

## Planning Committee

- Date and Time - **Thursday 15 July 2021**  
**9:30am – 1:00pm and 2:00pm until close of business**  
(At the discretion of the Chairman, the timing of lunch may be varied)
- Venue - **Council Chamber, Town Hall, Bexhill-on-Sea**
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### **Councillors appointed to the Committee:**

J. Vine-Hall (Chairman), S.M. Prochak, MBE (Vice-Chairman), Mrs M.L. Barnes, G.C. Curtis, B.J. Drayson (ex-officio), S.J. Errington, A.E. Ganly, P.J. Gray, K.M. Harmer, J.M. Johnson, L.M. Langlands, C.A. Madeley, A.S. Mier, Rev H.J. Norton and G.F. Stevens.

**Substitute Members:** J. Barnes, R.B. Thomas and H.L. Timpe.

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## AGENDA

### 1. **MINUTES**

To authorise the Chairman to sign the minutes of the meeting of the Planning Committee held on the 20 May 2021 as a correct record of the proceedings.

### 2. **APOLOGIES FOR ABSENCE AND SUBSTITUTES**

### 3. **ADDITIONAL AGENDA ITEMS**

To consider such other items as the Chairman decides are urgent and due notice of which has been given to the Head of Paid Service by 12 noon on the day preceding the meeting.

### 4. **WITHDRAWN APPLICATIONS**

The Head of Service Strategy and Planning to advise Members of those planning applications on the agenda which have been withdrawn.

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**NOTE: Representations on any items on the Agenda must be received in writing by 9:00am on the Monday preceding the meeting.**

**All Planning Committee meetings are recorded.**

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**Tel: 01424 787811**

**Rother District Council aspiring to deliver...  
an Efficient, Flexible and Effective Council, Sustainable Economic Prosperity,  
Stronger, Safer Communities and a Quality Physical Environment**

**5. DISCLOSURE OF INTEREST**

To receive any disclosure by Members of personal and disclosable pecuniary interests in matters on the agenda, the nature of any interest and whether the Member regards the personal interest as prejudicial under the terms of the Code of Conduct. Members are reminded of the need to repeat their declaration immediately prior to the commencement of the item in question.

**6. PLANNING APPLICATIONS - INDEX (Pages 1 - 2)**

**7. RR/2021/109/P - VALENCIA, STATION ROAD, NORTHIAM (Pages 3 - 18)**

**8. RR/2021/748/P - 5 SOUTHCOURT AVENUE, BEXHILL (Pages 19 - 24)**

**9. UNDETERMINED MAJOR PLANNING APPLICATIONS (Pages 25 - 28)**

**10. PLANNING STATISTICS FOR THE QUARTER JANUARY - MARCH 2021 (INCLUDING SUMMARY OF PLANNING STATISTICS FOR 2020/2021) (Pages 29 - 38)**

**11. APPEALS (Pages 39 - 44)**

**12. PUBLICATION OF HOUSING DELIVERY TEST ACTION PLAN - 2020 MEASUREMENT (Pages 45 - 78)**

**13. TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**

Tuesday 10 August 2021 at 8:30am departing from the Town Hall, Bexhill.

Malcolm Johnston  
Chief Executive

Agenda Despatch Date: 7 July 2021

**NOTE:**

Observers are kindly requested to watch the meeting live, via the YouTube broadcast and NOT attend the Town Hall in person, unless it is absolutely necessary or you have registered to speak. All observers present will be required to adhere to social distancing guidelines and wear a face covering at all times.

<https://rother.moderngov.co.uk/ieListDocuments.aspx?CId=135&MId=623&Ver=4>

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NOTE: Representations on any items on the Agenda must be received in writing by 9:00am on the Monday preceding the meeting.

Enquiries – please ask for Julie Hollands (Tel: 01424 787811)  
For details of the Council, its elected representatives and meetings, visit the Rother District Council website [www.rother.gov.uk](http://www.rother.gov.uk)

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## Rother District Council

Report to	-	Planning Committee
Date	-	15 July 2021
Report of the	-	Head of Strategy and Planning
Subject	-	Planning Applications – Index

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**Head of Service: Tim Hickling**

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### Planning Committee Procedures

#### Background Papers

These are planning applications, forms and plans as presented in the agenda, pertinent correspondence between the applicant, agents, consultees and other representatives in respect of the application, previous planning applications and correspondence where relevant, reports to Committee, decision notices and appeal decisions which are specifically referred to in the reports. Planning applications can be viewed on the planning website <http://www.rother.gov.uk/planning>

#### Planning Committee Reports

If you are viewing the electronic copy of the Planning Applications report to Planning Committee then you can access individual reported applications by clicking on the link ([View application/correspondence](#)) at the end of each report.

