

With reference to the London Road/Waldron Road development –

- **SUSTAINABILITY**

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” If you believe that this proposal is not “sustainable”. It will do no harm to state your reasons for thinking this but please be factual, rather than emotional.

- **UTILITIES**

The current drainage system has not been designed for this volume of properties. The foul water system would not cope and could cause the sewers to surcharge, with raw sewage backing up into low lying homes. The surface water drainage proposal could also lead to flooding to homes and adjacent land.

The electrical supply will be inadequate and will need up grading. We already experience frequent power cuts.

There is no gas in the village. Only oil, calor gas or electric heating is available.

Broadband – Broadband speeds are already slow, further development will aggravate the situation

- **EMPLOYMENT**

The loss of agricultural land may lead to a loss of local employment on the stud and with their suppliers and sub-contractors

There is no local employment for the future residents of these proposed homes. This will lead to long distance commuting and the resulting issues with traffic and pollution. It could also have a detrimental effect on the community.

- **HIGHWAYS/TRAFFIC/PARKING**

There would be access/egress issues associated with the proposed entrance in Waldron road. We are already witnessing traffic congestion where Waldron road, London road and High street meet. Parking is also problematic and will only get worse with a larger population, using more cars and delivery vehicles.

- **ENVIRONMENT**

More traffic will result in more pollution. This will affect the local population and the environment as a whole. The Ashdown Forest and South Downs National Park are already suffering from the effects of pollution.

There are only limited area's available for development in Wealden and saturating development in these areas will have a detrimental effect on the environment.

Loss of Greenfield land when more “Sustainable” brown field sites should be used.

Loss of habitat for wildlife including birds, wildfowl, mammals, water vole and great crested newts. Water Vole are a protected species. GCN's are also protected as well as their habitat.

The proposed development will include the removal of Trees and hedgerows which are significant to the wildlife and the character of the village.

Other forms of pollution, in addition to air quality, would include light pollution (Dark Skies) and noise. These elements would affect people and wildlife alike.

- **EDUCATION**

East Hoathly Church of England Primary School is currently oversubscribed and there is no scope for expansion.

- **HEALTH**

The Doctors surgery would not be able to cope with such an increase in demand.

- **HISTORIC/CULTURAL INTEREST**

East Hoathly is an historic village and would be in danger of losing its community spirit and cultural identity if large scale development is permitted. The diarist, Thomas Turner made the village famous and brings tourist interest to the village.

The proposed development would build over the historic walks that are identified in the diaries along with Public rights of way.

The rural character will be lost if uncontrolled 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 excessive 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. It would affect the visual impact and the landscape value of the area.

- **TRANSPORT**

There is a limited Bus service (which already has difficulty turning outside the Village stores) and there are no rail links in or near the village. There would therefore be a reliance upon cars which would exacerbate the traffic congestion in the area.

With reference to the Ailies Lane development –

- **Proposed site**
  - Isolated development in an open undeveloped field.
  - The field is situated amongst other undeveloped fields and alongside ancient woodland (France Wood) and the Weald Way
  - The planned development takes up the entire field.
- **Visual impact upon the rural landscape and Weald Way bridleway/footpath**
  - Damage to two ancient hedges.
  - Spoiling of ancient undeveloped countryside.
  - Impact to the visual appearance and enjoyment of this section of the Weald Way, (EH to Chiddingly) which is an ancient pathway, currently remarkably unspoilt by development.
- **Appearance, style and size of buildings**
  - Style, size and overall visual appearance of proposed development dominates the rural location
  - Style is out of keeping with the smaller older residential neighboring properties in the lane.
- **Increase in noise and disturbance**
  - Noise and disturbance from the use of the site
  - Big increase in comings and goings from the site, staff, deliveries (currently nothing)
  - Huge increase in light pollution from security lighting in a currently dark skies area.
- **Environmental issues**
  - Drainage, flooding, waste. Proposed site is on sloping marshy ground. Previous flooding issues along this section of lane.
  - Proposed site drains naturally to stream system in ancient woodland. Risk to watercourse and wildlife from horse waste.
  - Damage to wildlife from light pollution (owls, bats)
- **Increased in vehicle traffic along Ailies Lane, Graywood Road and Whitesmith Lane**
  - Increased traffic particularly large lorries (horse boxes, feed deliveries etc) and staff and visitors
  - All lanes are single track, with Ailies Lane and Whitesmith Lane are particularly narrow single track lanes, with tight twists and turns, and blind junctions.
  - Narrow verges, few passing places, and sharp eroded edges to tarmac.
  - A quite network of lanes, popular for walkers, cyclists and horse riders.
  - Big increase in traffic from large lorries (horse boxes, feed deliveries etc)
- **Development not necessary**
  - Applicant states the need for staff accommodation, and other infrastructure, together with the need to connect this to his Gallops.
  - Applicant has existing building complex, (Tourles Yard?) behind Lydfords, with well as paved roadway leading from this to Gallops, completed in Summer 2016.
  - Applicant has existing buildings at Waldron Road site, which were built within last 5yrs. This is linked to Tourles Yard with another paved roadway.