

Planning Statement

Former Grove School, Darwell Close,
St Leonards, TN38 9JP

Outline application for the erection of up to 210 dwellings (25% affordable) with associated open space, play areas, landscaping and access.

at

Former Grove School, Darwell Close, St Leonards, TN38 9JP

Planning Supporting Statement

on Behalf of

East Sussex County Council

February 2014

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Appendices

A. SiteCheck Data Sheet

1. Introduction

- 1.1 This Planning Statement is written on behalf of East Sussex County Council in support of an outline planning application for the erection of up to 210 dwellings (25% affordable) with associated open space, play areas, landscaping and access at the former Grove School, Darwell Close, St Leonards, TN38 9JP.
- 1.2 The application site; formerly the grounds of the Grove School & subsequently the Darwell Campus of the St Leonards Academy which, following the expansion of St. Leonard's Academy's central site, is now surplus to the County Council's educational requirements. The site has been identified for the development of up to 240 homes within the Draft Hastings Development Management Plan which recently underwent a Public Examination and subsequently is considered to be at a very advanced stage. The buildings which formed Grove School have now been demolished.
- 1.3 This is an outline application with all matters reserved.
- 1.4 In line with Hastings Borough Council validation requirements this application is submitted with the following supporting information:

Drawings:

- AL05 C Topographic Survey
- AD031 A Proposed Layout
- AD021 House Type 4
- AD022 House Type 4a
- AD023 House Type 5
- AD024 House Type 1
- AD025 House Type 2
- AD028 Flats Ground Floor and First Floor Plans
- AD029 A Flats 2nd Floor and Roof Plan
- AD030 A Flats Elevations

Documents:

- Design and Access Statement
- Planning Statement
- Statement of Community Involvement
- Phase 1 Ecology Survey
- Arboriculture Report
- Desk Based Archaeological Assessment
- Utilities Statement
- Transport Assessment
- Flood Risk Assessment and Drainage Strategy
- Draft Section 106 Heads of Terms

- Affordable Housing Statement
- Sustainability Statement
- Land Contamination Assessment (see Appendix A)
- Site Waste Management Statement

1.5 This statement first provides a description of the site and its environmental characteristics (Section 2 & 3) and the details of the development for which planning permission is sought in Section 4. Section 5 then looks at the relevant development plan policy context. Having identified the relevant policies and the need for the development, Section 6 looks at the manner in which the development conforms to these policies and how it supports important policy objectives. The conclusions are then presented in Section 7.

2. The Site and Surroundings

- 2.1 The former Grove School is located within the Western part of St. Leonards, north west from St. Leonards Square. The site lies wholly within the St Leonards built up area boundary and forms previously developed land being the site of a former school. The site is currently accessible by Darwell Close from Harley Shute Road.
- 2.2 The former school buildings have now been demolished.
- 2.3 The site has three areas, each relatively level and separated by steep banks but linked by an undulating driveway and comprises a total area of approximately 9.55 hectares. The former school was located to the north of the site, with the southerly part of the site made up of the school playing fields. An area of dense woodland lies to the west beyond the school access. Parking associated with the school was provided directly to the West and North of the school building itself adjacent to another area of playground.



Figure 1 The Site

- 2.4 The site boundaries are generally formed of trees and hedgerows. To the North the site adjoins a Site of Nature Conservation Importance (SNCI) and an Area of Ancient Woodland known as Dog Kennel Wood. In addition, there are footpaths to the north of the site that form part of the Amenity Footpath Network. There is a pond and watercourse at the south-western corner of the site, surrounded by dense woodland.

- 2.5 Residential dwellings abut the site to the East, West and South with land to the North abutting an Area of Ancient Woodland (Dog Kennel Wood) and land beyond opening out towards the countryside and comprising an SNCI. Other than to its northern boundary the site is surrounded by dense residential development. The density of this housing varies considerably from approximately 15 to 30 dwellings per hectare.
- 2.6 St Leonards itself benefits from a train station and a good range of shops and services. The site lies approximately 1.6 km north west of the centre of St Leonards and 3 km to the northwest of the centre of Hastings. A small parade of shops is located within easy walking distances (circa 600 m) to the South of the site on Fernside Avenue, comprising a small supermarket, bakery and take-away restaurant. The nearest bus stops are located a short walk away on Crowhurst Road and Harley Shute Road. The nearest railway station to the site is West St Leonard's located approximately 1.5 km to the south on the London – Tunbridge Wells – Hastings railway line.
- 2.7 Hastings also benefits from extensive shopping facilities and a Train Station. In the wider geographic area, the site lies a short distance from Bexhill which is approximately 5 miles (8 km) to the West whilst Eastbourne lies approximately 17 miles (27.4 km) also to the West.
- 2.8 The North West corner of the site is identified as an Archaeological Notification Area. The submitted Historic Environment Desk Based Assessment discusses the potential effects of the development on archaeology.
- 2.9 The site is not identified as one that is at risk from flooding. However, it is acknowledged that parts of the site are occasionally subject to short term localised flooding from surface water surcharge which is attributed to blocked and defective drains in this area. The County Council is currently seeking to resolve these issues by clearing and repair. Flood risk and drainage are considered within the submitted Flood Risk Assessment.

3. Planning History

3.1 The school was first approved under Planning Application HS/51/00446 which permitted "*Erection of secondary modern school for boys*". The application was granted by the Minister of Education in 1951.

3.2 Since that time there have been a number of applications relating to the extension of the existing school buildings, provision of new school buildings and retention of temporary class rooms. These applications are not considered to be relevant in terms of a potential application for housing but are summarised below for completeness:

Application Ref:	Description	Decision	Date
HS/51/00446	Erection of a secondary modern school for boys.	Approved	19/05/1951
HS/67/00924	Addition of building at The Grove School to form extension to Woodlands School.	Approved	14/09/1967
HS/70/00014	Alterations and additions to existing school.	Approved	15/01/1970
HS/71/00742	Erection of additional temporary classroom.	Approved	22/07/1971
HS/FA/88/00669	Erection of single storage building to garage mini bus and trailers.	Approved	08/08/1998
HS/CC/89/00539	Retention of mobile classroom unit (280/CC/4)	Approved	21/06/1989
HS/FA/91/00546	Provision of intensive use sports pitch perimeter seating and fencing, installation of floodlighting.	Approved	29/10/1991
HS/FA/91/00547	Change of use of existing storage buildings to changing rooms and 6 th form common room.	Approved	29/10/1991

HS/CC/92/00456	Retention of single mobile classroom (280/CC/5).	Approved	12/09/1990
HS/CC/94/00324	Change of use for educational purposes (HS/1560/CC)	Approved	20/06/1994
HS/CC/98/00303	Retention of an existing singly prefabricated classroom unit (1348/CC/1).	Approved	29/06/1998
HS/CC/99/00400	Replacement of one single and one double temporary classroom for five years (1934/CC).	Approved	28/07/1999
HS/CC/01/00385	Erection of classroom building to provide 2 no. music classrooms, drama studio and ancillary rooms.	Approved	06/07/2001
HS/CC/03/00405	Retention of 3 mobile classroom buildings	Approved	10/06/2003
HS/FA/04/01027	Construct multi use games area including fencing and flood lighting.	Approved	06/01/2005
HS/CC/11/00876	The refurbishment and extension to the school and its amalgamation with the Grove school to provide a new mixed academy including new sports hall, 32 additional car parking spaces, 100 covered cycle spaces and new boundary treatment.	Approved	01/12/2011

- 3.3 An application for 120 dwellings at land south of The Grove was approved in 1987 under reference HS/OA/86/00834.

4. The Scheme

- 4.1 The application seeks outline planning consent for the erection of up to 210 dwellings (25% affordable) with associated open space, play areas, landscaping and access at the former Grove School, Darwell Close, St Leonards, TN38 9JP.
- 4.2 The application is submitted in outline with all matters reserved.
- 4.3 The indicative layout shows a mixture of dwelling types with both houses and flats that range between 1 to 5 bedrooms. The affordable homes would be a mix of social rented and shared ownership properties. The schedule of house types identified by the indicative layout is as follows:
- 6 no 2 bedroom 3 person flats
 - 14 no 1 bedroom 2 person flats
 - 56 no 2 bedroom 4 person terraced houses
 - 74 no 3 bedroom 5 person detached, semi detached or terraced houses
 - 42 no 4 bedroom detached or semi detached houses
 - 6no 4 or 5 bedroom detached or semi detached see house type 4.
 - 12 no 3 bedroom 6 person, detached, or semi detached houses
- 4.4 The application seeks approval for 25% affordable housing distributed between social rented and shared ownership tenures. The Council have indicated that the split for this should be 70% social rented and 30% shared ownership. All dwellings in the illustrations have been shown to comply with Lifetime Homes standards.
- 4.5 The indicative layout reflects the density of the surrounding area (ranging between 15 – 30 dwellings per hectare) with an overall density of 23 dwellings per hectare (including open space) or 28 dwellings per hectare when discounting open space, with a predominance of 2 storey dwellings throughout and one block of 3 storey flats, located and designed to fit in with the housing and surrounded by open space & trees.
- 4.6 The indicative layout shows a large area of open space to the west of the site comprising Multi Use Games Area (MUGA) and retention of the existing area of woodland and its use as a nature trail. The existing access from the site to Dog Kennel Wood to the rear will be retained, the indicative layout shows the access to be linked to a nature trail offering a significant

opportunity to increase accessibility from the built up area to the adjacent countryside.

