

Strategy and Planning

Town Hall

Bexhill on Sea

East Sussex TN39 3JX

16/03/2026

Ref: Objection to Planning Application Policy Ref GU6 – field at Halfway House, Butchers Lane, Three Oaks, East Sussex TN35 4NE

Dear Planning

I am writing to formerly object to the above planning – I have already sent a letter to you re Representation ID number 28632, as I have some more information to add can you please replace with the documentation below please.

Thank you.

Regarding Material Consideration I would like to make the following points.

1.Highway/Pedestrian safety

Butchers lane is a narrow lane with no pavement to protect pedestrians, although we have a small railway station, walking to it presents challenges regarding oncoming traffic – made even worse at night time as we have no street lighting. The nearest bus is at the end of Butchers Lane on the A259 so pedestrians would have the same challenges.

The lane cannot cope with the existing traffic density, with many potholes making traffic drive in the middle of the lane to avoid as much as possible the potholes. I have added 3 photographs below for confirmation on the current state of Butchers Lane.





Clearly any additional traffic from any new build properties will only have a negative effect on Highway/ pedestrian safety.

2. Infrastructure

You are probably aware that Three Oaks had issues with old Septic tanks contaminating the local water table, consequently Southern Water implemented a Public Sewerage system several years ago. This included a wastewater pumping station that I believe has been designed to serve existing village requirements only. The new proposed properties have not been taken into the original sewer design, if new cesspools are proposed then this would, again lead to additional traffic with lorries emptying tanks on the development.

3. Local Landscape

The photograph below may not be a material consideration, but I do believe consideration should be given to the impact on our rural setting. The photographs below show the rural views from our bedrooms. Three Oaks is a small village with attractive countryside within the High Weald National landscape, many residents have lived in the village for over 20+ years due to its location and rural scenery, the proposed site is on Greenfield land, I believe the development would have an adverse visual impact on the landscape.



4.Impact on Amenities

The picture below indicates the height difference between the DPC level at Woodstock, Butchers Lane and the ground level at the hedge. A laser level was used from the DPC to the board in the pictures below.



- The Green line on the picture below indicates the DPC level at Woodstock, Butchers Lane.
- The Red line indicates the ground level at the hedgerow – the height difference is 960mm.
- The lowest ground level in this field is at this hedgerow; the field increases in height from this point and the blue line indicates the height gain moving back into the field.

Having checked the topographic lines on O/S map the field has an uphill gradient from 50m to the highest point being 55m – this is one of the highest elevations in Three Oaks.

The map below gives an indication of the gradient increase in the field from DPC level at Woodstock, Butchers lane (opposite proposed site).



Clearly there is a significant elevation increase from existing properties, the policy text in the Rother local plan for GU6 does not mention any height increase or that a topographical report has been carried out.

Retaining existing boundary hedgerows would not mitigate the additional height.

I would refer to Policy OSS4 of the Rother Core Strategy.

- **OSS4 (ii) – Amenity of Adjoining Properties**

The proposed development land is at least 960mm higher than my own property, this does not take into account the additional gradient height in the field itself. This additional height when added to any new proposed dwellings would have an overbearing/privacy impact to existing properties in Butchers Lane.

- **OSS4 (iii) - Respects and does not detract from the character and appearance of the locality**

Building set on significantly higher ground can appear out of scale with the existing homes in the lane and would detract from the character and appearance of the locality.

I hope that all the points raised are seriously considered when any decisions are made on this proposed development, before any decision, I would welcome the opportunity for a Planning Officer visit to Woodstock to best see the site context firsthand.

My email address is: [REDACTED]

Summary

1. **Highway** - Negative impact on Highway/Pedestrian safety.
2. **Infrastructure** - Three Oaks sewer system designed for existing dwellings only.
3. **Local landscape** – adverse visual impact on this small village.
4. **Impact on amenities** – the fields higher ground level will be overbearing/privacy

Sincerely

[REDACTED]

[REDACTED]