make more use of, them.
3. Reduce the environmental impact of new and existing developments and create well planned environmental and green infrastructure that supports the landscape, habitats and wildlife.

East Sussex County Council also state that they will develop a countrywide approach to green infrastructure that supports the management and restoration of the county's landscape and the habitats it supports by March 2013.

The strategy states that Sussex Wildlife Trust, South Downs National Park Authority, High Weald AONB Joint Advisory Committee, Borough and District Councils and Natural England are responsible for ensuring that this policy is complied with.

In the Wealden District Council Landscape and Settlement Character Assessment dated November 2014 Item 5.11 Landscape Setting – East Hoathly pdf (5.12 Landscape Setting of East Hoathly) on the map prepared by Chris Blandford Associates it shows the Stud land being moderate sensitivity and Remnant Ancient Historic Landscape. Therefore, surely, this land should be protected. The land also abuts the 'Sensitive Urban Edge' and is bounded on its northern and western edges by Ancient Woodland.

The land is also within Landscape Setting Area 4 which states:-

5.12.14 Landscape Setting Area 4 is considered to make a Major contribution to the Landscape Setting of the Settlement. This area is considered to have a strong strength of place as a result of the pockets of Ancient Woodland. There is also inter-visibility between this area and historic buildings within the historic core. The large areas of Ancient Woodland provide a strong sense of visual containment and enclosure to views north and eastwards from the settlement. They provide a wooded backdrop and interrupt long distance views across the landscape.

An exurban settlement into this well-defined village setting would irreversibly change the landscape, cultural assets and heritage aspects, losing Wealden an excellent example of village community with characteristics not commonly found elsewhere.

How landscape is managed fundamentally affects the conservation and enhancement of biodiversity; cultural heritage; and natural resource protection. (European Landscape Convention - ELC para 3.3).

SA7: Reduce the risk of flooding and the resulting damage to public wellbeing, the economy and the environment

WDC says: *Contains no flood risk area. However, significant development within and around East Hoathly would require greenfield sites which could result in increased runoff from heavy rainfall events.*

Response :

The area of hard surfaces associated with the concentration of new houses will inevitably lead to a big increase in run off after heavy rainfall. The soil around our village is largely clay, which causes water to lie on the surface in a bog and the run-off quickly overwhelms the inadequate and under-specified drainage system. The present storm water and sewerage system serving East Hoathly is operating at almost maximum capacity and, without enlargement, would be unlikely to cope with the volume of waste water from the site.

One of the first improvements the existing landowner did was to install a raised boardwalk along the footpath within the proposed development area because of flooding. The proposed development area is the lowest point within the village and takes the water run- off from the existing village, via the playing fields, Halland Park and the Great Wood above Annandale. The playing fields opposite the site already suffer from water logging on a regular basis. ESCC and WDC Drainage SUDS report will show that any major development within East Hoathly will require substantial investment and engineering to deal with the subsequent increase in foul water and satisfactory dispersal of surface water.

The report submitted by Southern Testing confirms that soakaway drainage will not be effective for the site for 205 homes.

SA8: Reduce air pollution and ensure local air quality continues to improve; promote energy efficiency measures and encourage the use of renewable energy

WDC says: *Issue of increases in emissions and air pollution due to the proximity of the settlement to the road network, principally the A22. This could encourage car use from new development. However, the settlement is well served by bus routes linking the settlement with Uckfield, Hailsham and Polegate and improvements to public transport links as part of any development could help achieve SA8 and SA11 in terms of vehicle emissions. Emissions from housing would need to be addressed through sustainable construction.*

Response :

There will be a significant increase in air pollution as a result of increased traffic movements and the discharge of combustion gasses from heating systems.

The Village is not well served by a public bus service: 1 per hour to Hailsham, Eastbourne and Uckfield; no bus service after 8pm; on Sunday 2 buses to Brighton returning by 5pm; no service to Lewes and Brighton Mon to Fri; no service to Heathfield and Tunbridge Wells. This is not convenient or affordable for commuting to work or for entertainment; shopping or a trip to the dentist or GP (local surgery is already overloaded) is a day's commitment. Since public transport is very limited, car usage will increase, possibly by 50%; and pollutants will increase proportionally. Already the A22 is a major pollutant with noxious emissions and noise. The traffic in rush hour often comes to a standstill already pushing polluted air into the village on mainly south westerly winds.

