

PARISH COUNCIL'S CONSULTATION SHEET

Application No. WD/2011/2463/O

Land adjoining Hut Lane,
Hadlow Down, TN22 4HJ

My Council's observations in respect of this application are as follows:-

The Parish Council strongly oppose this application based on the following:

1. Under the LDF process the village development boundary has been removed. The claim in the application saying that it is near a development boundary is therefore null and void.
2. This is a green field site as evidenced by historical reference from local residents.
3. We are duly concerned about existing and future drainage and run-off of surface water. No information has been submitted to explain how the development of the site would handle surface water drainage. Even for an outline application this is considered necessary due to local problems associated with surface water and the advice from Southern Water that there are no public facilities available to deal with surface water.
4. We believe this development would have an adverse impact on traffic in Hall and Hut Lanes.
5. We have concerns that in the plan diagram no. 111/164/03 the applicant has presented ownership and access of Hut Lane. In East Sussex County Council's Highway Departments response to the application they advise "Hut Lane is shown to be within the red site boundary and is considered to be within the control of the applicant for purposes of considering this application from a highway point of view. It is noted that the certificate of ownership D was submitted which serves public notice to interested parties/owners of the said land". In the public notice that appeared in the Kent and Sussex Courier there was however no mention of Hut Lane only of the 8 affordable dwellings. We are also concerned that we weren't consulted prior to the notice appearing in the paper. There is no proof of ownership by anyone

of this lane.

6. Highways department also advise that “access to the site is considered acceptable if the access road can be widened to a minimum of 5.5m for its whole length” however if this were to happen existing parking for both current residents and village hall users would no longer exist.
7. We have concerns about additional traffic movements to and from Hut Lane onto the main A272.
8. There is a privacy issue over the development overlooking Standen Mews.
9. The Parish Council have already objected to the independent survey over the felling of the TPO oak tree under tree works application: TM/2010/0058/TPO, which has already been rejected by Wealden District Council.
10. This application goes against the Hadlow Down Community Plan (copy enclosed) which was adopted by the Parish Council at their meeting on 7th June 2011. The Plan suggests historical growth rates of 1-2 houses per year.
11. The school infrastructure is unable to take any more local children.
12. There is insufficient evidence of a partnership agreement with Saxon Homes.
13. There is not enough detail in the application.
14. We feel it would be overdevelopment and over intensification of the site.
15. It is within the Area of Outstanding Natural Beauty (AONB) and goes against the High Weald AONB Management Plan.
16. The application goes against Wealden District Council Planning Policy HG5 (1) (ii) and (v).
17. We have received correspondence from other residents (copies enclosed) opposing the application.

The PC feel that none of their concerns raised over planning application no. WD/2011/0534/O have been addressed in the new application. For the aforementioned listed reasons the Parish Council unanimously fully reject this application.

Date: 8th December 2011

Clerk: Helen Simpson-Wells
(on behalf of) Hadlow Down Parish Council