#### Consultations

Relevant statutory and non-statutory consultation replies that have been received after the report has been printed and before the Committee meeting will normally be reported orally in a summary form.

#### Late Representations

Unless representations relate to an item which is still subject to further consultation (and appears on the agenda as a matter to be delegated subject to the expiry of the consultation period) any further representations in respect of planning applications on the Planning Committee agenda must be received by the Head of Service Strategy and Planning in writing by 9am on the Monday before the meeting at the latest. Any representation received after this time cannot be considered.

#### Delegated Applications

In certain circumstances the Planning Committee will indicate that it is only prepared to grant/refuse planning permission if/unless certain amendments to a proposal are undertaken or the application is subject to the completion of outstanding or further consultations. In these circumstances the Head of Service Strategy and Planning can be delegated the authority to issue the decision of the Planning Committee once the requirements of the Committee has been satisfactorily complied with. A delegated decision does not mean that planning permission or refusal will automatically be issued. If there are consultation objections, difficulties, or negotiations which cannot be satisfactorily concluded, then the application will be reported back to the Planning Committee. This delegation also allows the Head of Service Strategy and Planning to negotiate and amend applications, conditions, reasons for refusal and notes commensurate with the instructions of the Committee.

Applications requiring the applicant entering into an obligation under section 106 of the Town & Country Planning Act 1990 (as amended) are also delegated.

**Order of Presentation**

The report on planning applications is presented in the following order as shown below:

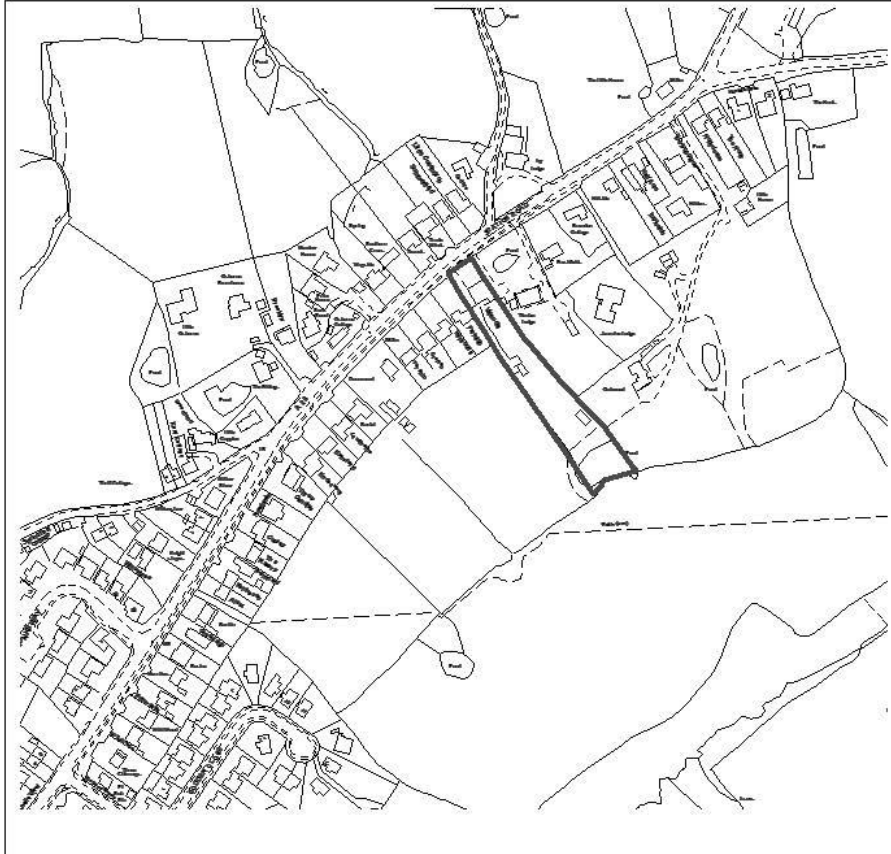
Agenda Item	Reference	Parish	Site Address	Page No.
7	<a href="#">RR/2021/109/P</a>	NORTHIAM	Valencia Station Road Northiam TN31 6QL	3
8	<a href="#">RR/2021/748/P</a>	BEXHILL	5 Southcourt Avenue Bexhill TN39 3AR	19

