

From: Wai-Kit Cheung [REDACTED]
Subject: Salehurst & Robertsbridge Neighbourhood Plan - Examination
Date: 10 July 2017 at 15:49:04 BST
To: John Slater Planning [REDACTED]

Dear Mr Slater,

It is understood that you are the appointed Examiner of the Salehurst and Robertsbridge Neighbourhood Plan (SRNP).

I represent our client, The Rector and Scholars of Exeter College, who owns the currently allocated housing site known as 'Grove Farm' (as per 'saved' Policy VL7 of the District Local Plan 2006). Please note that by the close of play today, we will be submitting planning applications for the redevelopment of the Grove Farm site for a total of 30 no. of new homes and the provision of Class B1 office space that will also involve the repair and conversion of the Grade II Listed Barn on the site for such use. We believe that the proposed development is robust and addresses all planning concerns previously raised by the LPA and other statutory consultees. I will forward you the submission documents tomorrow for your information.

Our client remains committed to undertake the redevelopment of the Grove Farm site in realising its housing delivery potential as set out in the adopted development plan.

Please note that I have formally submitted our objections of the emerging SRNP to the LPA on 24 March 2017 and that I re-attach this for your information. In particular, I have questioned the draft housing allocations proposed in the SRNP – particularly the Mill Site.

I am also aware of your recently published 'Questions from the Examiner' (dated 5 July 2017).

We would like to take this opportunity to bring the following matters to your attention which are relevant to your list of questions:

- Are you aware that a full planning application (to include listed building consent) has been submitted by the developer of the Mill Site and is currently being determined by the LPA? The planning reference number is: RR/2017/382/P (click [here](#) to view). All submission documents and consultee responses are available to view on the Council's website. In particular, the Environment Agency has formally objected to the application due to flood risk and the absence of a sequential test. I attach a copy of the EA's comments (dated 19 June 2017) for your information. The applicant has subsequently submitted a sequential assessment report dated 6 July 2017. We will be formally objecting to the Mill Site application as well as to question the robustness of their sequential assessment – particularly when they have not properly considered the Grove Farm site in helping to replace the areas of the Mill Site in high flood risk.
- I would also question whether the emerging SRNP has undertaken a robust sequential test as part of its site selection regarding the three allocated sites (i.e. The Mill Site, The Vicarage, and Heathfield Gardens) in accordance with the NPPF.
- In light of the above range of issues, their complexity and given that our concerns are mirrored by some of the questions you have raised, we respectfully ask that a public hearing be held. This will provide an opportunity to properly examine the robustness of the emerging SRNP as highlighted in your 'Questions from the Examiner'.

I trust this is helpful and I look forward to hearing from you.

Kind regards,

Wai-kit

Wai-kit Cheung

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