- 4.7 Included within the plan are two areas of Play Space, located where they can be overseen easily by adjacent housing. Each of these areas is sized to accommodate 2 x LEAPs (locally equipped areas of play) of at least 800m².
- 4.8 Rather than being entirely centred within the development itself the retention of open space in the South Western part of the proposed development, would, if adopted in the final layout, result in the integration of the proposal with the surrounding area and retain access for the wider residential area to areas of formal and informal open space.
- 4.9 The vehicular access would be from Darwell Close, which has been the historic access for the school but a second access from Darwell Close permits, better access to the field level, greater permeability through the potential for a loop form road arrangement as discussed during Pre Application meetings. As set out by the submitted Transport Assessment, the potential for a third access from Crowhurst Road has been investigated but eventually discounted by the County Highway Authority. Furthermore, to form this access would result in the loss of mature woodland trees (linked to an Area of Ancient Woodland) due to the necessary alteration of ground levels to make space for the road and to adjust levels around it. This is discussed further below and in detail within the Transport Assessment.
- 4.10 The indicative layout shows vehicular access, pedestrian and cycle access from Darwell Close and pedestrian and cycle access from Crowhurst Road where there is a suitable existing pedestrian crossing.
- 4.11 There are a range of contributions and improvements to community and transport infrastructure that will be made following completion of the development, including:
- Replacement of existing MUGA within the site with a modern MUGA incorporating 3G surface.
 - Provision of 4 LEAP's within the site.
 - Introduction of a nature trail to the existing woodland
 - Improved Right turn access into Darwell Close from Harley Shute Road, responding to local concerns that traffic in Harley Shute Road could queue back to interfere with the Wishing Tree Roundabout.
 - Contributions to local schools.
 - Contributions to local transport improvements.

- 4.12 In order to address climate change issues the scheme will incorporate Sustainable Urban Drainage Systems (SUDS) techniques to deal with surface water drainage and to ensure that any off site flood risk is reduced. The scheme will attenuate surface water run-off on site through various designed measures as set out within the Flood Risk Assessment and Drainage Strategy.
- 4.13 The indicative layout would result in the removal of some Category A trees however this is mitigated by the inclusion of new tree planting, furthermore the percentage of trees removed when compared to the number that will be retained and protected at the site boundaries along with new tree planting is low. There is a 15 m buffer between built development and the Area of Ancient Woodland (Dog Kennel Wood) in compliance with National Planning Policy Guidance.
- 4.14 A full description of the development illustrated on the submitted indicative plans is set out within the submitted Design and Access Statement.

5. Planning Policy Context

- 5.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 a planning application for development of the site would be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the site is the Hastings Local Plan adopted in April 2004 and the Hastings Planning Strategy adopted in February 2014. It should be noted that due to the age of the Local Plan its policies are only relevant so far as they are consistent with the NPPF. Furthermore, the Planning Strategy adopted in February 2014 also replaces some of its policies.
- 5.3 The National Planning Policy Framework (NPPF) adopted in May 2012 is also a material consideration in the determination of planning applications.
- 5.4 Hastings Borough Council have progressed their Development Management Plan document which will set out the detailed development management policies and site allocations for the period to 2028. This plan has been drafted in accordance with the Planning Strategy. This document allocates The Grove for residential development of up to 240 dwellings. This document is at the Proposed Submission stage and underwent an Examination in Public at the end of 2014. The Council anticipate the adoption of this document in Summer 2015.
- 5.5 The Inspector has now published his initial findings into the DMP and indicated that it is sound subject to some amendments, none of the amendments relate specifically to the proposals for The Grove and subsequently it is considered that its allocation for housing should be given significant weight.
- 5.6 The current development plan policies for the site although somewhat out of date are summarised below.

Hastings Local Plan (2004)

- Policy TR 5 “Cycling Facilities in New Development” - All development will be required to provide adequate cycling facilities to the currently adopted standards.
- Policy TR7 “Accessibility” - All new major developments should make appropriate provision in its design and facilities for pedestrians, cyclists and public transport.
- Policy H6 “Social Rented Housing” – The Council will negotiate with developers to secure an element of social rented housing within all

suitable new residential developments or enter an agreement to secure the successive occupancy of the dwellings by those in housing need.

- Policy CN1 “Access for People with Disabilities” – Proposals for development must include adequate facilities and suitable access for people with restricted mobility and/or other disability.
- Policy NC8 “General Planning Requirements” – Development proposals will be required to minimise damage to wildlife and habitats including Sites of Nature Conservation Importance.
- Policy NC9 “Information to Accompany Planning Applications” – Planning Applications will require the submission of information mentioned within the policy to assess the impact of proposed development on habitats, wildlife, landscape and the Green Network.
- Policy DG1 “Development Form” – New structures will be expected to be designed to complement surrounding development, or if in contrast, then be visually complementary and have regard to the general design criteria set out in Policy DG1.
- Policy DG2 “Access and Parking” – Development must be appropriately located in relation to the transport network and provide for the access and parking demand it generates.
- Policy DG3 “Natural Sunlight and Daylight” – Design and layout should ensure there is adequate natural light for the new buildings.
- Policy DG4 “Noisy Activities” – Planning Permission will not be granted or proposals likely to result in unacceptable levels of noise.
- Policy DG9 “Traffic Calming” - New development, including new vehicular routes, should be designed so as to minimise the impact of traffic and to reduce traffic speeds.
- Policy DG11 “Gardens” – Dwellings intended for family use must provide adequate amenity space.
- Policy SP1 “Playing Fields and Sports Pitches” – Planning Permission reducing the number of playing fields will not be granted unless existing facilities are surplus to requirements, or the proposed development is necessary to meet an important national, regional or local need and alternative provision is made that enhanced, or is equivalent to, existing recreational facilities.

Hastings Planning Strategy (2014)

5.7 As described above, the Hastings Planning Strategy was adopted in February 2014 and now formally comprises part of the Development Plan. The relevant policies are set out below:

- Policy DS1 “New Housing Development” – The target for housing development will be 3,400 net new homes for the period 2011-2028.
- Policy FA1 “Strategic Policy for Western Area” – “The strategy for Western Area is to focus on its potential for employment and housing development, whilst protecting and enhancing existing areas of green space”.
- Policy SC1 “Overall Strategy for Managing Change in a Sustainable Way” – All development must meet sustainability objectives which includes specific reference to climate change, quality of the natural environment and supporting the diverse needs of the communities.
- Policy SC2 “Design and access statements” – Design and Access Statements should be submitted and explain how the criteria of policy SC1 will be met.
- Policy SC3 “Promoting Sustainable and Green Design” – All developments must be designed to incorporate appropriate climate change mitigation and enable a low carbon future .
- Policy SC4 “Working Towards Zero Carbon Development” - Developers are required to follow the hierarchical approach in achieving the energy and carbon dioxide emission requirements of the Building Regulations, for all new residential development. This currently means achieving Code 4 of the Code for Sustainable Homes.
- Policy SC7 “Flood Risk” – The Council will support development that avoids areas at risk of flooding and that do not increase the risks of flooding elsewhere.
- Policy H1 “Housing Density” – Residential developments should make the best use of land by achieving set densities as suggested in the Policy.
- Policy H2 “Housing Mix” – Planning permission will be granted for residential developments delivering a balanced mix of housing types and tenures.
- Policy H3 “Provision of Affordable Housing” – Affordable housing is to be provided on application sites of over 4 units or provide a financial contribution in lieu of on-site provision is the Council

determines that off-site provision can provide an equivalent or better housing solution.

- Policy CI1 “Infrastructure and Development Contributions” - Development contributions or the provision of off-site infrastructure will be sought if required to meet the infrastructure demands of the proposed development.
- Policy CI2 “Sports and Leisure Facilities” – Playing fields will be identified as part of the green infrastructure network and planning permission resulting in a reduction in the number of playing fields will only be granted where certain requirements are met, for example, existing facilities are surplus to requirements or the proposed development is necessary to meet an important national, regional or local need and alternative provision is made that enhanced, or is equivalent to, existing recreational facilities.
- Policy CI3 “Children’s Play Provision” – Housing environments are to be designed where children have space to play informally and safely.
- Policy T2 “Local Road Improvements” – The Council will safeguard land required for highway improvements, in particular, land required to implement highway improvements required as a result of the proposals in the Planning Strategy.
- Policy T3 “Sustainable Transport” – The Council will work with East Sussex County Council using the Local Transport Plan 3 policy framework and other partners to achieve a more sustainable transport future for Hastings.
- Policy T4 “Travel Plans” – Major development will be required to produce a travel plan and expected to contribute to improved transport infrastructure, particularly for pedestrians, cyclists and public transport.

