

## Clarification on playing pitches/outdoor sports area at North Bexhill

With reference to Mr Moxam's quote made during the DaSA Examination hearing session to part of the land set out in Policies BEX3a and BEX3b which in his land ownership, he refers to paragraph 2.4.15, page 43, in document SJ1.

It states:

*"This LDU has a moderate capacity to accommodate change owing to its inherent landscape qualities and dislocation from the existing settlement edge. In addition, it contains a number of elements which detract from its overall landscape quality. In the event development came forward as part of a wider planned extension, visual effects would be relatively localised owing to the containment of this LDU in views from the wider landscape".*

As we could not identify the reference at the hearing, it could not be commented on specifically by the Council.

It is noted that the reference only refers to part of the land in question and whilst I concur that the quote is accurate it only takes into account the landscape capacity to accept change, and this reference is taken in isolation. It does not take into account further considerations within the same document such as the ecological merits of this land (directly south of Ancient Woodland and west of the most potentially diverse habitat within the study area), which is set out in section 3.7, page 118 onwards, of the same document including Figure 3.10. Nor does it take into account the second document which supports the allocation - North Bexhill Report 2 - Appraisal & Recommendations (reference SJ2), where all these factors and other are appraised and set forward within its recommendations.

The Council consider that the location identified for playing pitches within the BEX3a policy is the most suitable area within the allocation, particularly when looking at the entirety of the land which makes up the North Bexhill allocation (BEX3 through its three component spatial areas (a, b and c). The land in question is enclosed by out grown treed hedgerows which would provide a naturally sheltered area. It is envisaged to be laid out, either as pitches for formal football games or as a local outdoor sports area as an integral part of the North Bexhill allocation and for use by that new community. This land fulfils the requirement for outdoor sports need triggered by the quantum of housing set out in the respective component parts of the North Bexhill allocation. Whilst the land may require some remodelling if it were used for formal sport, it is considered that this would require only localised cut and fill, as would the housing parcels within North Bexhill.

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