

For the attention of Dawn Instone
The Secretary of State for the Environment
Food and Rural Affairs
Water Supply and Regulation Division
Room 304
55 Whitehall
c/o 3-8 Whitehall Place
LONDON W1A 2HH

November 2005

A Ogden
Direct tel: 01273 48
Direct fax: 01273 48

AO/JM/JMW

Dear Sir

Acquisition of Land Act 1981 - The Southern Water Services Limited (Brighton and Hove Wastewater Treatment Project) Compulsory Purchase Order (No. 3) 2005

East Sussex County Council is owner of the freehold interest in Plots 2 and 4 of the land affected by the above compulsory purchase order (the Order). The County Council hereby makes formal objection to the Order as landowner on the following grounds.

1. Inclusion within the Order of Plot 4 will have a detrimental effect on the adjacent Peacehaven Community School. The school already has insufficient playing field provision to meet the statutory requirements of the Department for Education and Science. Loss of this land will make the position worse.
2. Only a small part of Plot 4 would be required for the purposes of the proposed Sewage Treatment Works. Therefore land is unnecessarily included in the Order.
3. There is no need to acquire all of Plot 4 for the proposed woodland screening between the proposed sewage treatment works and the adjacent school. The majority of screening can and should be provided on land to the east not included in Plot 4.
4. The Order does not make clear how the County Council's existing rights in respect of the highways drainage lagoon and obligations to allow access to adjacent land over Plot 4 will be preserved.

5. The proposed acquisition of Plot 2 of the Order will have a detrimental effect on the County Council's plans for development of the land south of Plot 2, also owned freehold by the County Council. A more advantageous access route is available from the end of Greenwich Way eastwards along the southern boundary of the County Council's land, connecting with Plot 3 of the Order.

6. The County Council refutes the implication in paragraph 3.74 of the Order (on page 12) that SWS has made serious attempts to negotiate acquisition of Plots 2 and 4 by agreement. No such approach has been received. The making of the Order is therefore premature, and its confirmation would not provide for the optimum use of land.

Please note that these objections were approved by the County Council Cabinet, acting as landowner in respect of Plots 2 and 4, on 15 November 2005. They do not reflect the views of the Council on the proposal as County Planning Authority in any way whatsoever.

Yours faithfully

Andrew Ogden
Director of Law and Performance Management