Tertiary education is largely based in Lewes and Brighton necessitating the need for a car in post 17 year olds. This development does not provide locally for more employment, education, retail or leisure activities. There is in fact very little employment in the village and this will be exacerbated if Hesmonds Stud reduces its operation. Note due to the proximity of the A22 people will use this route to travel north (No public transport) to the employment centres of Gatwick, London etc; hence travelling through the Ashdown Forest and worsening the level of nitrous oxides in an environmentally sensitive area. The recent Parish Survey showed an average of 2 cars per household so the 200 cars per hour currently recorded at the centre of the village could increase to at least 300.

It is unlikely that the bus companies will increase the frequency, or extend the timetable to allow evening use or new routes put on to Brighton and Tunbridge Wells to make it feasible for people to use the bus instead of their car as an everyday occurrence. In fact, the BBC announced on 12th Nov 2016: Councils have reduced bus services by more than 12% in the past year, local authorities say.

Very careful consideration would have to be made re construction of houses to minimise energy loss. There is no natural gas supply. Most houses are heated by oil fired central heating. Therefore unless a feasible alternative, economically viable method of heating there will be increased pollution from oil tanker delivery, fossil fuel burning and increased potential for oil spillage from tanks in gardens.

The development could not take place without having a severe impact on the existing highway network and it has not been proven to promote sustainable transport or conform to the strategic objectives to reduce congestion, inconvenience and hazards on the local highway network and therefore, would fail to accord with the advice contained in the National Planning Policy Framework.

SA9: Ensure the best use of previously developed land and existing buildings

WDC says: *Offer the most potential for positive effects as it contains the majority of the existing built form.*

Response :

This plan makes no use of previously developed land and is solely to be built on green fields: the site is currently fields bounded by woods on one side and along the roadway, a variety of mature trees and diverse hedgerows. It is a fitting and beautiful approach to the village. This new development does not constitute appropriate infill; in fact, it will be a huge swathe of buildings with no visual connection to the surroundings. This is particularly distracting as the old and historic hub of the village is only a stone's throw away.

SA10: Achieve a pattern of development which minimises journey lengths and encourages the use of more sustainable transports modes (walking, cycling and public transport)

WDC says: *Should contribute to improvements to walking and cycling routes as well as the public transport system.*

Response :

Cycling or walking to urban areas for work from East Hoathly is not an option. We are situated almost equidistant between Uckfield and Lewes rail stations. Each is about 6mls or a 50min cycle ride. Besides, the roads are too fast and too dangerous for cycling. Since local employment prospects are very small, newcomers of working age will become commuters and since public transport is poor and there are no cycling routes, inevitably car usage and pollution will go up. There is nothing in the pattern of development which minimises journey lengths and encourages the use of more sustainable transports modes. The scheme offers nothing but houses. Saved policy EN2 of the LP requires that major development is located efficiently in relation to public transport

The Primary School is currently full with no room for expansion; the village shop is very small offering only a minimal selection of goods with no room for expansion. The Doctors Surgery is now part of a group of 3 surgeries and people have to travel to Buxted to appointments. Despite a new surgery when 75 houses were built in 2008 the actual service on offer in East Hoathly has been reduced. This all points to dependency on the car. Public bus service is likely to get worse given the recent BBC announcement (12th Nov 2016) that Councils have reduced bus services by more than 12% in the past year.

SA11: Mitigate the causes and adapt to the effects of climate change through reducing emissions of greenhouse gases and promoting appropriate design measures in development

WDC says: *See response in SA8*

Response :

There is no doubt that more cars will be on the surrounding roads if this development is to go ahead. A car (or multiple cars for a family) will be essential for travelling to work. Air pollution will increase which will not only affect the population but the flora, fauna and environment.

