

Planning Inspectorate Ref:
APP/C1435/W/22/3293970

Wealden District Council Ref:
WD/2021/0594/MEA

Hindsland, Eastbourne Road,
Lower Willingdon, BN20 9NU

Landscape and Visual Proof of Evidence Volume 2: Plans and Appendices

Prepared by Mrs. Clare Brockhurst FLI, BSc (Hons), Dip LA

on behalf of

Danescroft (FREOF v Willingdon) LLP

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Volume 2: Appendices / Photosheets

Appendix LP1: SDNP response to Mornings Mill Farm application, November 2017

Appendix LP2: SDNP response to Mornings Mill Farm application, December 2018

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Appendix LP1: SDNP response to Mornings Mill Farm application, November 2017

Wealden District Council
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

Our Ref: SDNP/17/05607/ADJAUT
Contact Officer: Kelly Porter
Tel. No.: [REDACTED]

21st November 2017

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Outline application with all matters reserved, except for the means of access from Eastbourne Road, for the comprehensive development of a mixed-use urban extension comprising up to 1,100 dwellings including affordable housing, 8,600 SQ.M of employment floorspace, medical centre, primary school, community centre, retail, playing fields, children's play space, allotments, amenity open space, internal access roads, cycle and footpath routes and associated landscaping and infrastructure.

Address: Mornings Mill Farm, Eastbourne Road, Willingdon, BN20 9NY

Thank-you for consulting the South Downs National Park on the outline application for Mornings Mill Farm.

The South Downs National Park Authority has concerns with the application as currently submitted.

We agree with the conclusions in the submitted LVIA, that the proposal would have an adverse impact on the South Downs National Park. However, the application has failed to demonstrate adequate mitigation measures for the proposal and the cumulative impacts (including visual coalescence) of the proposal and the permission granted at Brodricklands & Hamlands Farm.

For example, making this site work in terms of circulation for both people and wildlife, within and around the site is important to ensure it respects and enhances its landscape setting. The 'Green and Blue Infrastructure Strategy' (and ultimately what is built / provided on the ground) needs to provide those links and understanding of the landscape character of the area and should be strengthened to promote opportunities for the understanding and enjoyment of the wider landscape (including ecology and biodiversity) and special qualities of the National Park.

Any green and blue infrastructure proposals will have many important functions and the application need to clearly demonstrate it will be creating a scheme that speaks of the place and utilises natural assets whilst delivering all of those multiple benefits. To that end, we would support the concerns and comments made by other consultees, namely the Tree & Landscape Officer, Engineer and Countryside Officer and the Lead Local Flood Authority and would also question whether sufficient space has been allowed for green and blue infrastructure proposed.

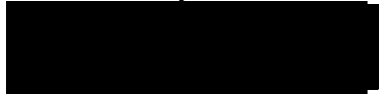
As you are aware, the South Downs National Park is also a designated Dark Night Skies Reserve. Whilst the proposed development lies some distance from the main core of the designated Reserve and therefore its impact is limited, any increase of lighting pollution may have an adverse effect. The increase of light will be from the street lighting, any flood lighting to the sports / playing pitches and the school and lighting on / from the associated houses and commercial buildings.

If all the proposed lighting follows the Institute of Lighting Professionals (ILP) guidance GN01:2011 Guidance notes for the reduction of obtrusive light and the details of any lighting are secured through an appropriate condition / legal agreement then it is unlikely to have a detrimental impact to the designated Dark Skies Reserve.

If these measures are followed, and as the proposal sits between Willington and Polegate, it is likely that the pollution measured within the National Park would be reduced to the ambient glow from the existing developments of Willington and Polegate.

The South Downs National Park Authority would be happy to help offer support and guidance on any of the above issues where it is within its remit to do so.

Yours faithfully



TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer

Kelly Porter



Appendix LP2: SDNP response to Mornings Mill Farm application, December 2018

Mrs C Turner
Wealden District Council
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

Our Ref:
Contact Officer:
Tel. No.:

SDNP/18/06388/ADJAUT
Kelly Porter

14th December 2018

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: WD/2017/1942/MEA - OUTLINE APPLICATION WITH ALL MATTERS RESERVED, EXCEPT FOR THE MEANS OF ACCESS FROM EASTBOURNE ROAD, FOR THE COMPREHENSIVE DEVELOPMENT OF A MIXED USE URBAN EXTENSION COMPRISING UP TO 700 DWELLINGS INCLUDING AFFORDABLE HOUSING, 8,600 SQ.M. OF EMPLOYMENT FLOORSPACE, MEDICAL CENTRE, PRIMARY SCHOOL, COMMUNITY CENTRE, RETAIL, PLAYING FIELDS, CHILDREN'S PLAY SPACE, ALLOTMENTS, AMENITY OPEN SPACE, INTERNAL ACCESS ROADS, CYCLE AND FOOTPATH ROUTES, AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE. Amended Plans received 3 December 2018 to show the amended proposal reducing the number of houses from 1100 to 700. Address: Mornings Mill Farm, Eastbourne Road, Willingdon, BN20 9NY,

Thank you for your correspondence received 12 December 2018, consulting us as a neighbouring authority on the above noted development proposals.

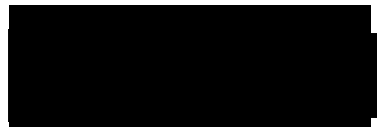
The National Park's comments on the development are as follows:

Thank-you for consulting the South Downs National Park on the revised plans for the outline application for Mornings Mill Farm.

The revisions (including the overall reduction of proposed housing from 1110 to 700) have gone some way to alleviate our previous concerns about the adverse impact on the South Downs National Park, the cumulative impacts (including visual coalescence) with the permission granted at Brodricklands & Hamlands Farm and whether sufficient space was being allowed for the green and blue infrastructure.

Our previous comments referring to ensuring the scheme delivers adequate mitigation measures / the details of the green and blue infrastructure strategy and dark night skies, as set out in our response dated 21st November 2017, remain unchanged.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Kelly Porter





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