Hastings Draft Development Management Plan Policies (2014)

- 5.8 The Draft Development Management Plan follows on from the work which has been undertaken in respect of the Planning Strategy. Once adopted this document will set out the Site Allocations and detailed Development Management Policies for the period to 2028.
- 5.9 The Council are at an advanced stage in the preparation of this document. It has been submitted to the Secretary of State and undergone an examination in public. As the Plan is at an advanced stage its policies can be taken into account when determining planning applications. The relevant policies contained within the Draft Development Management Plan are summarised below:

- Policy DM1 “Design Principles” – All proposals must meet a good standard of design taking into account; protecting and enhancing local character; good performance against sustainability standards; efficient use of land, and; consideration of visual impact.
- Policy DM3 “General Amenity” – It should be demonstrated that amenity has been incorporated into schemes. Proposals should:
 - use an appropriate scale, form height and mass;
 - provide adequate storage for waste;
 - provide a means of landscaping that considers security;
 - use considerate design solutions for spaces between dwellings;
 - put in arrangements for maintenance of amenity areas;
 - follow the guidelines for minimum internal floor areas;
 - provide appropriate levels of private amenity space.
- Policy DM4 “General Access” attention must be paid towards access to the site as well as within it. Parking must be provided in accordance with the latest East Sussex County Council SPG. A provision for non-car based modes should be clearly included.
- Policy HN9 “Green Infrastructure in New Development” – Where appropriate, the Council will require planning applications to include assessments of existing ecology that are completed by a suitably qualified professional.
- Site Reference FB1 “The Grove” – This Policy sets out an allocation for The Grove. It indicates that the site would provide a capacity for 240 dwellings with an assumed density of 30 dwellings per hectare.

National Planning Policy Framework (2012)

- 5.10 The NPPF sets out the Government’s national planning policies for England and is a material consideration to be taken into account when determining planning applications.
- 5.11 Paragraph 14 states that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework and should be seen as a golden thread running through both plan-making and decision-taking.
- 5.12 Core land-use planning principles are considered at paragraph 17. Here, the relevant comments state that planning should:

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it;
- encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.

5.13 Paragraph 56 explains that The Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

5.14 Paragraph 74 indicates that open space which includes playing fields should not be built upon unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreation provision.

6. Scheme Appraisal

6.1 Having set out in summary a description of the site along with the relevant planning policy and planning history it is considered that the main issues in terms of this planning application are as follows:

- The Principle of the Development
- Layout and Appearance
- Transport and Access
- Flooding and Drainage
- Archaeology
- Ecology
- Arboriculture
- Presumption in Favour of Sustainable Development
- Other Material Considerations

The Principle of the Development

6.2 The application is currently identified by the Draft Proposed Submission Development Management Plan as suitable for a development of up to 240 dwellings. This plan has yet to be adopted but underwent an Examination in Public at the end of 2014 and therefore can be offered significant weight in the making of planning decisions. The Development Management Plan has been drafted in order to meet the development needs of the Planning Strategy which was adopted by Hasting Borough Council in February 2014.

6.3 The development of this site for housing therefore makes a key contribution towards meeting the Council's housing targets set out by its Planning Strategy. Therefore, it is considered that this development is acceptable in principle, however, regard must also be had to the relevant development management plan policies and how this outline proposal would comply with them.

6.4 As stated above, draft Policy FB1 allocates the Grove for residential development and states in full.

"The Grove School is allocated for residential development (possible net capacity 240 dwellings). The Council expects development proposals for this site to:

- (i) Include affordable housing on site at 25% of the overall housing provision;*
- (ii) Include at least 2% of the total number of new homes as fully adapted dwellings for wheelchair users;*
- (iii) Include an Ecological Constraints and Opportunities Plan, including specific reference to the presence of the adjacent Ancient Woodland and Local Wildlife Site, and incorporate conservation and mitigation measures as recommended by the Plan as appropriate;*
- (iv) Provide an arboriculture plan that demonstrates how existing trees on site will be integrated into the development, or how compensation will be made for their loss;*
- (v) Include formal open space and green space within the site;*
- (vi) Include a Flood Risk Assessment and incorporate measures to address surface water flood risk such as Sustainable Drainage Systems;*
- (vii) Investigate the feasibility for district heating and/or Combined Heat and Power systems on site;*
- (viii) Contribute to the improvement of existing play facilities in the surrounding area;*
- (ix) Secure the retention or relocation of the Multi Use Games Area;*
- (x) Include walking and cycling links to improve local connectivity and to preserve the Public Right of Way at the north of the site;*
- (xi) Be supported by a Transport Assessment and Travel Plan. Proposals should indicate how the conclusions and recommendations of the Assessment have been incorporated; this is likely to include improved access to the site and to potentially include junction improvements on Harley Shute Road and/ or Crowhurst Road as advised by the Local Highways Authority;*
- (xii) Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes as advised by Southern Water."*

6.5 It is noted that this outline application seeks permission for up to 210 dwellings, this follows a detailed assessment of the site and consideration of a number of options. It was considered that, due to the level of trees to the

site boundaries and other environmental constraints 240 dwellings would be difficult to achieve. Therefore, 210 dwellings are being considered as a maximum for outline approval as this is considered to provide an appropriate density in line with the location and national requirement to make the best use of brownfield land, whilst retaining sufficient space for leisure, infrastructure and protection of local ecology and trees.

- 6.6 Each of Policies FB1 criteria are considered in turn below.
- 6.7 The outline scheme makes provision for 25% affordable housing, the Council have indicated their preference for a split of 70% social rented and 30% shared ownership tenure. The provision of affordable housing can be secured by a Section 106 agreement and is set out within Draft Heads of Terms submitted with this planning application. The provision of affordable housing is discussed further within the Affordable Housing Statement.
- 6.8 The outline application demonstrates a scheme where the proposed housing would all be built to Lifetime Homes standards. As such, the indicative scheme would be able to make provision for 2% of homes to be adapted to wheelchair users, this can also be secured by planning condition and is discussed further within the Affordable Housing Statement.
- 6.9 A Phase 1 Ecological Survey has been submitted with this planning application which indicates some opportunities to enhance the ecology of the site. This is discussed further below. It is considered that the appropriate time for submission of a full ecological enhancement plan would be with any detailed planning application for the layout and/or landscaping of the application site. The main opportunity for enhancing the ecology of the site is considered to be the area of woodland to the south west of the site and the site boundaries.
- 6.10 An Arboriculture Survey has been submitted with this planning application, as shown on the submitted indicative layout plan some trees would need to be removed in order to facilitate the development, predominantly trees to the north western and north eastern site boundaries and east of the existing access. However, there also represents an opportunity for additional tree planting within the development itself. A significant number of existing trees will be retained, as set out above these can be protected and enhanced with new tree and landscape planting.
- 6.11 The proposed development will replace the existing MUGA with a modern MUGA incorporating a 3G pitch. The indicative plan also shows four LEAP's providing formal play space of 1,600 m². The existing area of woodland in the sites south west corner will be retained, its use as an informal open space could be enhanced by provision of a raised nature trail which itself could link with the existing access to Dog Kennel Wood. This would greatly improve access to the countryside north of the site from the development site and surrounding area.

- 6.12 The proposed development will improve accessibility within the area by providing pedestrian access through Darwell Close to Crowhurst Road. The proposal will retain the existing access to Dog Kennel Woods. As described above, access through the site could be improved with a nature trail which is shown on the proposed indicative layout plans. These proposals would help to open up the wider countryside north of the application site to the existing wider residential area.
- 6.13 A Flood Risk Assessment including a drainage strategy has been submitted with this application, this is discussed further below under the separate heading 'Flood Risk and Drainage'.
- 6.14 At this stage it is considered too early in the design process to rule in or out the use of community heating or CHP systems. However other options such as ground or air source heat pumps should be considered combined with under floor heating systems when the detail design is developed. The illustrations shown in these proposals do not rule out any sustainable energy options and there are areas where photovoltaic provision, particularly for the flats may be attractive for communal spaces. With a lower emphasis on detached dwellings, these illustrations help to reduce the potential for heat loss through the building fabric and thus will assist the further development of energy saving options during the detailed design process.
- 6.15 A Transport Assessment has been submitted with this application, this is discussed further below under the separate heading 'Access and Transport'. It includes details for improvement works to the Harley Shute/Darwell Close Junction that can be secured by Section 106 Agreement.
- 6.16 Therefore, it is considered that this outline planning application complies wholly with Draft Policy FB1, whilst also recognising that there needs to be some flexibility in the application to enable the future site developer to address the more detailed aspects of the final scheme.

