

## Rother Local Plan

The Rother District Council Planning Department  
Bexhill. Reference:

Draft local plan Development of Wakehams Farm land opposite

Pett Level Road Fairlight I wish the declassification of this site of East Field locally known as Pond Field be deleted from the list of areas to be voted in any forthcoming election.

I totally agree with the findings of Mr Lorne Smith of Robin Croft Pett Level Road who has written to you on this subject.

*I Have been involved with this site for some 12 years consistently writing an Article entitled East Field Action Group (Against any building development on this site which the residents made it clear they agreed it should not be developed!)with a monthly report issued in the monthly magazine known as Fairlight News. I ceased writing in 1997 when ill health intervened but have kept informed including attending the last appeal meeting in 2022 when we all thought we had won! We Cannot understand the Rother planners considering it should be voted for again when the very clear view of the Appeal judge decreed it should never be built on again !*

*I repeat the site has had numerous attempts to get permission since the last war including the 5 appeals all attended by me the last being in 2022. The failure in drainage and management of it has led to leaking sewers and failed pipelines causing continual distress to individuals and neighbourhood alike in the area. Southern Water have admitted the system is consistantly overflowing with the only way to releive the system including human waste is to discharge it in ithe nearby streams rivers and the sea! These sewer faitures and polution being on a World Heritage wildlife site and should not be considered again. I therefore repeat my request that this should be deleted from the 20 year local plan. We expect better and will press what has been promised for years!*

*I now repeat the reasons other than drainage matters that are apparent in the case for not allowing building which are still very relevant today.*

There are other areas that should be considered in addition to drainage matters as follows.

### 1 AONB

The area is part of an Area of Outstanding Natural Beauty and should be protected to safeguard it from any development. It falls outside the development boundary which forms the current Local Plan and does not appear to comply with the stated aim of this policy The Photograph on the attachment clearly shows the character and quality of the landscape.

### 2 Loss of Agricultural Land.

One of the reasons given when the planning consent was not given was loss of good agricultural land.

### 3 Lack of local services.

There is clearly a lack of Local Services with lack of school provision. The nearest primary school being 3.9km away. Lack of local educational opportunity was referred to in the dismissal of the appeal following the local enquiry in 1977.

### 4 GP services are limited.

With nearest GP surgeries in Ore and Guestling. The local GP surgery is over 2 miles away There are twice weekly surgeries in the Village Hall but these only last 30 minutes.

#### 5 Lack of public transport.

Public transport is limited with an hourly bus service in each direction to Hastings & Rye. This makes it difficult for those without private transport to travel early, late or on Sundays. The earliest bus is around 7.30am and the last around 7.00pm.

There are no buses before 10.30 or after 6pm on Sundays.

The Nearest railway is Ore (4.3miles) but for practical access by public transport are at Hastings (5.4miles) and Rye (8.3miles).

#### 6 Lack of local employment.

Local employment is limited and difficult to access without private transport.

This was referred to in rejecting the appeal following the local enquiry in 1977.

#### 7 Site access.

Access to the site is difficult. Access from Battery Hill would require new traffic management Arrangements.

Rothers own initial assessment states there are access difficulties, with preferred access off Waites Lane. Difficult and expensive.

#### 8 Loss of existing amenity.

Concern that construction could lead to noise, disturbance, overlooking and overshadowing. In addition to consideration set out by other policies, all development should meet the following criteria.

It does not unreasonably harm the amenities of adjoining properties.

It respects and does not detract from the character and appearance of the locality.

It is incompatible with both the existing and planned use of adjacent land, and takes full account of previous use of the site.

9 Concern that existing unlit streets and other areas will be lit and spoil the existing tranquillity and spoil photography of natural night lit scenes.

10 Concern that speed of traffic down Battery Hill will be dangerous to pedestrians and other traffic joining from Rosemary Lane and exiting the development from East Field.

11 Concern that the existing road network is very narrow leading to vehicles going onto pavements endangering pedestrians with possible collisions.(see photo). Several times collisions have occurred with busses or heavy vehicles collided and trapped passengers unable to get out without assistance meanwhile the road network is stopped sometimes for Hours.

The footways particularly on Pett Level Road are very narrow with no way to pass a pram or buggy coming the other way, this is very awkward with the fast moving traffic making it impossible to walk in the road to get past.

#### 12 Ecology.

Rare and protected flora and fauna may be affected by development.

This land forms part of a wildlife corridor to the National Trust Land at Cliff End.

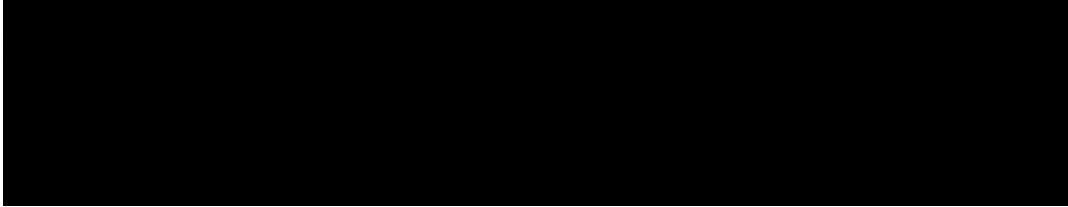
There is a wide variety of wildlife in this area including foxes, badgers and large earthworms.

