From: **Village Concerns** villageconcerns2016@gmail.com
Subject: Update 108 Halland's Bramblebank refusal / Circle of Oaks, East Hoathly new documents added to the Planning Application
Date: 18 January 2021 at 08:18
To: Village Concerns villageconcerns2016@gmail.com

Good news, for once. Halland's Bramblebank's development has been refused by Wealden. Below, their two main reasons for this refusal.

"REFUSES TO GRANT PLANNING PERMISSION for the said proposals, for the reasons stated below:-

1. The site lies within open countryside situated on the periphery of Halland, located to the rear of the existing linear development fronting the B2192. Loss of this greenfield site for development of up to 30 dwellings constitutes overdevelopment of the site. Development in this location would not respect the landscape character, the grain of the existing settlement and character of the existing built form. The development would amount to an unacceptable backland or 'tandem' form of development within open countryside. The principle of residential development would therefore not be acceptable having regard to local planning policy as it would be contrary to policies GD2, DC17, EN2 and EN27 of the Wealden Local Plan 1998 and Policy WCS6 of the Wealden District Core Strategy Local Plan (2013) (CS). These, taken together and amongst other objectives, preclude development within open countryside, set a classification of settlements suitable for additional housing and seek development that respects the character of the area and maintains existing settlement pattern. The development would also be contrary to the guidance set out in Paragraphs 8 and 127 of the National Planning Policy Framework 2019 which seek to ensure that development protects and enhances the natural and built environment.

2. The proposal is unsustainable development delivering up to 30 dwellings in an unclassified settlement with no significant rural services that the occupants could rely on or contribute to and with no desirable alternatives to the private car leading to the need for private vehicle trips to access services and employment likely to be in the urban centres of Hailsham and Uckfield. The proposal would therefore be contrary to Policies EN1 and EN2 of the adopted Wealden Local Plan 1998; and SPO7 and Policy WCS14 of the adopted Wealden District Council (incorporating part of the South Downs National Park) Joint Core Strategy Local Plan 2013 and paragraphs 8, 11 and 103 of the National Planning Policy Framework 2019)."

Circle of Oaks, South Street Planning Application. New documents submitted.

We are able to object / comment, again, and that deadline is: January 26th

Planning Application no: WD/2018/2741/MAO

Attached the new / amended documents.

Suggested points to make:

1. My previous objections still stand.

2. Both the green and wildlife corridors will still be affected by this new development. The application proposes to build in the Green Gap on South Street damaging the character of the village and destroying an important wildlife corridor connecting the ancient woodland of Moat Wood with open countryside. 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 Green Gap on South Street is the only connection that wildlife has to the open countryside to the East.

3. The trees by the back of Trug Close and the last few homes on South Street before the development, show removal. We disagree with this unnecessary action. Keep them and work around them. Planning Application Map, attached.

4. The Circle of Oaks cannot be seen - well - from the street anymore. This is a disappointment. In the Planning Application's LVA Report on page 18 it states that "The landscape character of the site and its local landscape is not considered to have a high scenic quality". Both of these statements are wrong and offensive. The site is highly valued in this community. This is a perfect example of how a developer has no connection to the community. The LVA report doesn't even manage to make mention of the TPO on the Circle of Oaks.

5. Drainage. There are serious issues regarding surface water drainage. Before any development takes place this should be fully investigated including over winter drainage reports. We attach photos of water not draining well at the corner of Juziers, Trug Close and the potential new development. Feel free to add them to your own submission. Attached the most recent WDC letter re drainage.

6. Sewage. We know the issues re the main drain in the Village. The SWMP Report correctly identifies that a mains service pipe crosses the site. This is the sewer pipe for the entire village. Relocating this pipe would have serious implications for the village and the disruption and proposed new route should be the matter of a detailed report.

7. This application is contrary to Wealden's policies past and emerging. The housing it proposes is neither wanted nor needed in this community. The site is outside the Development Boundary and is unsustainable. There are no school places, no local job vacancies and new residents would be totally car dependent creating unbearable traffic within the Village and add more to the already stressed A22.

As with previous planning applications, there are a few ways to submit. Here they are:

1. Commenting by email to: planning@wealden.gov.uk by January 26th, 2021, citing the Planning Application Number, WD/2018/2741/MAO

Include your name and address.

2. Or go to the link: https://planning.wealden.gov.uk/plandisp.aspx?recno=144712

and follow the "Comment on this Application" link.

Include your name and address.