Layout and Appearance

- 6.17 The Design & Access Statement sets out the proposed design approach for this outline planning application. The approach has been informed by the Council's Design Brief for the site, as well as the sites environmental characteristics and the way in which it can be integrated with the surrounding area.

Layout

- 6.18 There will be over just over 2 hectares of improved and new formal and informal open space within the application site with the main recreational and amenity areas located as shown on the illustration plans. The Woodland is located to the western side of the application site central to the wider residential area and the change to housing will make this open space

accessible not only to the proposed dwellings but also existing residential dwellings in the area.

- 6.19 The open space, pedestrian and cycle links have been designed around an evaluation of the existing landscape of the site that incorporates the area of woodland to the south west and dense tree belt around the sites western and northern boundaries. The objective was to retain the existing landscape and the more important ecological habitats and to make use of these areas of informal open space whilst retaining and enhancing pedestrian access to Dog Kennels Wood and the surrounding SNCI. This is considered to represent a significant opportunity to increase public awareness and enjoyment of local ecology as well as encourage walking and cycling.
- 6.20 The layout has been designed around a traditional road pattern reflecting local characteristics whilst seeking to ensure the protection of existing and future occupiers privacy and a good standard of private amenity space. The houses are arranged to provide a minimum of 20 m between directly facing windows and gables are shown a minimum of 13 m from nearby facing windows (but usually significantly more than this). The indicative layout plan demonstrates that good distances (a minimum of approximately 30m) can be achieved between the rear elevations of proposed housing and the rear elevation of existing housing on Harley Shute Road.
- 6.21 The site boundaries in part already benefit from extensive boundary planting which can be supplemented with additional landscaping where appropriate.
- 6.22 The indicative layout demonstrates that it would be possible to achieve a residential development of up to 210 dwellings as drawn (with a further 10 dwellings possible by variation of the mix) whilst ensuring the protection of existing and proposed amenity, the provision of a good level of informal and formal play space whilst taking into account the environmental constraints of the site.

Height and Appearance

- 6.23 The building styles put forward as part of these outline proposals adopt a conventional approach to the design of dwellings comprising pitched roof shapes and brickwork and rendered elevations but with the addition of contemporary details. Indicative drawings propose a glass bay window form to be used throughout the development providing a sense of cohesion within the built form. As discussed above, this proposal is an outline application so this approach may change as the designs are challenged and re assessed in the detail design process by housing developers.
- 6.24 As with the prevailing character of the area the proposed dwellings will be predominantly 2 storey dwellings with some use of 2 ½ storey dwellings where appropriate, taking into account views into and out of the site and surrounding context. There is one block of flats shown in the north west

corner of the site that would be 3 storeys in height. This building has been rotated in the current illustrations adjacent to the pedestrian and cycle access on to Crowhurst Road in order to improve the sense of open space in this area and is shown with landscaping and a tree screen in the highway to screen this building from adjoining houses whilst improving the number of flats overlooking the access to provide inherent supervision and security at this point of access.

Housing Mix

- 6.25 The proposed indicative layout plan shows a housing mix of:
- 6 no 2 bedroom 3 person flats
 - 14 no 1 bedroom 2 person flats
 - 56 no 2 bedroom 4 person terraced houses
 - 74 no 3 bedroom 5 person detached, semi detached or terraced houses
 - 42 no 4 bedroom detached or semi detached houses
 - 6no 4 or 5 bedroom detached or semi detached see house type 4.
 - 12 no 3 bedroom 6 person, detached, or semi detached houses
- 6.26 The Council have broadly agreed to the market and affordable housing mix in their pre-application response of the 14th March 2014.
- 6.27 The affordable homes indicated on the indicative layout will be indistinguishable from market homes regardless of tenure. The homes are shown to Lifetime Homes standards with 5 (over 2%) of them fully adapted for wheelchair users.
- 6.28 The indicative layout plan demonstrates that the site can accommodate a wide variety of housing types at varying densities with an overall figure of 23 dwellings per hectare, or 28 dwellings per hectare within the developable area. This density is considered to be the optimal level at which to accommodate a residential scheme of 210 units taking into account the sites location, adjacent woodland, the character of surrounding urban form and residential layout, the natural features existing on the site and the national and local requirements to make the best use of previously developed land.
- 6.29 The planning application complies with the requirements of Hastings Planning Strategy Policies H2 and H3 and Local Plan Policy H6.
-

Flooding and Drainage

- 6.30 The Flood Risk Assessment submitted along with this planning application confirm that the site lies wholly within Flood Zone 1, i.e. a less than 1% annual probability of flooding.
- 6.31 The FRA confirms:
- “All surface water run-off from the proposed development will be attenuated to existing run off rates using underground storage facilities and by storage in sub-base layers to driveway and car park areas. The SuDS features will ensure no increase in flood water running off the site for storm events up to and including those with a return period of 1 in 100yrs, and with a 30% increase in rainfall to account for climate change. The increased site storage capacity to accommodate 1 in 100year + 30%CC storm provides betterment of the current situation (1 in 30year storm).”*
- 6.32 The submitted indicative drainage scheme confirms that the surface water solution can be implemented on site.

Access and Transport

- 6.33 The proposed development lies in a highly sustainable location. St Leonards itself benefits from a train station and a good range of shops and services. The site lies approximately 1.6 km north west of the centre of St Leonards and 3 km to the northwest of the centre of Hastings. A small parade of shops is located within easy walking distances of circa 600 m to the South of the site on Fernside Avenue, comprising a small supermarket, bakery and take-away restaurant. The nearest bus stops are located a short walk away on Crowhurst Road and Harley Shute Road. The nearest railway station to the site is West St Leonard’s located approximately 1.5 km to the south on the London – Tunbridge Wells – Hastings railway line.
- 6.34 In line with the ESCC parking standards calculator, the proposed development will provide 344 allocated car parking spaces and 132 visitor car parking spaces giving an overall provision of 476 car parking spaces. It is clear that this is sufficient to meet the level of parking demand that the proposed development will create. Cycle parking at the proposed development will also be in compliance with ESCC parking guidance. The majority of cycle parking at the proposed houses will be accommodated in private sheds and/or garages.
- 6.35 A Transport Assessment has been carried out in respect of the proposed development and is submitted alongside this application. The Assessment concludes that following the development the junctions in vicinity of the development will still be operating within capacity. Due to the level of comments raised in relation to the potential highway effects of the proposal a right turn lane improvement scheme has been put forward. The TA

indicates that this will held to reduce the (already within capacity) effects of the proposed development on the highway network.

Archaeology

- 6.36 This planning application has been submitted with an Archaeological Desk Based Assessment which sets out a preliminary review of the heritage potential of the site and its significance.
- 6.37 In consultation with the East Sussex County Council Archaeology team it was decided that a Level 1 survey of the school and a level 2 survey of the stables be undertaken as a mitigation measure prior to their demolition. This work has been carried out and the buildings have subsequently been demolished following approval from Hastings Borough Council.
- 6.38 In terms of the below ground remains there are likely to be large areas where the potential to find remains of any significance has been lessened due to the historic cut and fill exercises associated with levelling the land for use by the school. However, it is recommended that any geotechnical works should be subject to archaeological monitoring. Any such monitoring can be secured by condition.

Ecology

- 6.39 The application has been submitted with a Phase 1 Ecological Assessment which indicates that there is a moderate likelihood that the site supports populations of reptiles, and dormouse, whilst the trees to the site boundaries are likely to support bats and breeding birds. The habitats for dormouse and reptiles are focussed around the areas of woodland to the south west of the site which will not be developed. There is an opportunity to enhance these habitats with appropriate planting.
- 6.40 However, at the present time this is an outline application to establish the principle of residential development on the site with all matters concerning its detailed design reserved. Therefore, it is not considered that this is the appropriate stage to set out any detailed ecological enhancement proposals for the site. A detailed plan for the ecological enhancement of the site and its management should be submitted as part of any detailed planning application.

Arboriculture

- 6.41 An Arboriculture Survey has been submitted with this planning application, as shown by the indicative layout, the proposal would result in the removal of some Category A trees to the sites north east and west corners as well as directly adjacent the existing access.

6.42 However, it is our view that these trees do not have any significant amenity value on their own right being originally planned to relate to the school buildings. Furthermore, the percentage of trees removed to the number that will be retained and protected at the site boundaries combined with new tree planting is low i.e. as illustrated 166 trees are shown removed and 188 remain whilst a further 147 trees would be planted showing a total loss of 19 trees overall (5.3%). There is a 15 m buffer between built development and the Area of Ancient Woodland (Dog Kennel Wood) in compliance with National Planning Policy Guidance.