The development will result in an increase in greenhouse gas emissions. It is true that careful design of the fabric of the dwellings can reduce emissions of greenhouse gases however it is to be noted that there is no natural gas supply serving East Hoathly therefore heating of the dwellings will have to be either oil, electric, solar or ground source or air source heat pumps. Traffic movements and, probably, some form of heating will result in the emission of greenhouse gasses.

The proposal would be likely to have a significant effect, either alone or in combination with other development, upon the integrity of the Ashdown Forest SPA and SAC. Consequently, it would conflict with amended Policy WCS12 of the Core Appeal Decision APP/C1435/W/16/3155584 and as such will require a SANGS provision if this development goes ahead. Furthermore, out-commuting onto the A22 to centres of employment will increase traffic through the Ashdown Forest. More houses, more cars, more heating oil tankers, more pollution

SA12: Improve access to services; facilities; the countryside and open spaces

WDC says: *Offers the most potential for positive effects. Access to services and facilities is very good*

Response :

Facilities and services within East Hoathly are minimal and barely manage to serve the present community. They will soon be overloaded by further housing. There is a very small general store offering only a minimal selection of goods with no room for expansion, a post office, a small book shop, a small cafe serving light lunches, a vet service, two public houses, a hairdressers and a nursing home. The Primary School is currently full with no room for expansion. The doctor's surgery is currently operating at maximum capacity. The majority of the residents will have to travel to nearby towns for services they require.

Countryside and open spaces around the village will be reduced. Thomas Turner walks go through this development site and will be spoilt by having to walk through a housing estate. There are present weaknesses in the infrastructure, particularly sewage, car parking, medical and education. These weaknesses must be addressed before any further housing is planned.

Landscape is essential to place making; community cohesion; quality of life; and health and well-being (European Landscape Convention - ELC para 3.3).

The plan does not seek to provide any dedicated employment land and as such, makes little contribution to the job needs of its population or the wider area exacerbating problems of out-commuting. The absence of any employment land in the mix of uses would not help to secure economic growth and weighs against the sustainability credentials of the scheme and would fail to accord with the advice contained in the National Planning Policy.

SA13: Ensure everyone has the opportunity to live in a good quality, sustainably constructed and affordable home

WDC says: *Has the most potential for delivery of housing, both market and affordable. Has the least constrained and offers the best access to the settlement centre and its services and facilities*

Response :

This planned development would result in a huge increase in vehicle traffic on roads, which are currently congested at times due to layout geometry and dimensions. This is exacerbated by the inadequacy of local services and facilities. The priority must be to build affordable housing near places of work. What is planned here does not achieve this in any way since there are very few employment prospects in the village.

Further observation questions the provision of 35% affordable housing on site, acceptable levels of education provision, leisure and equipped play provision, community facilities, environmental standards and necessary infrastructure either through on or off site provision or financial contribution.

SA15: Facilitate improved health and wellbeing of the population including enabling people to stay independent and reducing inequalities in health

WDC says: *Has positive effect as because of good access to the services and facilities including the doctor's surgery and the recreation ground.*

Response :

There are no indoor facilities of any sort for sport and the recreation ground is water logged for many months in Winter: the football club has been disbanded.

The air quality will decrease due to rise in car usage; the countryside will be damaged with over-development thereby impairing well-being; the doctors surgery is already overloaded so many have to travel to Buxted for appointments. Older residents do not have the option to stay independent because there is no wardened accommodation here for them.

Unless the medical centre capacity is increased to match the proposed population growth, it will not be able to absorb the increase in patient numbers, requiring more road use to outlying facilities. There are few jobs in the village. Nearly all employment will require commuting, adding to road traffic and pollution.

SA16: Create vibrant, active, inclusive and open minded communities and reduce poverty and social exclusion for all sectors of the community

WDC says: *Offers potential to create a cohesive and vibrant community*

Response :

Cohesiveness depends on size. The current size of the village means that people know each other, look out for each other and are able to engage in the activities in the village. We are already a cohesive and vibrant community and would obviously welcome more people to the village; but the village could not absorb such a large number of people and retain that village atmosphere. The estate is on the edge of the village, most of the residents will commute to work, and the village primary school will not be able to accommodate all the children. In consequence, opportunities to integrate with the village will be minimal.

