



The Planning Inspectorate
22nd February 2024
Temple Quay House
2 The Square
Bristol BS1 6PN

Dear Sirs

Ref. APP/C1435/W/23/3335625 - Appeal by Hertfordshire Holdings Ltd.
Site Land to the south of the A271 and East of the A22 Lower Horsebridge Hailsham

I write in support to my original objection in respect of the above proposed development under reference WD/2022/3222/MAO and understand that you would have seen my original comments dated 2nd March 2023.

The main points of my objection are as follows: -

- 1, The effects on the flood plain which operates through the site and adjoining land, photos attached, that in themselves would identify the inherent increased risk of serious and major flooding.
2. Harm to the two adjacent Grade II listed buildings (Brook House and the Boship Hotel)
3. The site is not sustainable as far as travel from the site is concerned, very few journeys would be by way of non-car means and this is the view taken by ESCC.
4. Development outside of development boundaries situated within open countryside. This is a greenfield site and the Government has made it clear development on Greenfield sites is undesirable.

5. The development is contrary to the Hellingly Neighbourhood plan prepared by local people and also is not supported by the Parish Council.

6. The application apparently makes no mention of how the foul water drainage will be dealt with.

I would like to elaborate on the main objections by reinforcing the traffic and flooding issues now that the Sports Hub on the land west of the A271 and adjoining the A267 has been approved under reference WD/2023/2100/DC. The traffic situation will only be exacerbated by the increase of traffic on all access roads to the Boship Roundabout to reach the Sports Hub and undoubtedly predicted increased pedestrian/cyclists/movements on the A271 when accessing the new hub by way of a new pedestrian access off the A271 entailing crossing this busy road. Traffic generated by a new development of 124 houses will be a safety hazard for all road users in this particular area.

ESCC expressed concern about the access to this development with the creation of a road traffic island so close to the Boship roundabout.

The fact that the plans for the development of 124 houses have been adjusted slightly to remove development in the sight line of Brook House in no way makes this site any more acceptable for building on as it still encroaches on a Grade II Listed building and the surrounding open landscape. This area of agricultural land is an important piece of undeveloped land separating the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. Wealden considered this to be overdevelopment of the site and did not meet the definition of sustainable development according to development within the National Planning Policy Framework

There are no amenities close by except for a service station which would need to be negotiated on foot. Two busy roads adjoining the Boship roundabout. The school is a considerably distance away and judging by the number of cars parked at the school at drop offs times would mean additional car journeys at a very busy time of the morning and evening. This particular stretch of road back to the junction with the B2104 traffic travelling on the A271 towards the Boship roundabout regularly queues from between 7 & 9 most mornings. This clearly gives an indication of how busy this road is at particular times and to introduce any more traffic movements would here again create considerable congestion and safety issues.

The proposed development has a very narrow footpath leading to the village and to the Boship roundabout and the proposal of the installation of a cycle pathway up to Paddock View some 500 yards from the access of any development towards the village of Lower Horsebridge would serve no purpose whatsoever as after that cyclist would have to negotiate heavy traffic on the A271 a road carrying not only cars but heavy goods lorries frequently throughout the day. Basically, all journeys in and out of this site

would need to be by car adding to the congestion at peak times. I have yet to feel the full effect of the ongoing building in Hellingly and also the 180 houses already approved in Lower Horsebridge on the B2104 (not yet built) and the level of increases in traffic this will generate.

I also question the wisdom of building properties so close to the Boship Roundabout i.e. some 30/40 ft with the resultant fumes and noise that is generated by heavy lorries and cars

Lastly, I come back to the effect on the flooding issues in this area. The photos attached demonstrate how much this flood plain plays in this particular area and it is well documented the considerable flooding issues in nearby Hellingly/Alfriston through which the Cuckmere runs. Adding any more water to this flood plain can only add to the problems for existing residential properties. Photos attached show the extent of flooding which occurs after one day's rain and the ground is completely water logged. These are not exceptional circumstances, this happens on a fairly regular basis from early autumn through the winter to the onset of Spring & Summer.

I maintain all these are valid reasons appertaining to this development and should be taken into account and the Appeal should be dismissed.