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East Hoathly

East Sussex

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Thursday March 24th 2022

Dear Mr Robins,

**Redrow Homes Hesmonds Stud**

**Detailed Planning Application WD/2022/0341/MAJ**

In our previous objection we requested that the Public Consultation be restarted when all supporting documents had been published correctly.

We have had no response to our request.

We are now 2 days away from the closing date for on line objections and still there is lack of information and or flawed erroneous information. This is a Detailed Application and this information is vital if people are to assess the application fully.

The Application continues to be lacking in information as shown by Consultee responses.

1. No response from the following WDC consultees. Deadline March 11th 2022

WDC Conservation and Design Officer

WDC Biodiversity Officer

WDC Rother Pollution Control

WDC Arboriculture and Landscape Officer

WDC Waste Management

It is astonishing and worrying that reports from Wealden on these vital issues for this application have not been forthcoming.

1. No response from other Consultees

Society for the Protection of Ancient Buildings

Pevensey and Cuckmere Water Level Management Board

Ancient Monuments Society

Georgian Group

Environment Agency ( Solent and South Downs Area)

Council for British Archaeology

Victorian Society

1. Consultees requesting more information

a)**ESCC Archaeology**

Recommend refusal due to insufficient information

Quote “A detailed assessment is requested **before** the application for planning permission is decided, so that archaeological issues can be fully considered when the planning decision is made”

b**) WDC Footpaths**

Holding Objection on Rights of Way Grounds .

Quote “ To secure the removal of this holding objection , I would wish to see a plan of the development with the legal line of public footpath with Halland 1a imposed on it to show that the original route can be accommodated . If it cannot then either a small alteration to the layout to accommodate it or a plan clearly showing the extent of the diversion and the proposed new route is required”

c) **ESCC Lead Local Flood Authority**

Objection due to insufficient information

Quote “ The applicant should carry out ground water monitoring between autumn and spring at the very least at the proposed locations of the attenuation pond and geo-cellular storage tank “

d**) WDC Drainage**

Quote “ I am wholly unsure what is proposed for the Existing pond in the SE corner”

Quote

“ In considering the drainage principles proposed for the site the Lead Local Flood Authority ESCC will require full detail in the drainage calculations and Wealden as the Planning Authority would support this request” So Wealden would support the soakage tests requested above.

WDC drainage puts various conditions in place if planning permission were to be given.

Village Concerns firmly believes that as this is a detailed application these conditions should be established before planning permission is given particularly as any drainage system will affect and possibly encroach on adjacent land owners.

e**)Nature Space Newt Officer**

Holding Objection. Further information required.

“ The applicant must either

Submit a Nature Space report or Certificate to demonstrate that the impacts of the development ( On Great Crested Newts)can be addressed through Wealden District Council’s Licence

Or Provide information to satisfy the council that a licence can be granted by NE post planning approval (if approved) this includes all impacts , mitigation , compensation and any monitoring required”.

Other issues:

**WDC Housing**

Quote

“In the current design provided in the plan layout the affordable units are detached from the other dwellings and are mainly located on separate roads to the private housing. In respect of the positioning of the affordable units within the development it is recommended that these are pepper potted throughout the development and better integrated with the private dwellings” Village Concerns supports this and Redrow should provide a different layout.

**Southern Water**

The sewage system, both sewage treatment and pipework to the sewage works is inadequate for existing residents . There is Planning Permission for 55 houses already in South Street. More detail needs to be given as to whether it is feasible for Southern Water to provide for a further 205 houses. Figures from the Rivers Trust in 2020 show that East Hoathly Sewage Storm overflow spilled 41 times for a total of 416 hours.

Wealden need to be robust in their questioning of Southern Water’s capability to provide before Planning Permission is given.

**Redrow Transport Assessment**

It is unclear whether garages will be counted as Parking Spaces. Redrow’s website do say garages are included in the Parking space numbers. Clarity on this issue is vital. Parking in this car dependent site will be a major issue.

R**edrow Energy Statement Revision A**

This repor , although revised is purely a cut and paste exercise with no knowledge of East Hoathly.

Refers to East Hoathly as an Urban environment.States 195 houses not 205.

Suggest Gas boilers be replaced by Heat Source pumps. East Hoathly has no gas supply. There are no conclusions regarding a heating system for the houses or incorporation of use of Solar Panels, grey water use.

This report needs to be rewritten with direct reference to the situation in East Hoathy. This is essential in view of Wealden’s declared Climate Emergency

**Sussex Police.**

The Village has very little street lighting which is in keeping with a rural village. People feel safe in this small community ,despite the lack of light and they value the Dark Skies.

The Police ask for street lighting in the proposed development for reasons of safety. Are we building a large unsafe development on the side of the village with street lighting which will destroy the dark skies? There are no details of Street Lighting.

**Conclusion**

It is blatantly obvious that this application is not ready to be considered. It should be put on hold until all the necessary accurate information has been submitted.

Katherine Gutkind and Kathryn Richardson

Co- Chairs

Village Concerns

Cc Geoffrey Draper

Parish Council