Rapid significant development could create resentment. When the most recent development was agreed (Juziers and Nightingale) it was with the promise that no further notable development will be undertaken. If the planners break their word on this then why should the community accept that this won't happen again in the future?

Economic SA Objectives (SA17 and SA18)

SA17: Create new employment opportunities and improve access to jobs through facilitating appropriate development opportunities to meet the needs of the economy including support for small and local businesses

WDC says: *Would offer some opportunity for small business unit development along the road frontage and there is good access to the rest of the settlement from this location*

Response :

The plan does not seek to provide any dedicated employment land and as such, makes little contribution to the job needs of its population or the wider area exacerbating problems of out-commuting. The absence of any employment land in the mix of uses would not help to secure economic growth and weighs against the sustainability credentials of the scheme and would fail to accord with the advice contained in the National Planning Policy.

There is no capacity within the village to provide significant employment in addition to the opportunities currently existing and the current infrastructure deficiencies, notably broadband and parking, will not attract new business start-ups to the village, even if the absurd idea of new 'road frontage' business units obtains planning permission.

SA18: Diversify and strengthen the local economy through stimulating the regeneration of town centres, enhancing the Districts rural economy, increasing the vitality of the Districts villages and promoting sustainable tourism

WDC says: *Offers potential for regenerating the settlement centre because of good access and close to the existing services and facilities in East Hoathly.*

Response :

The plan will not strengthen the local economy or promote sustainable tourism. It will become an urban environment with rural inconvenience. Some of the public houses, shops and services in the village may benefit marginally from the development but we don't believe we need to be 'regenerated'. The beauty of this place is that the community is small enough for true neighbourliness, friendship and a feeling of belonging. How long will that exist if our population is doubled?

The historic centre of East Hoathly which is so important to the character of the village will be destroyed by the number of cars travelling through. The houses in the centre of the village are part of the conservation area and most have no garages necessitating on street parking. Double yellow lines are not an option. The new development does not allow parking for 2 cars per household therefore there will be more on street parking in the village.

It will destroy the tourism in the village because of the lack of parking and the urbanisation of the village. Many people come to access the walks around the village which will be spoilt.

Landscape provides the backdrop to economic activity including recreation and tourism. It is an economic asset and driver of the economy in its own right attracting inward investment and stimulating economic growth (European Landscape Convention - ELC para 3.3).

2) Objections to WD/2016/2796/MAO: Ailies Lane

1. We submit that a hybrid application has been compiled as a method to obtain permission for the Ailies Lane plan since this aspect of the application would very likely be rejected if it stood alone. In the 2013 rejection of WD/2013/1642/F (application to create a campsite off Ailies Lane):
'the proposal would conflict with one of the core principles of the Framework which indicates that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings' and
'...local planning authorities should aim to conserve and enhance biodiversity. It indicates that, unless the benefits of development clearly outweigh the loss, planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland'.

We submit that the following points of objection justify applying the same comments to reject this application.