3. Or via post, quoting the application number WD/2018/2741/MAO, and include your name and address to:

Mr M Taylor, Planning
Wealden District Council
Council Offices,
Vicarage Lane,
Hailsham,
BN27 2AX

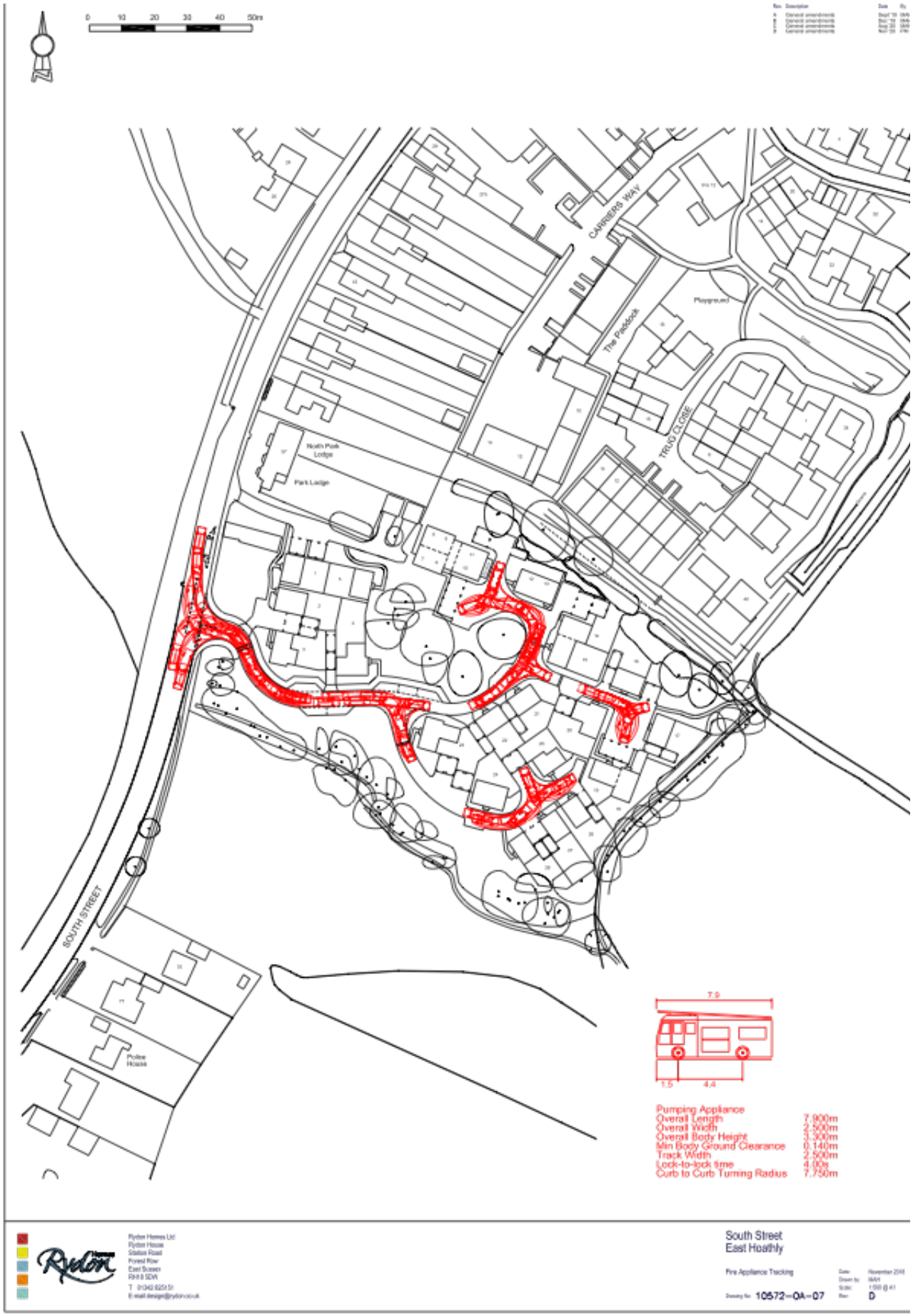
Anyone in your household over 18 can send in a separate objection. The more the better.

And finally, you may be aware of the following: WD/2020/2660/PO Statements-Reports_2030 Discharge of Obligation v1.0 with Appendices.

This is to do with Hesmond's Stud. We are studying the documents and will get back to you as soon as possible.

You are in receipt of this email because you have previously requested to be part of Village Concerns email list. If you no longer wish to receive these emails please let us know.

Stay safe during these difficult times.


