

21/02/2024

WD/2022/3222

Appeal reference: APP/C1435/W/23/3335625

Development of up to 124 residential dwellings

I strongly object to this application for the following reasons:

* Lower Horsebridge is a rural village with open green spaces which is becoming overdeveloped inconsistent with Hellingly neighbourhood plan being outside the development boundaries. **The village is being destroyed and overwhelmed** with a lack of infrastructure and buildings out of context to the local environment. **Adjacent Grade 11 listed building Brook House where the exit for these houses is on a bend and opposite this house and the Boship Farm Hotel on the roundabout, harm will be to the character and setting of these**

* Policy LBH1 states –“where the principle of new development within Lower Horsebridge character areas is considered appropriate proposals will be required ...to clearly demonstrate .. that there is no erosion of the sense of openness and rural character of the existing setting of the settlement”

* **There is a failure to demonstrate that the site is accessible by non-car means**

* The Boship roundabout and all roads including this leading off are fully congested and would not cope with any further increased traffic – recent approved applications (Sports Park and additional housing in Park Avenue and North Road and other small developments) will increase the traffic by an unacceptable level – The sports Park will create extra traffic from 7-11pm 7 days a week – another 124 houses (on the other side of the road from this proposed development) with associated car **journeys onto a dangerous bend will result in permanent congestion making it virtually impossible for the residents of Lower Horsebridge to exit their houses for most of the day and evening**

* Lower Horsebridge is already suffering from huge traffic build ups at commuter times - queues of cars and lorries are contributing to an excessive pollution/noise levels to its residents with stationary queuing traffic with engines running - **this again is contrary to attaining low carbon emission levels being adopted elsewhere in the county/country**

* Lower Horsebridge's roads are degrading and are regularly pot hole repaired (badly) on a regular basis - the camber is appalling and in wet weather traffic goes through deep water at speed due to the degradation, spraying pedestrians and throwing grit from the bad state of the road onto cars parked in peoples drives and pedestrians - - heavy goods and construction traffic speed through Lower Horsebridge from 4am in the morning until late at night affecting residents quality of life – **this is a 30mph zone without street lighting which is not adhered to**

* There is no mention of any additional infrastructure - **this area has no public transport links** – the **sewage system is overload and sewage is discharged** further down the village into properties it suffers from flooding in wet weather and the infrastructure is not present

* The land on which these houses are proposed is **permanently flooded (pictures attached)** with even limited amounts of rain but such as we have had for the last couple of years it is flooded at all times. **The Brook runs along this field as demonstrated and to the other side of the road** – this will affect the proposed housing and make property insurance difficult as on a flood plain – if the land is raised the effect on the village will be devastating

* **The site if developed will impact adversely on the River Cuckmere Habitat link and the Pevensey Valley link identified in the HNDP – the application will damage the ecology and biodiversity and deliver net gains**

* **It is also believed that there is a move to potentially change the application at some point if outline planning is obtained to lower the number of houses and due to incentives offered by Supermarket outlets to build such a unit here which again is not in keeping with a rural environment and character of a village such as Lower Horsebridge and would create further untold harm and the granting of planning permission would set a precedence**

I object for all of the above reasons



Supportive photographs