2. The local roads including this lane are narrow, extensively bordered by deep gullies and are frequently used by walkers, cyclists and horse riders (see appendix 9). Although the NPPF indicates that development should only be refused on transport grounds where the impacts are severe, the danger and inconvenience imposed on local residents and recreation seekers by the type of traffic servicing the planned stud facility cannot be easily dismissed.
3. This proposed stud facility already effectively exists on the land targeted on the London Rd/Waldron Rd site. It does seem that demolishing and then rebuilding on a less accessible site doesn't serve a genuine local need; but rather, it panders to a fetish of property ownership where the supposed book value of the property becomes more important than the utility it affords to the owner. The applicant has provided a specious argument that this location will afford better security: a simple comparison between this remote location crossed by a public bridleway and the existing facility in the village will undermine the assertion.
4. WDC has not published a Sustainability Assessment for this area of the village. There will be a severe environmental impact. This locality is bordered by ancient woodland which harbours a tremendous biodiversity. A 15m buffer to any ground disturbance e.g. building or attenuation ponds must be maintained and the water table of this woodland must not be altered. This will be very difficult since groundwater drainage is notably poor in the targeted land. Note the areas of marsh grass.
5. If this planning application is successful there is a very strong likelihood that a post application initiative will be made to build access through the ancient woodland (France Wood) to link this development with the rest of the stud. This must be prevented on the grounds that it will be a serious disturbance to a species rich environment which includes orchids, bluebells and Great Crested Newts. A restrictive note to prevent post application development should be documented.
6. This idyllic corner of the village, much loved by Walkers of an ancient right of way and Observers of Nature and the Night Sky, must be protected from ruinous 24 hour security lighting and high fencing. The present stud owner's desire to corral Walkers to public footpaths has significantly blemished the visual enjoyment offered by the beautiful landscape of this area. There is a balance to be made: the high link fencing topped with barbed wire used in other areas of the stud is not a balanced solution.
7. The design of the proposed dwelling is out of character with other nearby dwellings in Ailies Lane which have a distinctive local vernacular style. The proposed dwelling is shown having a curving grey corrugated sheet metal roof and grey powder coated windows and external doors.

The west elevation facing Ailies Lane is bland and characterless. The positive ambience of the area will be detrimentally affected by the design proposed and contrary to the Wealden Design Guide. Whilst the design is creative and innovative it is not suited to this location.

8. The siting of the development in a previously undeveloped field will significantly impact the appearance and character of this part of unspoilt countryside. It would be an incongruous feature in a peaceful rural setting.

Appendix 1: Names of Supporting Members of the Community

The Steering Committee

Kathryn Richardson	7 Thomas Turner Drive, East Hoathly, East Sussex BN8 6QF
Gill Kennedy	Lynton, 19 High St, East Hoathly, East Sussex BN8 6DR
Fred Carter	7 Nightingales, East Hoathly, East Sussex BN8 6DN
Tania Freezer	30 Nightingales, East Hoathly, East Sussex
Katherine Gutkind	13 Buttsfield Lane, East Hoathly, East Sussex BN8 6EE
Andy Burns	2A Thomas Turner Drive, East Hoathly, East Sussex BN8 6QF
Mike Hill	Croom Cottage, London Road, East Hoathly, East Sussex BN8 6EL
Linda Partrick,	Annabel Cottage, Ailies Lane, Graywood, East Hoathly, East Sussex, BN8 6QP
Bill Walker	Wealdside, 27 Buttsfield Lane, East Hoathly, East Sussex BN8 6EE
Fiona & David Dobbs	Bank House, 8 High Street, East Hoathly, East Sussex
Jonathan Walker	The Gate House, Waldron Road, East Hoathly, East Sussex

Members of the Community

On next page: at request of residents, addresses are omitted.