SITE PLAN

NORTHIAM

RR/2021/109/P

Valencia, Station Road



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NOT TO SCALE

## Rother District Council

Report to - Planning Committee  
Date - 15 July 2021  
Report of the - Head of Strategy and Planning  
Subject - Application RR/2021/109/P  
Address - Valencia, Station Road,  
NORTHIAM  
Proposal - Retention of existing two storey dwelling. Demolish structures in rear garden area. Erection of 4 No. semi-detached dwellings and 1 No. detached dwelling served by existing access.

[View application/correspondence](#)

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**RECOMMENDATION:** It be **RESOLVED** to **REFUSE (FULL PLANNING)**

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**Head of Service: Tim Hickling**

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**Applicant:** Mr. & Mrs. Roberts  
**Agent:** Mr. R. Sonnex  
**Case Officer:** Ms. Clare Gibbons  
(Email: [clare.gibbons@rother.gov.uk](mailto:clare.gibbons@rother.gov.uk))  
**Parish:** Northiam  
**Ward Member(s):** Councillors A.E. Ganly and M. Mooney

**Reason for Committee consideration: Member referral: Councillor Mooney**  
*"In view of the overwhelming responses and additional information provided by the Applicant in response to East Sussex Highways comments of the providing of a shared driveway and Bicycle Shed being implemented."*

**Statutory 8 week date: 26 April 2021**

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This application is included in the Committee site inspection list.

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### 1.0 SUMMARY

- 1.1 This application seeks planning permission for the redevelopment of the back garden of the chalet bungalow known as 'Valencia' to provide four semi-detached houses and a detached house along with car parking, a turning head and access road.
- 1.2 The site predominantly falls within the development boundary for Northiam, where there is a presumption in favour of residential development subject to other planning policies. That said, the proposal would represent an uncharacteristic redevelopment within the area and wider Area of Outstanding

Natural Beauty (AONB) as it results in the loss of the rear garden (containing a number of trees) and a cramped layout that would have an adverse impact on the amenity of future occupiers of the development and existing neighbouring occupiers. Affordable housing is not proposed which would be expected of a site of this size.

1.3 It is recognised that the proposal would provide five family units but this benefit would not be outweighed by the demonstrable harm that is contrary to adopted planning policies and the National Planning Policy Framework when considered as a whole. Accordingly, the application is recommended for refusal.

#### 1.4 PROPOSAL DETAILS

PROVISION	
No of houses	5
CIL (approx.)	£73,000
New Homes Bonus (approx.)	£33,420

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## 2.0 SITE

2.1 The application site comprises an extended detached chalet bungalow ('Valencia') on the south side of Station Road (A28). There is car parking in front of the house with a driveway along the south-west boundary providing access to ancillary residential buildings in the back garden.

2.2 Valencia is located at the northern end of Northiam, which is characterised predominantly by bungalows and two-storey houses, of varying architectural styles and ages, set in generous sized plots. The back garden of the application property is substantial and extends beyond that of neighbouring properties to beyond the development boundary. The south west boundary is shared with Farleigh and then a number of rear gardens belonging to the recently constructed houses in Donsmead Close. The north-east boundary is shared with the properties and rear gardens of:

- Timber Lodge (this site has been cleared and has been the subject of planning applications for residential redevelopment, including a current application seeking permission for a replacement dwelling (RR/2021/478/P));
- Eva Lodge in Illex Close (a recently constructed detached two storey dwelling); and
- Haven (formerly known as Oakwood, Station Road) (a two-storey detached house accessed by a private access road).

2.3 Most of the proposed development falls within the Northiam development boundary, however, the development boundary does bisect the site at the rear beyond which garden area is proposed. It also lies within the High Weald AONB.

