



21.02.2024

The Planning Inspectorate  
Room 3<sup>rd</sup> Floor Temple Quay House  
2 The Square Temple Quay  
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

We write to support our original objection to the above development WD/2022/3222/MAO and understand you will have had sight of our original objections together with photos.

Our main objections are:

Since the original application was refused, ground vibration from heavy vehicles using the A271 in the direction of the Boship roundabout experienced within our homes located directly opposite the proposed site has increased significantly to such an alarming rate and level, I have recently reported this sub-ground instability of the A271 to East Sussex County Council and Wealden District Council. The road can visibly be seen subsiding and the footpath is collapsing into the proposed site boundary existing hedge line in places. Historic and current groundwater saturation and flooding has contributed significantly to the local roads failing here and the wider area. Additional construction and residential vehicle movements will impact on this and surrounding failing road infrastructure and create even greater road congestion.

Since the original application was refused, my previous original objection due to High Risk of Serious and or Fatal Injury from Vehicle Collision at the junction of our drive and A271 has seen several near miss occurrences, and the volume of traffic has increased with the habitation of newly constructed dwellings in and around Hailsham. Further impact of 124 dwelling in very close proximity will increase the risk much higher for us and all road users.

Since the original application was refused, there have been more than 9 flood events and I have recently reported the following to Wealden District Council:

*I would like to report and have recorded that the land South of A271 at Lower Horsebridge adjacent to our house Misty Acres (what3words ///tadpole.hairpin.digestion) has experienced a significant increase in flooding and flood levels over this Autumn/Winter on the following dates:*

*20.10.23*

*28.10.23*

*02.11.23*

*05.11.23*

*09.11.23*

*04.12.23*

*02.01.24*

*05.01.24*

*21.02.24*

*I'm aware of at least 1 other flood event between 31.02.24 and 12.03.24 while I was away on holiday but do not have the date.*

*I have photographic evidence for each of the above should you require, but would be too large to attach to this email.*

*The flood frequency and levels demonstrate that the flood zones determined by the EA are incorrect, but I am aware that flooding of farm land is seldomly recorded so the EA would have no recorded information to update their estimated presumptions of flood frequency/zones.*

*I am reaching out to the Council as I cannot find the appropriate email addresses for the EA or ESCC to report the above.*

The above and past flood events reinforce my previous statement that 124 dwellings being constructed in close proximity to know significant and increasing flood events would put vulnerable individuals such as young children and people with disabilities at foreseeable risk of drowning and in that event, those designing and agreeing to the proposed development would be subject to corporate manslaughter.

I would like to draw the inspectorate attention to document Heritage statement addendum WD-2022-3222-MAO\_Appeal Documentation\_App 5\_2301703C and my observations that make the document deliberately misleading:

1. The last page of the document photo 4. Boship Farm Hotel (LB12) is not a view towards the Boship Farm Hotel but in fact a view of Horsebridge recreation ground West of the Kings Head Public House in a completely different location and direction.
2. Photos 2. Brook House (LB3) please note the existing subsidence of the South side A271 of the carriageway and footpath caused by sub-ground instability due to ground saturation from surface groundwater/flooding.
3. Photos 2. Brook House (LB3) are deceiving and the actual impact of the proposed development would only accurately be represented when taken from within the proposed development site rather than a slight angle from the road.
4. Drawing number TOR-XX-ZZ-DR-A-P010 does not clearly show the stream below the

red line furthest away from the development. The stream and river Cuckmere confluence point floods regularly into all flood zones 3, 2 and 1; and this is why there is a proposal to raise the ground level of the proposed development site. Where a fine black line grouping trees is shown, is regularly under flood water (see evidence photos later in this letter). The soft landscaping shown to the South and East boundary flood regularly so planting of trees etc. would not take sufficiently to mature and biodiversity and drainage attenuation would offer no soakaway value due to ground saturation and natural clay cap below resulting in rainwater run-off from the proposed development contaminating the watercourses in close proximity.

5. Introduction item 1.4 mentions the A371 as a boundary to the site but the A371 is geographically a significant distance from Lower Horsebridge.

#### Hertfordshire Holdings Ltd Ecological Impact Assessment

In section 5.72, 4 ecologists are named however this is a fabrication because [REDACTED] of Lizard Landscape and Ecology never attended site. I worked on numerous projects with [REDACTED] and when I asked him about his site visit, he advised that he never attended the site and only had sight of some photographs.

#### Foul Drainage Capacity

Southern Water had stated that they have no capacity for foul drainage and the proposed development has no existing public sewer network.

Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Foul flooding will have a significant impact on the watercourses in very close proximity and ground saturation as found Autumn and Winter will only assist on foul flood flow to the watercourses.

#### 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.

#### Non-Sustainable Travel

The proposed development site is not sustainable as far as travel from the site is concerned and very few journeys would be by way of non-car means and this is the view of ESCC.

The following photos provide the visual effects of regular flood events:



Example of confluence of the river and stream in close proximity to the proposed development