Cheg	Abraham	Sue	Carter	fiona	Dobbs	Jez	Harris	Candice	McEntyre	Rosemarie	Riley	Peter	Wilkes
Hannah	Abraham	Kenneth	Chapman	David	Dobbs	Barbie	Harrison	Jaide	McEntyre	Marco	Rondelli	Alan	Wilkinson
Christopher	Adams	Roxana	Chapman	Rosemary	Docker	Dave	Harrison	Lesley	McGrath	Marion	Salmon	Rosalind	Wilkinson
Isobel	Ahari	David	Chapman	Denis	Drinan	Verne	Heath	Francis	Mills	Alan	Salmon	Neil	Williams
Victoria	Aldridge	Katharine	Chapman	Jean	Drinan	Rob	Heath	Stuart	Mills	Joss	Salter	Brian	Wilson
Nigel	Aldridge	Olivia	Chapman	Pat	Duke	Janet	Heller	Sally	Morrison	David	Seabrook	Kirsty	Wooler
Florence	Aldridge	James	Chapman	Brian	Duke	Linda	Hill	Rosi	Mummery	Nini	Sikkel	Moya	Wooler
Peter	Allan	Henry	Chapman	Kyle	Dumka	Mike	Hill	Patricia	Munro	Gilly	Skeates	Yvonna	Yates
Ann	Allan	Harold	Chapman	Megan	Dutoit	Beryl	Hobson	Graham	Munro	Charles	Skinner	Adrian	York
Julie	Allsopp	Danica	Chapman	Etienne	Dutoit	Phil	Hodgins	Roisin	Murphy	Andrew	Southon		
Anthony	Allsopp	Daisy	Chapman	Chanel	Dutoit	Jim	Holden	David	Myers	Dorothy	Stephenson		
Deborah	Andrews	Jacqueline	Clark	Caitlin	Dutoit	Rebecca	Holden	Chris	nethoppa	Lance	Stephenson		
Darren	Andrews	Mary	Clark	Duncan	Easton	Anthony	Hooton	John	Newman	Charles	Stringer		
Eve	Andrews	Sally	Clark	Valerie	Easton	Janine	Hooton	Jan	Newman	David	Stringer		
Maureen	Appleton	Terry	Clark	Richard	Easton	Richard	Jones	Joanna	Newton	geoff	surtees		
David	Armitage	Kim	Clark	Peter	Fairley	Nov	Jones	Nigel	Newton	Moya	Surtees		
Ronda	Armitage	Matt	Clark	Barbara	Farmer	Naward	Jones	James	Oakley	Barbara	Sutherland		
Bren	Bailey	Maria	Collinson	Dominic	Fawls	John	Jones	Annie	Oakley	Frances	Talbot		
Gerard	Baptiste	Simon	Conner	Emily	Fawls	Sarah	Keegan	Julian	Oakley	John	Tarry		
Helen	Baptiste	David	Corbin	John	Ford	Fergus	Keegan	John	Ormowe	Jane	Tarry		
Andrew	Baptiste	Melissa	Corkhill	Jill	Ford	Freddie	Kennedy	Neil	Packham	Sue	Taylor		
Emma	Barber	Pippa	Cossens	Tania	Freezer	Gill	Kennedy	Beryl	PACKMAN	Gerald	Thomas		
Jean	Barnes	Alexander	Costaras	Alice	Fulton	Hattie	Kennedy	linda	Partrick	Lucie	Thornycroft		
Mervyn	Barnes	Simon	Cottingham	Cindy	Gillman	Geoffrey	Kent	Linda	Partrick	Molly	Tideman		
Marion	Beal	Charlotte	Courtney	Ian	Glasse	Georgia	Kent	Richard	Partridge	Victor	Tidswell		
richard	beal	Jeremy	Courtney	Kathy	Glasse	Calum	Kent	Susan	Payne	Cay	Towner		
Elisabeth	Blades	Rob	Creasey	Julie	Gosling	Diane	Knill	Ann	P'Miles	Tony	Tronus		
Chris	Blades	Sue	Creasey	Anthony	Gosling	John	Lamberty	Nigel	P'Miles	Sophie	Turner		
Rebecca	Blech	Kathy	Crisp	Donna	Gray	Jackie	Lamberty	Chris	Pellet	Jo	Vaughan		
John	Bom	Ingela	Crowther	Gill	Greaves	Mark	Lewis	Jenny	Pellett	Adam	Wadey		
Roy	Broad	John	Crowther	Jim	Grieves	Harry	Lilly	Annie	Pelling	Emma	Wadey		
Peter	Brooke	Ingela	Crowther	Val	Griffiths	Valerie	Lilly	Jon	Pepper	Bill	Walker		
Jan	Burdon	John	Crowther	jean	guest	John	Lloyd	Jacqueline	Pettigrew	Lorraine	Walker		
Alan	Burdon	Margaret	Csillag	Henry	Guest	Brian	Long	Robert	Proctor	Jonathan	Walker		
Rachel	Burde	peter	Cuthbertson	Katherine	Gutkind	Lenis	Losardo	John	Proctor	Jean	Weddell		
Sarah	Burgoyne	Gina	Cuthbertson	Rowan	Haffenden	Ian	MacFarlane	Roseleen	Quilty	Joan	Wenham		
Andy	Burns	Quinta	Deane	Jackie	Haffenden	Lyn	MacFarlane	Cherry	Reeder	Lindsay	Wigens		
David	Burrough	Alison	Deeprise	Guy	Haffenden	David	Magner	Philip	Reeder	George	Wigens		
Sue	Burrough	Elaine	D'Thomas	Frances	Harman	Rebecca	Magner	Kathryn	Richardson	Emily	Wigens		
frederick	Carter	Roger	Discombe	John	Harmer	Caro	Mattacks	David	Riley	Kathleen	Wilkes		

