



The Planning Inspectorate

3rd Floor
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: [REDACTED]
Customer Services:
0303 444 5000

Email: [REDACTED]
www.gov.uk/planning-inspectorate

Wealden Planning Appeals
Wealden District Council
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

Your Ref: WD/2022/3222/MAO
Our Ref: APP/C1435/W/23/3335625

27 March 2024

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Hertfordshire Holdings Ltd
Site Address: Land south of the A271 and east of the A22, Lower Horsebridge,
Hailsham, East Sussex, BN27 4DN

I am writing to you with regard to the above appeal. The appeal is for up to 124 dwellings on a site which may affect the Pevensey Levels SAC

Earlier this month a Case Management Conference was held regarding the Planning Inquiry for the above appeal on this site.

The proposed development may affect the Pevensey Levels SAC.

Bearing in mind the People Over Wind judgement, should the Inspector be minded to allow the appeal, he is required to carry out an appropriate assessment (AA) under the Conservation of Habitats and Species Regulations 2017 to determine whether the proposed development (either alone or in combination with other plans or projects) would be likely to have a significant effect in terms of recreational disturbance upon the SAC.

To date there is no substantive information before the Inspector, in relation to this issue including the background to any mitigation strategy, if one exists.

Consequently, the Inspector does not at present have sufficient information to undertake an AA. To undertake the assessment the Inspector would need to be provided with relevant information identified above together with the following:

- A description of the SAC. This must include up-to-date information relating to the characteristics of the area, the reasons for its designation, interest features and conservation objectives;
- The potential effects of the proposed development, including any pathways by which the development might affect the SAC's sites;
- Any proposed measures to avoid or mitigate impacts on the SAC;
- Any evidence base that would enable the effectiveness of any proposed measures to

- be assessed; and
- Details of how any proposed measures would be secured.

The above should include any advice provided by Natural England.

It should be noted this does not indicate that the Inspector has reached any conclusion.

The above is a requirement under the Conservation of Habitats and Species Regulations 2017 and this matter is likely to be a matter for the Inquiry.

A response is required by 15 April 2024. This should be sent to [REDACTED],
([REDACTED]).

Yours sincerely,

[REDACTED]

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