6.43 In order to provide a development which achieves the aim of making the best use of previously developed land, whilst seeking to achieve the aspirations of the Borough Council for the site, it is necessary that some Category A trees would need to be removed. It is considered that the proposed scheme would result in the removal of Category A trees with only a low public amenity value. The trees lost could be replaced with the planting of an equivalent number of trees, the type and location to be finally agreed as part of a detailed planning application for the landscape proposal. The type of tree illustrated by the proposed layout plan would provide some uniformity within the street scene whilst being similar to trees planted in one of the most attractive streets nearby.

Presumption in Favour of Sustainable Development

6.44 Paragraph 14 of the NPPF includes the presumption in favour of development that should be a golden thread running through both plan-making and decision making. It states that local planning authorities should provide for the development needs of their area and in terms of decision making this means approving development proposals that accord with the development plan without delay.

6.45 This planning application seeks outline approval for up to 210 dwellings in compliance with the Council's draft Planning Strategy Policy FB1.

6.46 Paragraph 6 indicates that the purpose of planning is to contribute towards the achievement of sustainable development. Paragraph 7 indicates that there are three dimensions of sustainable development being:

- **Economic** – contributing to building a strong, responsive economy by ensuring sufficient land of the right type is available in the right places
- **Social** – supporting strong and vibrant communities by providing the supply of housing required to meet the needs of present and future generations
- **Environmental** – contributing to, protecting and enhancing our natural, built and historic environment

6.47 The contribution that the scheme makes towards the three dimensions of sustainable is set out below:

Economic

6.48 The scheme will make a significant contribution to the economic well-being of the local area. The scheme will deliver substantial economic benefits for the local area including:

- Economic output from new development;
- Facilitate the provision of affordable homes for the community;
- Construction employment generated by the development;
- Additional spend by new residents in shops and local services;

6.49 Furthermore, Part 6 of the Localism Act was enacted on 16 January 2012 which requires local authorities to have regard to local finance considerations (so far as material to the application) as well as provisions of planning policy and other material considerations. The New Homes Bonus commenced in April 2011 will match fund the additional Council tax raised for new homes with an additional amount for affordable homes for the following six years. The New Homes Bonus is a material planning consideration with the local authority receiving a bonus as a result from facilitating development.

6.50 The proposed development is therefore consistent with the economic role of sustainable development.

Social

6.51 The proposals comprise the significant provision of up to 210 new dwellings to help meet the identified housing needs of Hastings and the need for new market and affordable housing in the local community. The scheme will make a substantial contribution to the NPPF requirement of:

‘providing the supply of housing required to meet the needs of the present and future generations’ and also ‘creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being’.

6.52 The proposed housing scheme will provide 25% affordable housing which will include a mixture of 70% affordable rent and 30% shared ownership in response to the specific needs of the local community.

6.53 The affordable flats and 2 and 3 bed houses provided within different areas of the site are indivisible from the market dwellings, again contributing to social cohesion. The provision of a range of market dwellings including flat

units and 2 and 3 bed houses will help young people in the local area onto the housing ladder.

6.54 As well as making a significant contribution to the immediate housing needs of the community, the proposal will also make infrastructure contributions that smaller piecemeal developments cannot. The outline proposals include:

- Replacement of existing MUGA within the site with a replacement modern MUGA incorporating 3G surface.
- Provision of 4 LEAP's within the site.
- Introduction of a nature trail.
- Improvements to the Darwell Close/Harley Shute Road Junction
- Contributions to local schools and infrastructure.

6.55 The site is within a sustainable location, close to nearby shops, services and sustainable transport modes.

Environmental

6.56 The chapter above and submitted technical reports address the environmental credentials of the site in greater detail although in summary the outline scheme is for the development of previously developed land. It is important that the best use of such sites are made in order to reduce the pressure to develop greenfield sites. The proposed outline scheme has considered existing environment and includes a wide range of mitigation and enhancement measures that help achieve a high quality sustainable proposal.

6.57 The ecological resource of the existing site is limited with some suitable habitat within the site that can support surrounding or nearby species. The scheme represents an opportunity to enhance the natural habitat of the site and incorporate a wide range of ecological improvements, particularly within the woodland to the sites south west corner and site boundaries.

6.58 The current landscape character of the site is limited and suitable design and mitigation will address the impacts of new development, as it will in relation to suitable flood risk, drainage the heritage resources. There are few noise impacts as a result of the development and the proposals have high sustainability credentials.

6.59 Overall, the scheme is fully compliant with paragraph 14 of the NPPF as it represents sustainable development that will deliver tangible economic, social and environmental benefits to the local area.

Other Material Considerations

Contamination

- 6.60 The SiteCheck Datasheet at Appendix A confirms that there is one tank within the application site boundary. The removal and remediation of any contaminants in relation to this tank can be secured by condition.

7. Conclusions

- 7.1 This Planning Statement is written on behalf of East Sussex County Council in support of an outline planning application for the erection of up to 210 dwellings (25% affordable) with associated open space, play areas, landscaping and access at the former Grove School, Darwell Close, St Leonards, TN38 9JP.
- 7.2 The application site; formerly the grounds of the Grove School & subsequently the Darwell Campus of the St Leonards Academy which, following the expansion of St. Leonard's Academy's central site, is now surplus to the County Council's educational requirements. The site has been identified for the development of up to 240 homes within the Draft Hastings Development Management Plan which recently underwent a Public Examination and subsequently is considered to be at a very advanced stage. The buildings which formed Grove School have now been demolished.
- 7.3 Paragraph 14 of the NPPF includes the presumption in favour of development that should be a golden thread running through both plan-making and decision making. It states that local planning authorities should provide for the development needs of their area and in terms of decision making this means approving development proposals that accord with the development plan without delay.
- 7.4 This application is made in accordance with draft Development Management Plan Policy FB1. The draft Development Management Plan has recently undergone a Examination in Public, Hastings Borough Council anticipate being able to adopt the Plan in Summer 2015. Therefore it is considered to be at a very advanced stage and can be appropriated significant weight in the making of planning decisions.
- 7.5 The proposal will make a substantial contribution to the Council's Objectively Assessed Housing Needs and help to deliver 53 affordable dwellings, significant financial contributions and other improvements to the highway infrastructure and local play space. The proposal will make the best use of previously developed land whilst limiting its impacts on the natural, built and historic environment.
- 7.6 Overall, the scheme is fully compliant with paragraph 14 of the NPPF as it represents sustainable development that will deliver tangible economic, social and environmental benefits to the local area. As the proposal is compliant with the Development Plan, in accordance with Paragraph 14 of the NPPF permission should be granted without delay.

Appendix A

Darwell Close, ST. LEONARDS-ON-SEA, TN38 9JP

Prepared for:

Mr P Dennis
Miller Bourne Partnership (The)
332 Kingsway
Hove
East Sussex
BN3 4QW

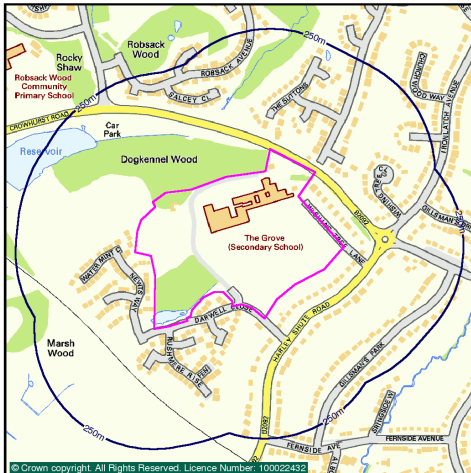
Report Reference: SCD_63301576_1_1

Report Date: 07-JAN-2015

Customer Reference: 4360

National Grid Reference: 578480 110420

Site Area: 94902 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	9
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	13
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	17
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	19
This section contains information which may be of use when interpreting the report.	
Useful Contacts	20
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Historical Land Use Potentially Contaminative Uses	Page No.	Reference Number (Map ID)
Historical Tanks And Energy Facilities		
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955 - 1966	10	1
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1955	10	1
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1986	10	2

Sensitivity Pathways	Page No.	Reference Number (Map ID)
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 46 East Sussex, Contact Ref: 1	15	-
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 46 East Sussex, Contact Ref: 1	15	-
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 46 East Sussex, Contact Ref: 1	15	-

Sensitivity Environmentally Sensitive Receptors	Page No.	Reference Number (Map ID)
Nearest Surface Water Feature		
Distance: 0m	16	3

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely, Contact Ref: 3	17	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	17	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	17	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	17	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	18	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	17	-