Appendix 1 (cont.): Names of Supporting Members of the Community

Appendix 2: Document References

- Wealden Local Plan (LP) (1998)
- The Wealden (Incorporating Part of the South Downs National Park) Core Strategy Local Plan (adopted 2013).
- National Planning Policy Framework March 2012
- Environmental Strategy for East Sussex June 2011
- European Landscape Convention April 2009
- CIL Submission Infrastructure Delivery Plan March 2015
- Strategic Housing and Economic Land Availability Assessment (2016 SHELAA)
- Sustainability Appraisal PartA&B WLP IOR SA PartA&B October2015
- Natural England's Standing Advice for Local Planning Authorities
- WD-2016-2796-MAO_Statement_Planning Statement MB 25.11.2016 (Parker Dann)

Appendix 3: The primary school is full

Data coming from FOI request to ESCC

The School is full and has had to decline places to applicants

Reception Class

	2015	2016
Applications	16	25
Allocated	11	15

Appendix 4: East Hoathly Bus Times

54 - Eastbourne - Polegate - Hailsham - Uckfield

A bus service operated by [Stagecoach in Eastbourne](#)

Eastbourne - Polegate - Hailsham - Uckfield

East Hoathly, adj Rectory Close	07:10	07:54	09:24	10:04	14:04	15:06	16:14	17:19	17:49	18:59	19:34
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Uckfield - Hailsham - Polegate - Eastbourne

East Hoathly, opp Rectory Close	07:44	08:53	09:56	10:54	14:54	16:03	16:54	18:05	18:43	19:28	20:03
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Appendix 5: Power cuts between April 2015 and August 2016

Responding to a request made 22nd September 2016 regarding interruptions to the electricity supply for East Hoathly, UK Power Networks has replied:

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Thank you for contacting UK Power Networks with regards to the number of power cuts you have been experiencing. Having checked our records I have the following information for you as our call taking system goes back two years.

Year from 1st April 2016 to present

There have been 10 power cuts, 7 of these have been due to the operation of an automatic switch on our overhead network. These devices form part of our network protection equipment which are designed to operate rapidly and automatically cut off the power enabling supplies to be restored immediately if a transient fault is detected. Wind-borne debris, trees or birds coming into contact with the lines can cause this to happen. They can also operate due to the effects of lightning storms. Once the fault has cleared, the power is automatically reconnected and this operation usually lasts a few seconds.

The other 3 power cuts were due to faults on the network, 2 were high voltage faults and 1 was due to trees on the overhead line.

Year from 1st April 2015 to 31st March 2016

There have been 8 power cuts 4 of these were due to automatic high voltage switching as above. Of the other power cuts one was due to a Low voltage overhead line coming down, one was due to trees on the overhead line and the other two were due to high voltage overhead line faults.

You also mention slowing down of power this is sometimes referred to when customers are experiencing low voltage problems having checked our records I can find no evidence of this.

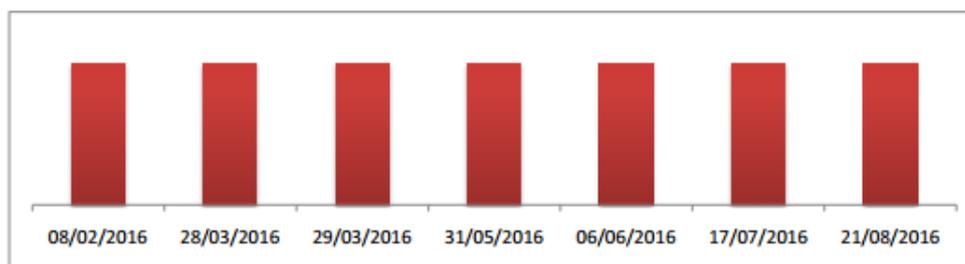
We do understand the inconvenience brief power losses due to automatic switching causes, but we believe that these devices offer better customer service as there is no need for an engineer to attend site to restore power. Without them, should a fault occur, it would inevitably result in a much longer power cut.

