

**Land South of Barnhorn Road
and west of Ashridge Care Centre, Bexhill**

**Further Representations on behalf of
Park Lane Homes (South East) Ltd.**

**Proposed Submission Development and Site Allocations
(DaSA) Local Plan Formal Examination**

Town and Country Planning Solutions
Ref. No. TCPS 657B
April 2019

Further Representations

1. On 6th December 2018, representations were submitted on behalf of Park Lane Homes (South East) Ltd. in relation to undeveloped land situated on the southern side of Barnhorn Road and to the west of Ashridge Court Care Centre which, following an appeal, has been granted outline planning consent for residential development. For convenience, a copy of these representations are contained in Appendix 1 attached together with the appeal decision notice.
2. Subsequently in March 2019, the District Council published a document containing the Council's 'Initial Responses to Representations' and this has been submitted as an Examination document. Park Lane Homes (South East) Ltd. has not requested to appear at the Examination Hearing, but there has been no opportunity to respond to the Council's recently published document other than by submitting these further representations in relation to the Examination Inspector's published 'Guidance Note' (ID/03) providing an opportunity for "*providing further statements in advance of the hearings*" (although in this case, the Objector is content that the additional concerns raised could be dealt with by written representations).
3. The Council's 'Initial Responses to Representations' document states (in relation to this site) as follows;

Paragraphs 9.18 and 9.19 should be modified to reflect appeal decision APP/U1430/W/17/31910 63 which granted outline	It is noted that the site 'land south of Barnhorn Road' was granted outline planning permission on appeal *All matters reserved except for access).
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<p>planning permission for residential development south of Barnhorn Road. Sites granted permission beyond the base date of the DaSA are included as allocations (e.g. BEX1), so this site should also be included as a housing site and within the development boundary.</p>	<p>The outline permission includes a condition which requires that details of a surface water drainage scheme (Sustainable Drainage Systems – SuDS) be submitted to and approved in writing by the local planning authority. This requirement is necessary to prevent adverse effect, both during construction and during the normal operation of the development upon completion. It is not possible to determine at this point the extent of built development on the site and what area will be set aside for the SuDS (although it is assumed that they would be located on the southern end of the site). Any proposed extension would be arbitrary given that the extent of built development on the site is now known.</p> <p>No change proposed.</p>
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4. The Council's 'Initial Response' is unsatisfactory, as it is illogical and inconsistent with the approach the Council has already adopted for including allocated sites within the draft Local Plan that have already received planning permission. The example given in the December 2018 representations submitted on behalf of Park Lane Homes (South East) Ltd. was consent no. RR/2017/2081/P relating to draft Policy BEX1 (Land at Levells Wood and Oaktree Farm, Sidley) on page 117 of the DaSA.

5. Appendix 2 attached contains pages 117, 118 and 172 of the draft Plan showing the employment land allocation. This provides for 'Proposed landscape planting', 'Retained tree/tree belt' and 'Ancient Woodland Buffer' as well as the 'Proposed employment' allocation. The allocation in the Plan and its inclusion with the Town's expanded Development Boundary (shown on page 172) does not assume that all of the land will be developed for employment use as it includes the areas reserved for landscape buffers etc.
6. The same applies to Policy BEX2 (land at Preston Hall Farm, Sidley), which is allocated for 139 dwellings, which had planning permission (no. RR/2017/2441/P) granted for this amount of housing in August 2018 (see pages 119 – 121 and 172 of the draft Local Plan). There are also other similar examples, such as Policy BEX7 (land at Moleynes Mead, Fryatts Way, Bexhill) allocated and with consent for 24 dwellings (paragraphs 137 – 139 of the draft Local Plan).
7. In the same way, there is no reason why the land the subject of appeal decision APP/U1430/W/17/3191063 could not be allocated for housing development (i.e. showing landscape buffer areas around the site boundaries in principle). Given that the site is the subject of outline planning permission, these details would be addressed at the reserved matters stage. Accordingly, the site should be allocated for housing development in the Plan with the built up boundary of Bexhill extended around the site as shown in Appendix 3.