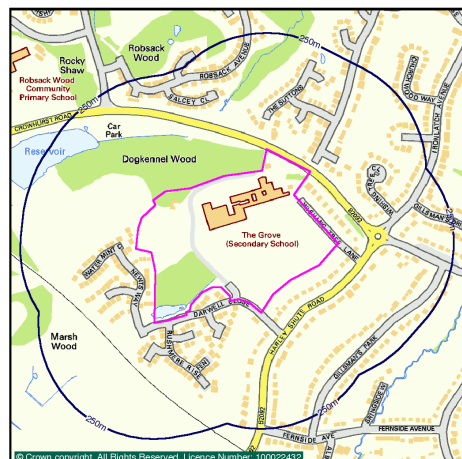
Site
Darwell Close, ST. LEONARDS-ON-SEA, TN38 9JP

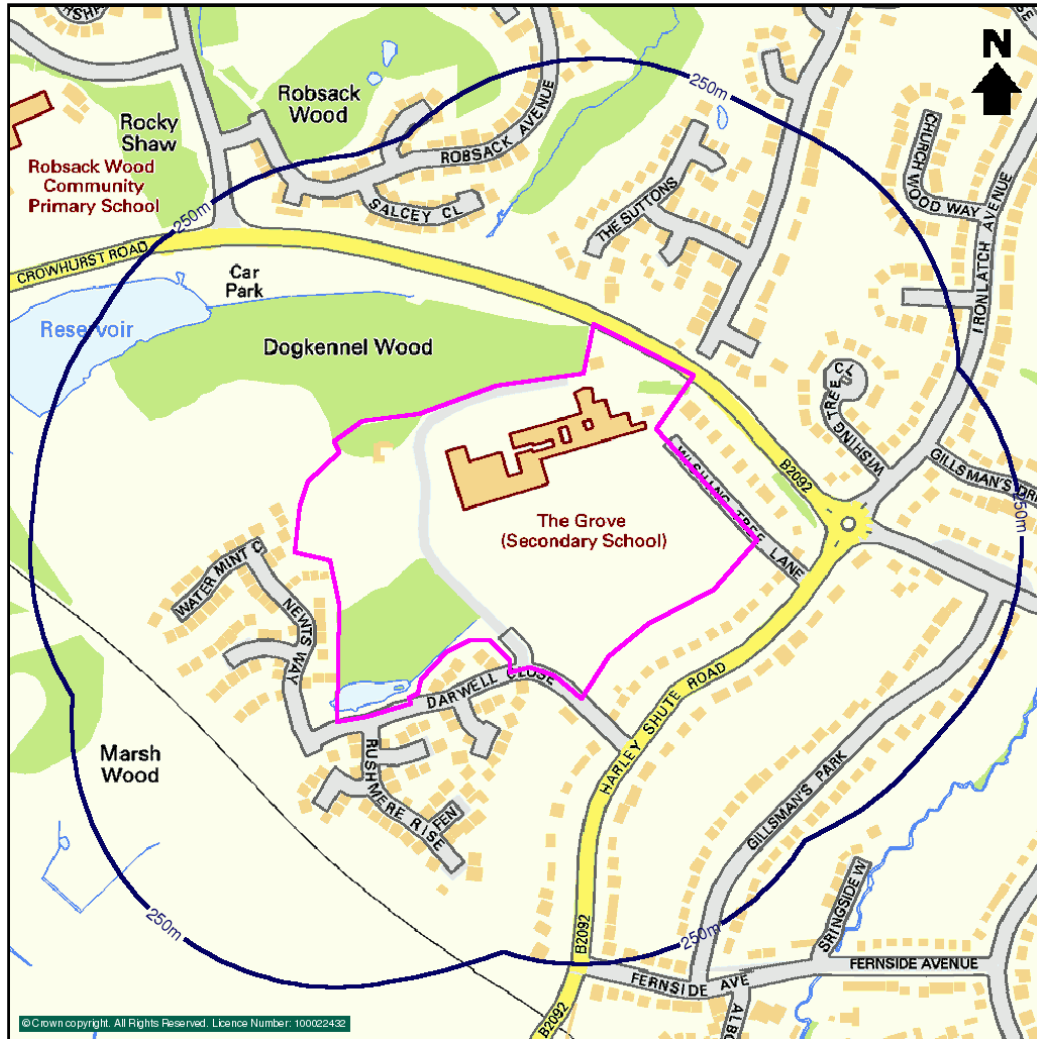
Grid Reference
578480, 110420

Report Reference
SCD_63301576_1_1

Customer Reference
4360

Size of Site
94902 m²





Site
Darwell Close, ST. LEONARDS-ON-SEA, TN38 9JP

Grid Reference
578480, 110420

Report Reference
SCD_63301576_1_1

Customer Reference
4360

Size of Site
94902 m²



Current Land Use	On Site	0-250m
Contaminants	0	3
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	1
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	1

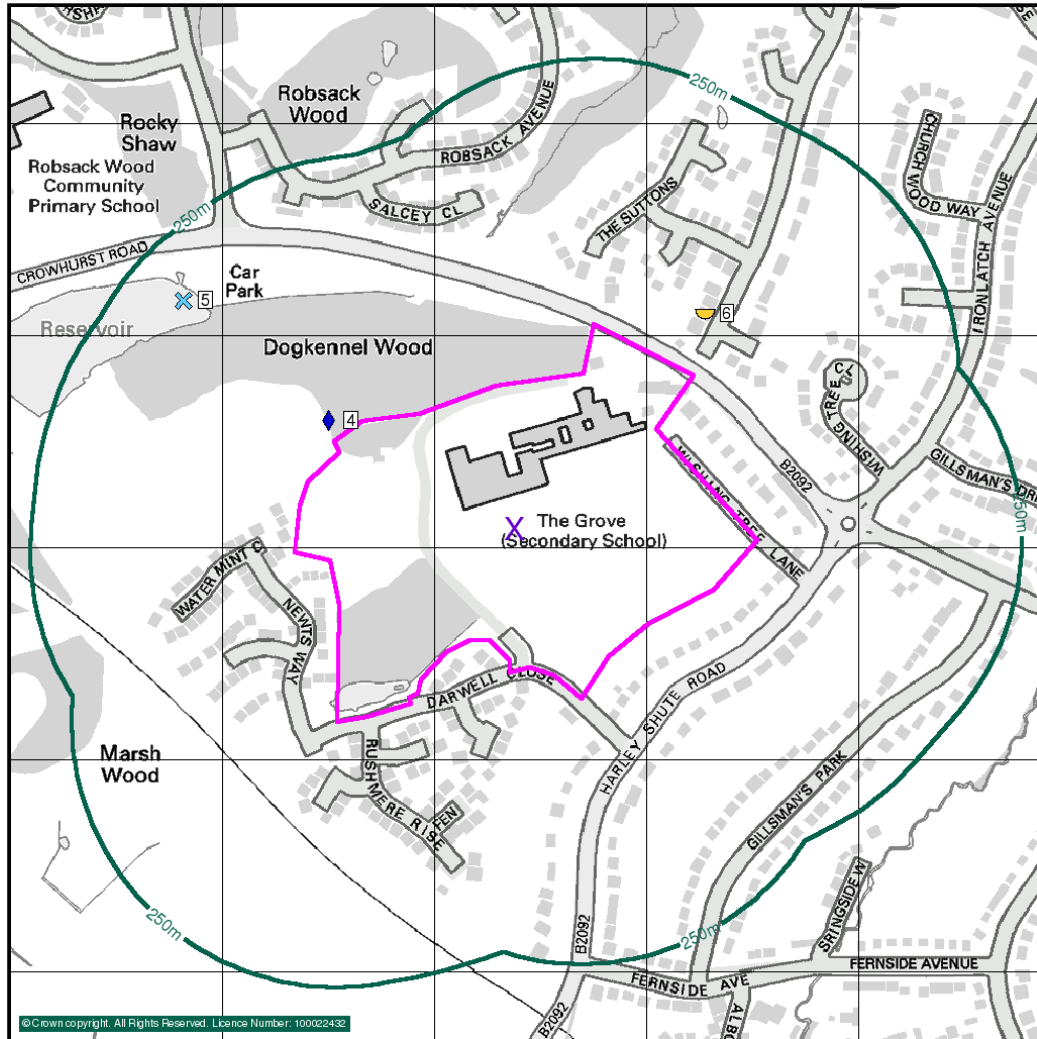
Current Land Use	On Site	0-250m
Contaminants	0	3
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	1
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

Historical Land Use	On Site	0-250m
Contaminants	3	16
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	3	7
Potentially Contaminative Industrial Uses (Past Land Use)	0	2
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	7

Sensitivity	On Site	0-250m
Pathways and Receptors	4	4
Pathways		
Groundwater Vulnerability	3	n/a
Drift Deposits	0	n/a
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	1
Flooding from Rivers or Sea without Defences	0	1
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0

Sensitivity	On Site	0-250m
Pathways and Receptors	4	4
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	1
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	1	0
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	1
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	0
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors	On Site	0-250m
Geological	9	7
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	0	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	1
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	1
Potential for Ground Dissolution Stability Hazards	1	1
Potential for Landslide Ground Stability Hazards	1	1
Potential for Running Sand Ground Stability Hazards	1	1
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1
Non Coal Mining Areas of Great Britain	1	1



