

From: [Wai-Kit Cheung](#)
To: [Mark Cathcart](#)
Cc: [johnslaterplanning \[REDACTED\]](#); [David Marlow](#); [Nichola Watters](#); [sophie.page \[REDACTED\]](#); suds@eastsussex.gov.uk; clerk@salehurst-pc.org.uk; [Chris Pattison](#)
Subject: Letter of Objection to Planning Application RR/2017/382/P - Hodson's Mill Site, Robertsbridge - on behalf of The Rector and Scholars of Exeter College
Date: 21 July 2017 11:14:48
Attachments: [Mill Site Objection Letter - Turnberry \(21 July 2017\) - Final.pdf](#)

Dear Mr Cathcart,

Town and Country Planning Act 1990 (As Amended)

Letter of Objection to the Hodson's Mill Planning Application (LPA Ref. RR/2017/383/P) on behalf of the Rector and Scholars of Exeter College

Further to our discussions today, please find attached our detailed letter of objection to the Hodson's Mill planning application [RR/2017/383/P](#). I note you are the Planning Officer responsible for this application.

The letter addresses the following key issues:

- The site is constrained from a heritage perspective due to the existence of a Grade II listed building as well as an area of the site being within a Conservation Area. We are concerned that the dense form of housing within close proximity of such heritage assets will likely be detrimental to its setting, character and appearance.
- The southern part of the Hodson's Mill Site is located on Flood Zones 2 and 3 (i.e. areas of medium and high flood risk respectively) and that this equates to circa 36 no. of residential units. We, along with Rother District Council and the Environment Agency have major concerns on the need to build new homes on such flood zones. The applicant has submitted a sequential assessment but we will demonstrate in the attached letter that its methodology is flawed and that there are sequentially preferable sites (to include the allocated Grove Farm site in the adopted development plan) in which to accommodate the 36 no. of new homes.
- The emerging Salehurst and Robertsbridge Neighbourhood Plan (SRNP) is flawed as it has not undertaken a sequential assessment in accordance with the National Planning Policy Framework (NPPF) when allocating its three sites for housing to include the Hodson's Mill Site for up to 100 no. of new homes.
- As identified by the Environment Agency, the only access onto the site via Northbridge Street to the east is on Flood Zone 3, thereby posing a major threat to the safe evacuation of the site at times of flooding and preventing emergency services vehicles from being able to access the site. The applicant has provided no mitigation measures to address this issue.
- In light of the above, we are concerned that the applicant as well as the Salehurst and Robertsbridge Parish Council have taken a cavalier approach to flood risk and potentially placing new households at risk from flooding.
- As set out in the attached letter, we have made a compelling case in which application RR/2017/382/P should be refused planning permission.

Should you have any queries relating to the attached letter, please do not hesitate to contact me.

Kind regards,

Wai-kit

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