To try to avoid power cuts, we have a rolling programme of tree trimming to maintain an adequate clearance from the overhead lines. We also undertake regular patrols to identify and remove any potential problems on the network.

I hope that you will find this information useful however if I can be of any further assistance please do not hesitate to contact me again.

'''

The record of recent electricity supply interruptions recorded by villagers on the East Hoathly facebook is:



Appendix 6: Water supply cuts Nov 2014 to Oct 2016

Responding to a request made 21st September 2016 regarding interruptions to the water supply for East Hoathly, South East Water has replied:

“

Thank you for taking the time to email our Customer Service Department on 21st September 2016 regarding Interruptions to the water supply for the above area.

Having looked at our records the number of burst over the last 4 years is very small with only two recorded in 2012 and one in 2010 and one in 2008.

Along Buttsfield Lane itself there has been a cluster of bursts (5) outside of No.11, but there again the last was recorded in 2008.

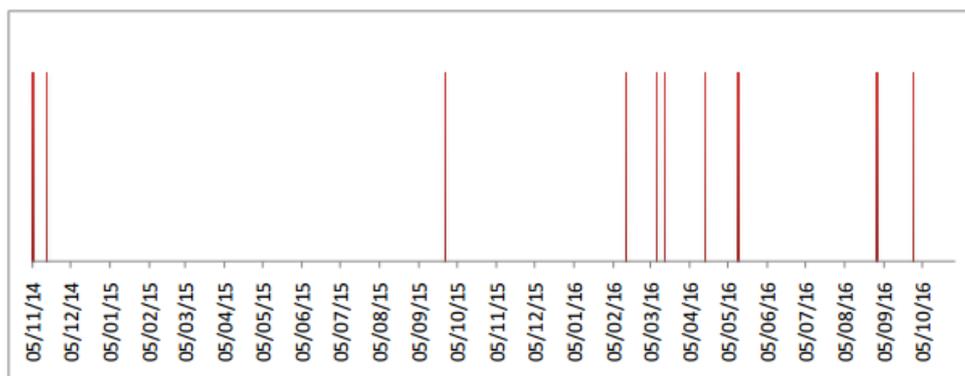
In 2015 we did commission a new reinforcement main, a second feed into the centre of East Hoathly, which residents would have been aware of as our comms team would have kept the Parish Council informed on what we were doing.

East Hoathly is at the end of a long distribution system. The new main was installed to provide a back-up supply should one supply fail due to a burst, therefore any interruption should have been of short duration

I hope this information is of some use to you however, If you have any other information, please contact us on 0333 000 11 22.

”

But the record of recent water supply interruptions recorded by villagers on the East Hoathly facebook is remarkably different to their report:



Appendix 7: Traffic Survey at 'U' bend

Traffic Survey at East Hoathly Village Corner from all three approaches

	vehicles (cars, trucks, vans, campers and lorries)	buses	motorbikes	tractor	bicycles
Monday, September 12 th . 11am – 12:30	211	4	3	1	2
Saturday, September 17 th . 2 – 3pm	121	0	2	1	3
Monday, September 19 th . 3 – 4pm	210	2	4	1	1
Thursday, September 22 nd . 9 – 10am	201	2	0	1	2
Friday, September 23 rd . 12:15 to 2pm	315	4	3	4	2
Tuesday, September 28 th . 2-3:30pm	295	4	2	2	3
Friday, October 7 th . 7:30am- 8:30pm	261	3	0	5	0
Monday, October 10 th . 5:00pm- 6:00pm	345	4	0	0	0
Wednesday, October 12 th . 5:00pm- 6:00pm	277	0	3	0	3

Appendix 8: Photographs taken at the 'U bend' during the traffic survey



Appendix 9: Photographs of Ailies Lane