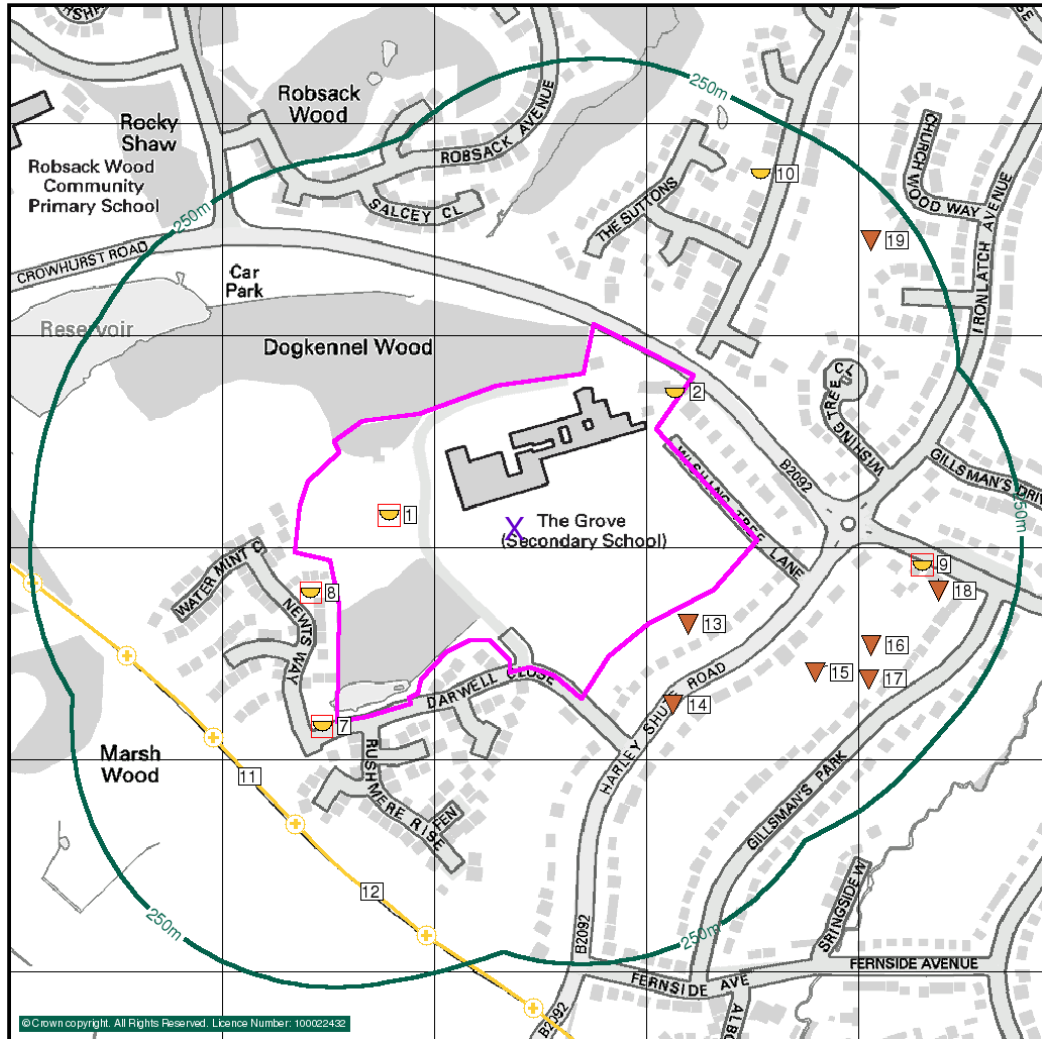
General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<ul style="list-style-type: none"> Site Boundary Search Buffer Bearing Reference Point Reference Number 	<ul style="list-style-type: none"> BGS Recorded Landfill Site Licensed Waste Management Facilities (Landfill) Local Authority Recorded Landfill Site Registered Waste Transfer Site Registered Waste Treatment or Disposal Site Registered Landfill Site 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Enforcement Planning Hazardous Substance Enforcement Prosecution Relating to Authorised Processes Enforcement and Prohibition Notice Substantiated Pollution Incident Register Prosecution Relating to Controlled Waters 	<ul style="list-style-type: none"> COMAH Planning Hazardous Substance Consent Explosive Site NHHS Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents Discharge Consent Water Industry Act Referral
<ul style="list-style-type: none"> Miscellaneous BGS Recorded Mineral Site Potentially Contaminative Use 	<ul style="list-style-type: none"> Local Authority Recorded Landfill Site Registered Waste Treatment or Disposal Site Registered Landfill Site Point Location of Registered Landfill Site 	<ul style="list-style-type: none"> BGS Recorded Landfill Site (Point) Licensed Waste Management Facilities (Location) Local Authority Recorded Landfill Site (Point) Registered Waste Transfer Site (Point) Registered Waste Treatment or Disposal Site (Point) Registered Landfill Site (Point) Potential Landfill Buffer 	<ul style="list-style-type: none"> Industrial Processes Integrated Pollution Control Integrated Pollution Prevention Control Local Authority Integrated Pollution Prevention and Control 	<ul style="list-style-type: none"> Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents Water Industry Act Referral

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: East Sussex County Council, - Has supplied landfill data, Contact Ref: 5	-	On Site	N
Name: Hastings Borough Council, - Has supplied landfill data, Contact Ref: 4	-	On Site	N

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
The Education Officer, New Churchwood Primary School, Hollington, Hastings, East Sussex, Surface Water Discharge, Reference: N02059, Version: 1, Status: Lapsed (under Environment Act 1995, Schedule 23), Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	4	0-250m	NW

Contraventions	Ref No.	Search Buffer	Direction
Substantiated Pollution Incident Register			
Authority: Environment Agency - South East Region, Solent & South Downs Area, Incident Date: 30th May 2011, Incident Reference: 889278, Water Impact: Category 2 - Significant Incident, Air Impact: Category 4 - No Impact, Land Impact: Category 4 - No Impact, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1 Pollutant: Microbiological,	5	0-250m	NW

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
R Harding, 242, Wishing Tree Road, St. Leonards-on-Sea, East Sussex, TN38 9LA, Caravans - Servicing & Repairs, Status: Inactive, Positional Accuracy: Automatically positioned to the address	6	0-250m	NE



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955 - 1966	1	On Site	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1955	1	On Site	W
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1986	2	On Site	NE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1966	7	0-250m	SW
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1955	7	0-250m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955 - 1966	8	0-250m	W
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1955	8	0-250m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1955	9	0-250m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1955	9	0-250m	E
Gas Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1986	10	0-250m	NE
Potentially Contaminative Industrial Uses (Past Land Use)			
Railways, Date of Mapping: 1878 - 1987	11	0-250m	SW
Railways, Date of Mapping: 1878 - 1987	12	0-250m	S

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900	13	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900	14	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	15	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	16	0-250m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1910	17	0-250m	SE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900	18	0-250m	E

Contaminants Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1900	19	0-250m	NE

