

ROTHER DISTRICT COUNCIL

FULL COUNCIL 4 MARCH 2019

APPLICATION NO: RR/2017/1705/P BEXHILL

Spindlewood Drive – land off

Outline: Residential development for circa 160 dwellings with all matters other than access reserved.

Additional matters for reporting

Further Comments

Following the submission of SPINDAG's 'Green Information Pack' to the local planning authority (LPA) following the Planning Committee meeting the relevant content has been referred to Highways England and Natural England for comment with regard to the impact of the proposal on the A259 Barnhorn Road and the lawfulness of the LPA's Appropriate Assessment undertaken under the Habitat Regulations.

Highways England has confirmed in an email dated 20 February to SPINDAG and copied to the LPA that its comments (objections) made in connection with the Submission DaSA do not contradict or supersede those previously made in connection with the application. In the email it is stated; "As you know Spindlewood Drive has taken account of its own impacts along with that already committed at that time but we now need to go beyond this and understand what the implications of other sites coming forward may have on the road network. So whilst we are content with the Spindlewood Drive proposals we are not content with anything further until robustly demonstrated otherwise.." (underlining is officer emphasis)

The Council's Planning Strategy team continue to work with Highways England to resolve the wider traffic implications on the network from other relevant sites coming forward in the DaSA.

Natural England in an email to the LPA dated 27 February has confirmed that it considers the Council's approach to the Appropriate Assessment to be lawful and consistent with the approach taken elsewhere.

The applicant has responded to the pack separately.

Amendments to the National Planning Policy Framework (NPPF)

Following Planning Committee, on 19 February, amendments to the National Planning Policy Framework (NPPF) were published. These relate to 1) housing delivery and 2) sites that are the subject to an Appropriate Assessment under the Habitat Regulations. Officers do not consider that the amendments have a bearing on the recommendations of the report.