

Comment for planning application WD/2022/3222/MAO

Application Number	WD/2022/3222/MAO
Location	LAND TO THE SOUTH OF THE A271 AND EAST OF THE A22, LOWER HORSEBRIDGE, HAILSHAM
Proposal	DEVELOPMENT OF UP TO 124 NO. RESIDENTIAL DWELLINGS, ASSOCIATED INFRASTRUCTURE (INCLUDING A NEW ACCESS JUNCTION ONTO THE A271) AND OPEN SPACE.
Case Officer	Mrs C Turner
Organisation	
Name	for CPRE Sussexjj
Address	
Type of Comment	Objection
Type	neighbour
Comments	Please see attached file
Received Date	19/02/2023 10:57:00
Attachments	The following files have been uploaded: CPRE2023-letter3-Horsebridge3222.docx



The countryside charity
Sussex

CPRE Sussex
Brownings Farm
Blackboys
East Sussex TN22 5HG



To WDC Planning & Environmental Services
For the attention of Mrs C Turner

19 Feb 2023

WD/2022/3222/MAO

Address: LAND TO THE SOUTH OF THE A271 AND EAST OF THE A22, LOWER HORSEBRIDGE, HAILSHAM

Proposal: DEVELOPMENT OF UP TO 124 NO. RESIDENTIAL DWELLINGS, ASSOCIATED INFRASTRUCTURE (INCLUDING A NEW ACCESS JUNCTION ONTO THE A271) AND OPEN SPACE.

CPRE objects to this proposal for the 7 broad reasons set out below.

- 1 The site is a Greenfield site outside any development area, and no special planning reason appears to have been made for siting this housing development proposal at this location.
- 2 The proposal is for an expansion of the urban area into a prominent green situation, the local landscape/character to be ruined permanently.
- 3 This proposal would spoil the setting and surroundings and structure of the Cuckmere River. This river flood plane is one of the best nature corridors within Wealden DC area and WDC should be doing all that they can to protect this green corridor (a WDC policy). This site is part of the best natural area for biodiversity, the best natural ecology for plants and animals and should be preserved for future generations; we should not spoil this ecologically special area.
- 4 As we all know much of this site is subject to regular flooding. We also know that as more and more of the Cuckmere river basin is subject to development the flooding is getting worse, the areas close to the river subject to flooding are increasing, so more of this site will be flooded in future, not a place where we should be putting houses. It is not just climate change making things worse here, it is our action in building over green land. Also, the plans seem to show that the SUDS attenuation ponds are within the flood zone, so their function of limiting the site water run-off to the river will fail as they will be flooded, this proposal appears to be making general flooding worse, it should not be given permission.
- 5 As users of the local roads know at busy times the site of the proposed entrance to the estate is blocked by queues waiting to get access to the roundabout. This proposal simply makes the very poor local traffic infrastructure worse.
- 6 The Traffic Noise within this new estate will be disturbing for all who live there. It seems odd to deliberately plan to build houses next to such a busy roundabout, and the dual carriageway where all traffic noisily accelerates; a few low sound fences/barriers will not convert these properties into quiet locations.

7 This proposal is also out of line with the policies set out in the approved Hellingly Neighbourhood Plan. In particular throughout the document there is the wish to maintain the separate character and identity of the 4 main settlements in the Parish. This proposed development fills the gap between Lower Dicker and Lower Horsebridge, which is totally against the agreed policy in the Plan. Another policy is to maintain the rural character of the area, again incompatible with this proposal. In detail the Plan sets out circumstances where development would be permitted, in locations where it does not adversely impact on the rural setting of public footpaths, again here the existing public footpath will be badly affected, the present open view across the water-meadows becoming a suburban housing estate. Also the Hellingly Plan identifies Biodiversity Opportunity Areas, and the first of these is The River Cuckmere Habitat Link, which this proposal would damage. All of these Neighbourhood Plan issues are clearly set out and this proposal is not compatible with them and needs to be opposed.

These 7 reasons each sets out clear reasons to oppose this proposed development, particularly the conflict with the Neighbourhood Plan, and CPRE asks you to recommend that this proposal be refused.

Thank you

 For CPRE Sussex

This is the formal response of CPRE Sussex, countryside charity, to the above application. CPRE Sussex works to enhance, promote and protect the Sussex countryside and the ability of local communities to enjoy and value the natural world.