#### 13 Archaeology.

There is evidence of human activity in prehistoric times in the form of flint tools collected from this feild. These flint tools, 20 boxes, have been registered with the Hastings Area Archaeological Research Group.

14 There are a number of photographs accompanying this document named as Appendices 1 - 5 which are self explanatory.

This explains why ! I believe the this site should be deleted from the current list of possible development sites, I hope you agree.Yours sincerely Keith Jellicoe Chartered Structural Engineer Retired





Appendix 1.



Bus congestion on C92 from Fairlight Cove into Ore Village (left) & into Pett Level

Appendix 3 - Sewage in Lower Waites Lane after flooding incident in 2020



Flooding Looking East over East Field (Formally known as Pond Field)

Sewage manhole discharge flooding in Lower Waites Lane



Both photos looking East on Harvesting & growth on East Field which form Planning Application site, all AONB



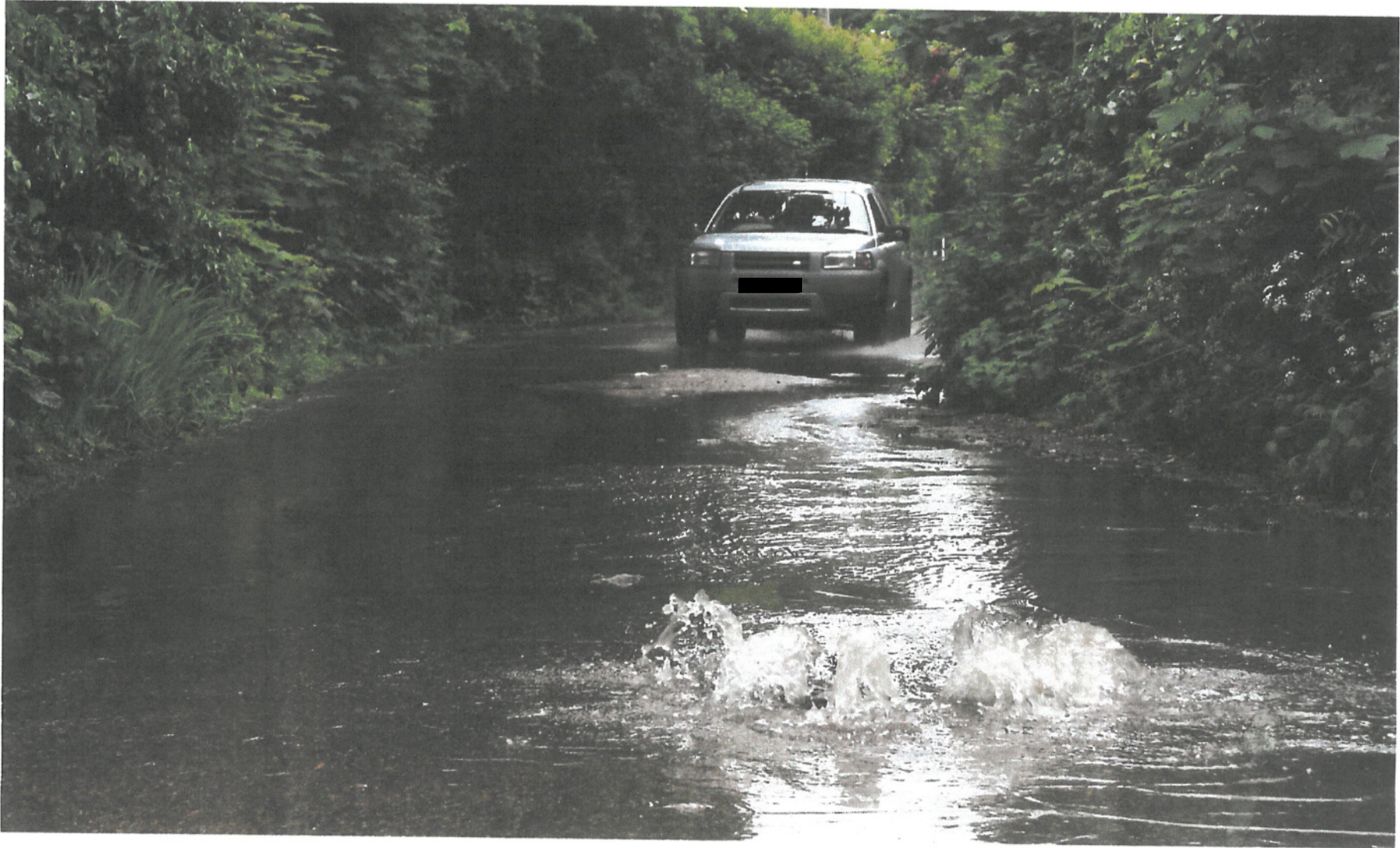


Appendix 2 – Pett Level Road side of East Field after heavy rain





Appendix 3 – Sewage in Lower Waites Lane after flooding incident in 2010





**Appendix 4 – Sewage in Lower Waites Lane after flooding incident in 2010**





Appendix 5 - A tractor working the field in 2007

