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Chairman

**Horam Parish Council
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JACKIE COTTRELL

Jackie Cottrell –Clerk

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**Minutes of Horam Parish Council's Planning and Highways Committee
held in the Horam Centre on WEDNESDAY 10TH JUNE 2026 at 6.45 pm until 7.01pm**

In Attendance: Councillors Graham Knight, Andy Billings, Dan Johnston, Virginia Roberts, Ann Sadler, Sue Lane and David Marlow (non-voting member)

Also in Attendance: 3 members of the public
The Clerk

PUBLIC SESSION: None

640/06/26 APOLOGIES FOR ABSENCE
None

641/06/26 DECLARATIONS OF INTEREST
Cllrs Sadler and Johnston – Personal Interest – ITEM 5 Clear Hedge Farm – Appeal under section 174

642/06/26 MINUTES

RESOLVED the minutes of the meeting of 26th May 2026.

643/06/26 PLANNING APPLICATION

WD/2025/2035/FR - LATTENBURY STABLES, MARLE GREEN, HELLINGLY, BN27 4HJ.

Part retrospective application for change of use of land from equestrian to a mixed use including a private gypsy and traveller caravan site for 11 no. pitches, including parking. retention of hardstanding.

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Chairman

The application was unanimously recommended for **REFUSAL**.

Horam Parish Council – Planning Comments on WD/2025/2035/FR

Horam Parish Council wishes to comment on this application, as the closest village to the site is Horam – albeit the village centre (where most services are located), is some 1.8 miles away.

Hence, although the site is just beyond the parish boundary, its use could impact locally, both in terms of its countryside setting and infrastructure.

The Parish Council appreciates the need for additional traveller pitches in Wealden district, as it does for houses. As for housing sites, it believes that the identification of sites is most appropriately done through the Local Plan process, as this helps ensure that the most suitable sites are identified.

As Wealden District Council is in the process of identifying suitable sites to meet identified-need through the emerging Local Plan, and this is a significant proposal relative to the outstanding need, and in a less-than-ideal location (as set out below), the Parish Council believes that consideration of this site/proposal should be part of the wider assessment of other potential sites through the Local Plan process.

However, viewed in isolation, there are significant concerns about both the site and the proposal, as submitted:

- It is almost entirely a greenfield site, used as a paddock for horses and, as such, fits in with its countryside setting. While there are some scattered individual dwellings and business premises in the vicinity, these sit within the landscape such that it retains a pleasant overall rural character and appearance
- The site is relatively unsustainable in transport terms, being highly reliant on the car. There is no footway to the nearest bus stops at North Corner. The nearest regular bus service runs through Horam, about 1.7 miles away. Grove Hill is served only by a school bus, and there is no footway to the nearest school bus stops at North Corner, 0.2 miles from the site.
- As submitted, the scale of the development, together with the regimented, 'estate' layout, and form, of the proposed mobile homes, would appear visually incongruous within the surrounding rural landscape.

Conclusion

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Therefore, at this point, there is no compelling justification to override the significant and demonstrable harm of erosion of the prevailing rural character of the site and its setting

Chairman

that would arise from the scale, layout and design of the proposal, in a location lacking easy access to local services and regular bus services.

In coming to this conclusion, regard is had to:

- a) the Planning Policy for Traveller Sites, which states at 26. *'Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan'*;
- b) Policy WCS11 of the Wealden Core Strategy Local Plan 2013, which requires Gypsy and Traveller sites to be *'Well related to existing settlements with local services and facilities'*, adding that *'Sites should either be within or close to such settlements or close to major roads and/or public transport thus affording good access to local services'*.

It is also noted that an earlier proposal (ref. WD/2003/0148/O) for a single detached house on the paddock was dismissed on appeal on the basis that *".. it would constitute and incongruous and urbanising feature .."* and would *".. harm the rural character and appearance of the locality."*

The current proposal would, by virtue of its scale and design, be more urbanising and incongruous.

Additional points

There are a number of uncertainties and anomalies with the application, as submitted, which need clarification, in order to more fully comment, and without satisfactory resolution of which adds uncertainty, which further weighs against the proposal.

1. Given that the change of use has not taken place, then Biodiversity Net Gain would seem to apply, notwithstanding that the application form states that it is not required, as a retrospective application. Hence, full details should be provided.
2. The application form states that the disposal of foul sewage is unknown; however, the Design and Access Statement (DAS) states that *"A Matrix sewage treatment tank or similar is proposed with capacity proportionate to the number of occupants."* The proposal should be clarified, especially as foul drainage capacity is a concern locally. Without sufficient information as to how foul sewage from the proposed development would be managed, it is not possible to conclude with confidence that the site can be adequately and sustainably serviced.
3. Similarly, the application form refers to a soakaway for surface water, whereas the DAS refers only to water butts. This should be clarified.

4. While the Block Plan shows two parking spaces per unit, it is not clear how, or where, visitor parking would be sited. Similarly, it is not clear how or where a touring caravan would be accommodated on pitches, as envisaged in the DAS. Nor are there details as to the siting of

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Chairman

the refuse bins and cycle stores. There may also be a need for amenity buildings and spaces for residents' work vehicles.

5. The layout of mobile homes, and specifically, their sizes, should be clarified, as there are varying references to 9 x 4 metres (Plan ref PRR1), 12.1 x 6.1 metres (Drawing PRR2), and 11 x 4 metres (in the Design and Access Statement).

The above points are important, as they impact on the adequacy of spaces between the mobile homes, the adequacy of space for boundary landscaping, and for ancillary uses, such as touring caravans, any residents' work vehicles, amenity buildings, as well as for visitor parking, refuse bins and cycle storage, equipment, foul, and surface, water disposal etc. Furthermore, these matters will impact on the appearance of the scheme.

Lastly as the applicant is the owner of the existing dwelling to the rear of the site (and adjacent land), this should be shown edged blue on the site plan.

644/06/26 ENFORCEMENT NOTICE APPEAL

Town and Country Planning Act 1990 – Appeal under Section 174 – Clear Hedge Farm, Chiddingfold Road – Enforcement Notice Appeal
Comments to the Planning Inspectorate by 3.7.2026

Noted.

645/06/26 PLANNING APPEALS

Planning Appeal – WD/2025/1176/F – Appeal ref number 6004127 - Appeal allowed dated 02.06.2026

Main issue:

- Whether condition 3 is reasonable, necessary, precise and enforceable in the interests of ensuring suitable living conditions for the adjacent residential occupiers.

The Old Nursery, North Street, Cogger Cross, Horam

Noted.

646/06/26 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING – NONE

647/06/26 TPO APPLICATIONS - NONE

648/06/26 NOTICE OF WORKS UPDATES - NONE

649/06/26 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL - NONE

650/06/26 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL – NONE

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DATE OF NEXT MEETING

Planning & Highways – Monday 22nd June at 7.30pm

Planning & Highways – Wednesday 8th July at 6.45pm

Full Council – Wednesday 8th July at 7.30 pm

TO: MEMBERS OF THE PLANNING COMMITTEE: Councillors Billings, Knight, Roberts, Sadler, Lane, Johnston and David Marlow (non-voting member)

REMAINING MEMBERS OF THE COUNCIL (for information): Councillors Brockhurst, Howells, Webb, Poole and Trott

DISTRICT WARD MEMBERS: COLLINS & GOULD