

Normanhurst Estate, Catsfield Planning Application

Brightling Parish Council has submitted an objection. https://planweb01.rother.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5CRR_2023_217_P%5COWPC39720_OnlineComment_62220.pdf&module=pl

Greystoke Development wants to drop 211 Holiday lodges onto the Normanhurst Estate, as a result the 1066 footpath runs through the middle of the development and they are planning on having a 350+ space car park, that as another complainant pointed out is physically bigger than the village triangle, which will dramatically change the local environment and will result in the visitors out numbering the local resident population, who for the most part don't want this development to proceed.

<https://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2023/217/P&from=planningSearch>

In one of their documents they list other sites that they had looked at and dismissed

https://planweb01.rother.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5CRR_2023_217_P%5CPlanning+Statement+-+Appendix+3+%28Alternative+Sites+Assessment%29.pdf&module=pl

They dismissed them because "As detailed in table 1, none of the assessed sites meet the minimum site area of 139ha," but they had looked at "Swallow Barn off B2096, Netherfield" 0.43ha, they also looked at "The Warren Yard, Catsfield" 1.21ha, which shows they didn't notice that it's got 6 £800,000 executive houses and a small office block on it.

Rother District Council has put in place an emergency tree protection order, to stop them from cutting down trees during the planning process.

The most comprehensive attack on the planning application

https://planweb01.rother.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5CRR_2023_217_P%5Cpl61268.pdf&module=pl

The planning application states that the building period would take up to 4 years, but they don't state where the materials are going to come from, but they do state that they will enter the site off the A271 and then use the Lodge Gate entrance, close to the Senlac Camping site. They are planning to use off site construction, so the structures they would be transporting could be quite large.

Could you publicise the development on your website, so your locals can also object, even if the system cannot display them, for others to see. The closing date for comments is apparently the 30-March-2023.

You can see how upset local people are, by the number of comments on the planning website, but also the following comments that people submitted at potentially the busiest ever parish council

meeting <http://catsfieldpc.co.uk/docs/Parishioners%20Comments%20-%20The%20Normanhurst%20Estate.pdf>

But they also want to place the main entrance to their proposed site, between the entrance to The Pines and the drive down to Starcroft Farm TN33 9DT, this is possibly the worst location they could have picked being located between two local accident blackspots:

1. South of the 3 bends, where "The Emeralds" has to regularly have their fence repaired, as a result of cars crashing off the 3rd bend. Only last week the Highways authority finally got around to putting back in a curb stone, close to the entrance, that had been totally lifted out of the ground as a result of a crash.

2. North of the junction between Castfield Road and Powdermill Lane, which is another accident blackspot.

Users of the 1066 footpath will also have to keep an eye out for traffic from 3 directions, visibility heading west, isn't that good, because you are on the inside edge of a bend.

It's worth noting that even though they have produced huge amounts of waffle, on how their planning application complies with various regulations and they have dropped in copy and paste text on PV, Community District Heating, Ground Source Heat Pumps, Energy storage.

There is little detail on site actually operational foot print, Water Usage, Sewage flow and impact on the local electricity grid, in terms of importing or exporting, if they installed PV systems, they need to state the peak levels of all the above, as it's the peak level that will put the systems under strain, they haven't and if they have then it's well hidden.

Locally the 11Kv grid, may be close to its limit, as it suffers from multiple random power cuts, that can occur on calm, windless, dry days.

Possibly because they haven't got the required details on their actual usage demands, they haven't talked to any of the utilities, UK Power Networks or South East Water, to see if their local grids could handle their peak demands.

They have talked to Southern Water, but the reported reference in the report includes the following quote:

"There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 3.55l/s for the above development at manhole reference TQ71137502."

But researching the huge amounts of documentation, showed that there is a manhole with the number 7502, located to the north side of Skinners Lane, part way down the hill, west of the 30mph sign.

To put the flow rate into perspective, if you had a 10 Litre bucket of water, and you were to pore it out, you would have to take just short of 3 seconds to empty it, to not exceed their capacity limit.

When you flush a toilet, you can generate a flow rate, that's higher than the above limit, so if several toilets were flushed at the same time, then you would exceed the capacity of the sewage system.

The 2015 building regulations for use in England, for a new toilet sets a maximum use of water per flush for a "WC 6.4 litres dual flush or 4.5 litres single flush"

Southern Water doesn't locally have the best reputation for the managing of excess sewage in their system, as there have been numerous videos locally of them discharging it into the sea, However if their system couldn't cope in Catsfield, then they would have to discharge untreated sewage into the local stream, which would then flow down through Crowhurst and out towards the sea via Buhterhythe.

It also turns out that they aren't very good at building sewage systems, Mountfield's took almost a Decade from first being talked about and still apparently isn't fully finished but the treatment works have been built, Three Oaks which started at the same time, has managed to connect some premises to a new sewer pipe, but have totally failed to build the treatment plant, as a result sewage is being tankard to other treatment plants for processing.

The Catsfield Village Sewage system, was built decades ago and was designed for the size of the village that existed then, plus some extra capacity to allow for housing expansion within the village, but it wasn't designed to cope with a doubling of the user base.

Thanks in advance, for getting more people to object. Its worth noting that submitted complaints take one whole working day to appear on the system, as someone has to review each complaint on the working day following submission and then redact anything sensitive, before authorising its publication, which takes place early the following morning, when the system generates new static pages.