Map Details

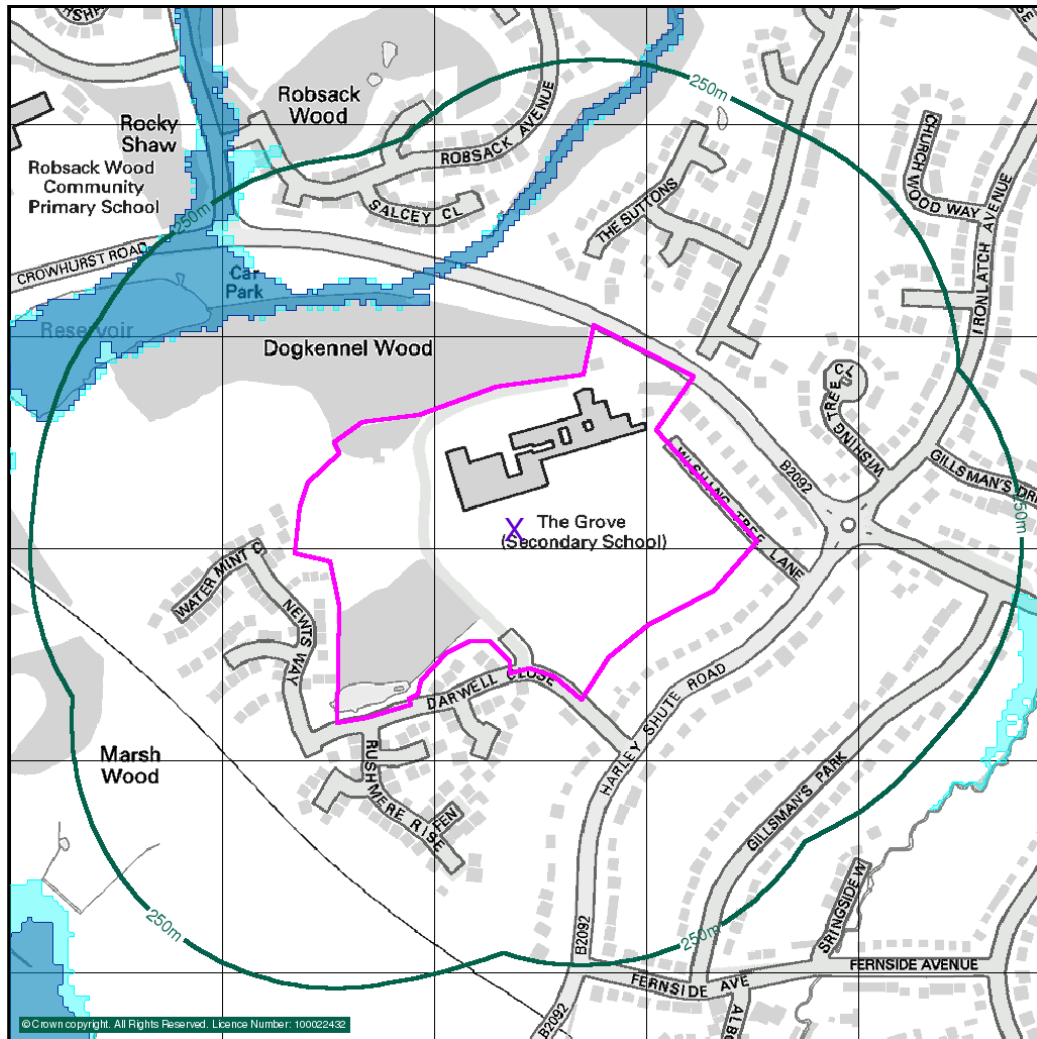
The following maps have been analysed for Historical Tanks and Energy Facilities

1:1,250	Mapsheet	Published
Ordnance Survey Plan	TQ7810NE	1955
Ordnance Survey Plan	TQ7810NW	1955
Ordnance Survey Plan	TQ7810SE	1955
Ordnance Survey Plan	TQ7810SW	1955
Ordnance Survey Plan	TQ7810NE	1965
Ordnance Survey Plan	TQ7810SE	1965
Ordnance Survey Plan	TQ7810SE	1972
Ordnance Survey Plan	TQ7810NE	1986
1:2,500	Mapsheet	Published
Ordnance Survey Plan	TQ7810	1955
Ordnance Survey Plan	TQ7810	1966

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TQ71SE	1987
1:10,560	Mapsheet	Published
Sussex	058_00	1878
Sussex	058_SW	1900
Sussex	058_SW	1910
Sussex	058_SW	1938
Ordnance Survey Plan	TQ71SE	1962

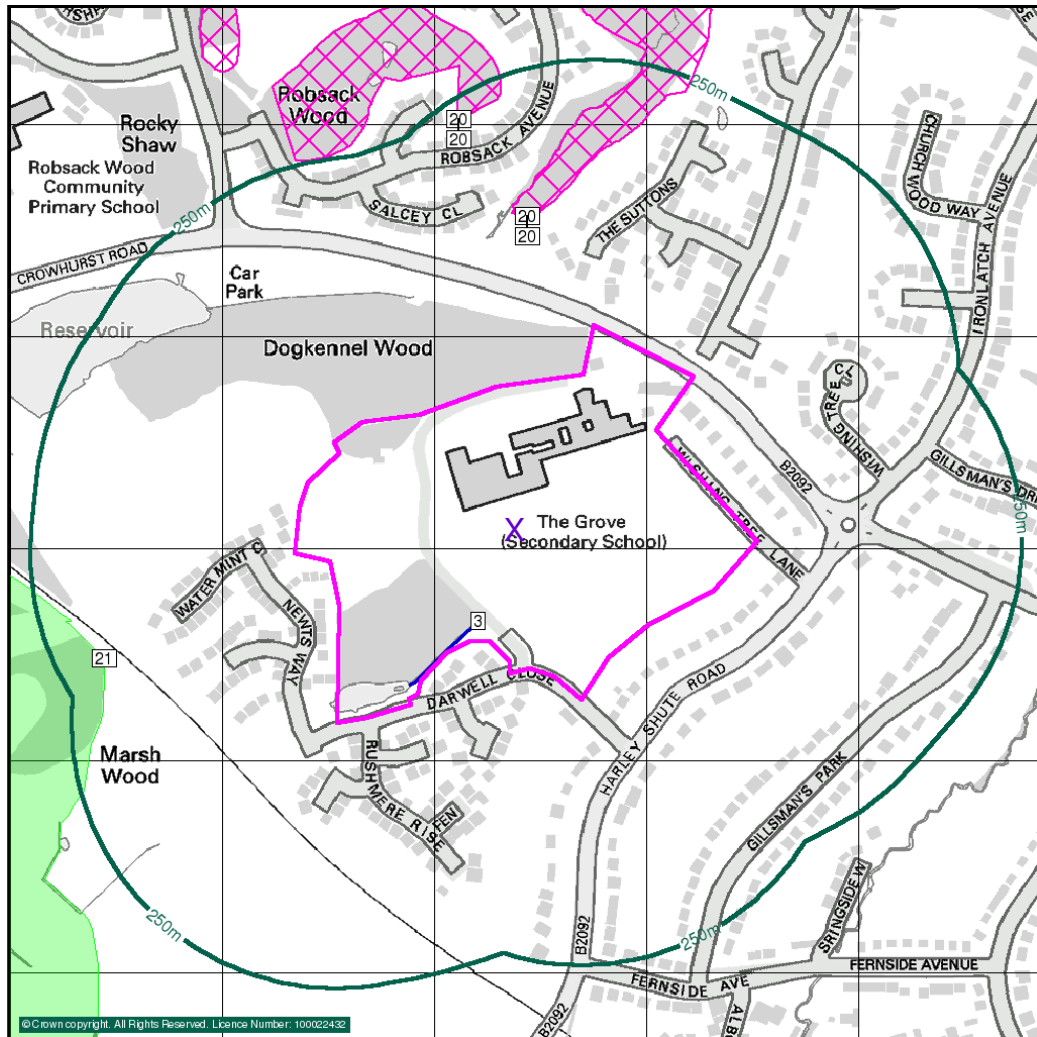
Flood Map



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General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Search Buffer	Flood Water Storage Areas		
Bearing Reference Point	Flood Defences		
Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Forest Park
Bearing Reference Point	Local Nature Reserve	National Park
Reference Number	Marine Nature Reserve	National Scenic Area
	National Nature Reserve	
	Ramsar Site	
	Special Area of Conservation	
	Special Protection Area	
	Nearest Surface Water Feature	
	Water Abstractions	

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 46 East Sussex, Contact Ref: 1	-	On Site	NW
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 46 East Sussex, Contact Ref: 1	-	On Site	E
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 46 East Sussex, Contact Ref: 1	-	On Site	N
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	0-250m	N
Flooding from Rivers or Sea without Defences			
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 1	-	0-250m	N
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Pathways and Receptors	Ref No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
Local Nature Reserves			
Church Wood & Robsack Wood, Dated: 28th March 2012, Area: 296762.11(m2), Contact Ref: 2	20	0-250m	N
Nearest Surface Water Feature			
Distance: 0m	3	On Site	S
Sites of Special Scientific Interest			
Combe Haven, Total Area: 1530056.59(m2), Reference: 1001853, Contact Ref: 2	21	0-250m	W

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely Contact Ref: 3	On Site	SW
Hazard Potential: Highly Unlikely Contact Ref: 3	0-250m	N
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	N
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	N
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 3	On Site	N
Hazard Potential: Very Low Contact Ref: 3	0-250m	S
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	N
Hazard Potential: Moderate, Contact Ref: 3	0-250m	N
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	N
Hazard Potential: No Hazard, Contact Ref: 3	0-250m	S
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	On Site	SW
Hazard Potential: Moderate, Contact Ref: 3	0-250m	NW
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 3	On Site	N
Hazard Potential: Very Low Contact Ref: 3	0-250m	N

Other Factors	Search Buffer	Direction
Geological		
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Low Contact Ref: 3	On Site	SW
Hazard Potential: Low Contact Ref: 3	0-250m	N

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

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The Sitecheck Data User guide is available free of charge from our website www.sitecheck.co.uk

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Telephone 08708 506 506

enquiries@environment-agency.gov.uk

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2 Natural England

Suite D
Unex House
Bourges Boulevard
Peterborough
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Telephone 0845 600 3078

enquiries@naturalengland.org.uk
www.naturalengland.org.uk

3 British Geological Survey Enquiry Service

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Fax 0115 936 3276

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Telephone 01273 481000

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Search Code



COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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<http://www.landmarkinfo.co.uk/Terms/Show/515>