0 10 20 30 40 50m
CARRIERS WAY
The Paddock
Playground
TRIAD CLOSE
North Park Lodge
Park Lodge
SOUTH STREET
Police House
7.9
1.5
4.4
Pumping Appliance
Overall Length 7.900m
Overall Width 2.500m
Overall Body Height 3.300m
Min Body Ground Clearance 0.140m
Track Width 2.500m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 7.750m
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T 01342 825151
E-mail design@rydon.co.uk
South Street
East Hoathly
Fire Appliance Tracking
10572-OA-07
D

PDF

Drainage statem...aks.pdf



E-mail:design@rydon.co.uk

Drawing No: 10572-OA-06 Rev: D



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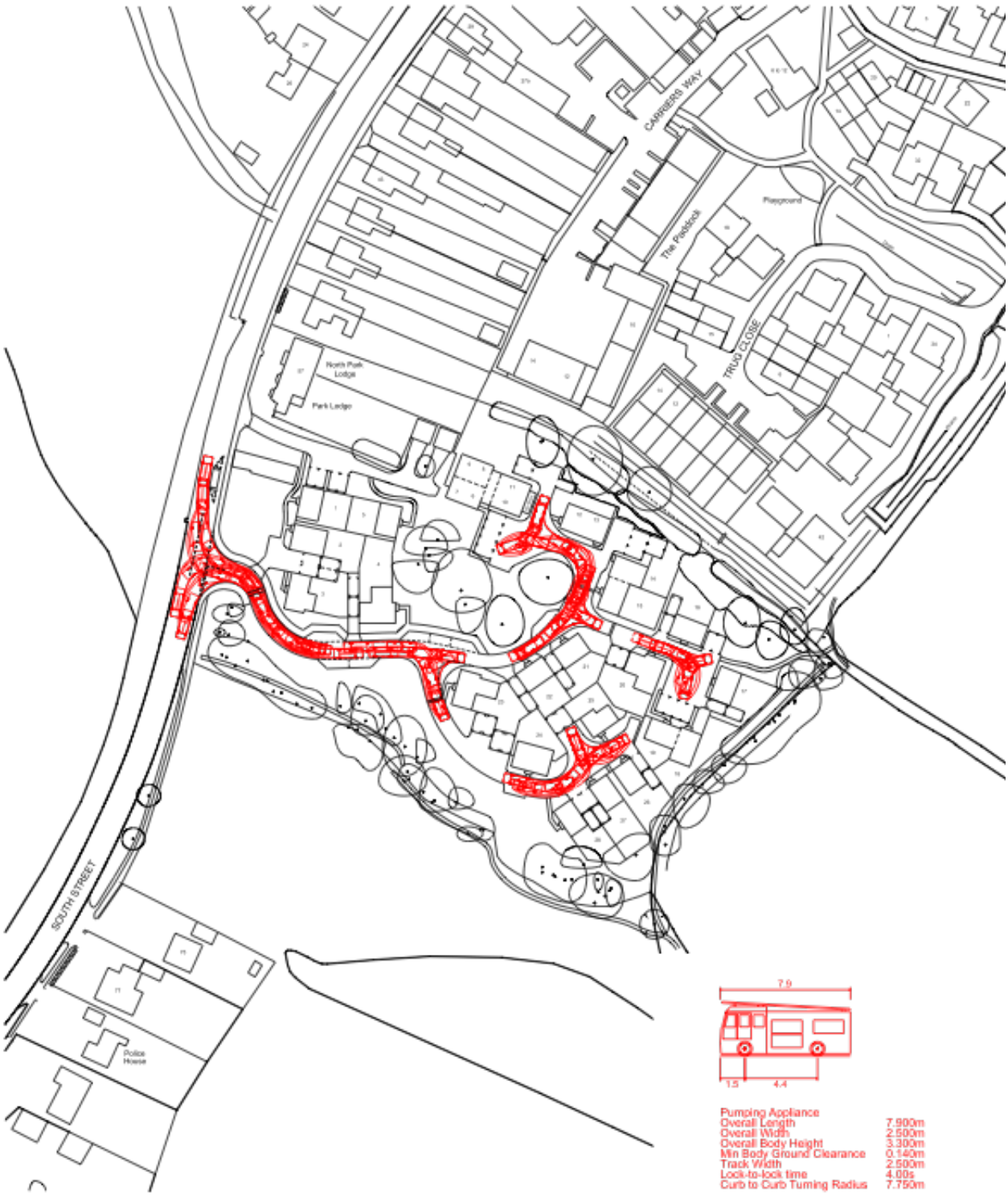
South Street
East Hoathly

Tree Removal Plan

Date: November 2016
Drawn by: WAH
Scale: 1:500 @ A1
Drawing No: 10572-OA-04 Rev: D



Rev	Description	Date	By
A	General amendments	Sept '13	MM
B	General amendments	Oct '13	MM
C	General amendments	Nov '13	MM
D	General amendments	Nov '13	PM

Pumping Appliance

Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.750m

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Station Road
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South Street
East Hoathly

Fire Appliance Tracking

Date: November 2013
Drawn by: MM
Scale: 1:500 @ A1
Drawing No: 10572-GA-07
Rev: D



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South Street
East Hoathly

Illustrative Layout

Drawing No: 10572-OA-02

Date: Nov 2021
Drawn by: PM
Scale: 1:500 @ A1
Rev: D

PDF

Sigma Planning Service...AO.pdf