### **3.0 PROPOSAL**

- 3.1 Planning permission is sought of the construction of 4 No. semi-detached houses (plots 1, 2, 3 and 4) and 1 No. detached dwelling (Potton Home) in the rear garden of the retained existing house 'Valencia'.
- 3.2 The proposed two-storey semi-detached houses would have a traditional appearance with hipped barn end roofs with clay roof tiles, clay tile hanging to the first-floor elevations and stock brickwork to the ground floor elevations. Double glazed windows are proposed throughout with French doors from the kitchen/diner. On the ground floor, there would be a living room, kitchen/diner and WC with three bedrooms and bathroom on the first floor.
- 3.3 The proposed detached house would be in the style of a chalet bungalow with the first-floor accommodation served by two dormer windows on both the front and rear elevations along with a window in the front gable end. The main house would have single storey additions to the side and rear with a detached hipped end garage. On the ground floor, there would be a lounge, family room, sunroom, kitchen, utility room and study with three bedroom (one with an en-suite) and bathroom.
- 3.4 The proposed houses would use the existing access into the site with an internal access road that would run parallel to the south west boundary of the site. Plots 1, 2 and 3 would have three car parking spaces and plot 4 would have four car parking spaces. Potton Home would have two spaces in a detached garage with a turning circle in front of the property for the whole development. Visitor parking would be provided adjacent to the access and to the rear of the retained property 'Valencia'. Four car parking spaces would be provided in the front garden of 'Valencia' for that house.
- 3.5 The submitted application form indicates that one of the proposed houses would be 'self-build'. Whilst the submitted Community Infrastructure Levy form indicates that the proposed detached house would be self-build by the Applicant, two of the semi-detached houses would be self-build and the other semi-detached houses would be market housing.
- 3.6 A Design and Access Statement, Planning Statement and Tree Survey have been submitted in support of this application.
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### **4.0 HISTORY**

- 4.1 RR/2020/1011/P Retention of existing two storey dwelling with proposed new driveway. Demolish structures in rear garden area. Erection of 4 No. semi-detached dwellings and 1 No. detached dwelling served by existing access – Withdrawn.
- 4.2 RR/2007/3547/P Proposed roof alterations to provide accommodation including dormer window and Juliet balcony – Approved with conditions.
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## 5.0 POLICIES

5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:

- PC1: Presumption in favour of Sustainable Development
- OSS1: Overall Spatial Development Strategy
- OSS2: Use of Development Boundaries
- OSS3: Location of Development
- OSS4: General Development Considerations
- RA1: Villages
- SRM1: Towards a Low Carbon Future
- SRM2: Water Supply and Wastewater Management
- CO6: Community Safety
- LHN1: Achieving Mixed and Balanced Communities
- EN1: Landscape Stewardship
- EN3: Design Quality
- EN7: Flood Risk and Development
- TR3: Access and New Development
- TR4: Car Parking

5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:

- DRM1: Water Efficiency
- DRM2: Renewable Energy Developments
- DGH3: Residential Internal Space Standards
- DHG4: Accessible and Adaptable Homes
- DHG7: External Residential Areas
- DHG11: Boundary Treatments
- DHG12: Access and Drives
- DEN1: Maintaining Landscape Character
- DEN2: The High Weald AONB
- DEN4: Biodiversity and Green Space
- DEN5: Sustainable Drainage
- DIM2: Development Boundaries

5.3 The following objectives of the adopted High Weald AONB Management Plan 2019-2024 are relevant to the proposal:

Objective S2: To protect the historic pattern and character of settlement

Objective S3: To enhance the architectural quality of the High Weald and ensure development reflects the character of the high Weald in its scale, layout and design

5.4 The National Planning Policy Framework with particular regard to the AONB (paragraph 172), Planning Policy Guidance and the High Weald Housing Design Guide are also material considerations.

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## 6.0 CONSULTATIONS

6.1 [Highways England](#) – **NO COMMENT**

6.1.1 Given the nature of the proposals and the distance to the A21 and A259 trunk roads, this proposal will not have a noticeable impact upon the Strategic Road Network.

6.2 Local Highway Authority – **OBJECTION to proposal as initially submitted.**

6.2.1 The County Highways Authority raised their objection on the following basis: *‘The development includes the provision of an additional vehicular access introducing further hazard points on the A28 created by the additional slowing, stopping, turning and reversing traffic at this point and would therefore be contrary to para 109 of the National Planning Policy Framework’*. Since then a revised plan has been submitted that no longer proposes an additional vehicular access.

6.2.2 The local highway authority also raised a number of issues that can be summarised as follows:

Trip generation: This proposal would lead to a significant increase in trips at the site with 25 trips per day.

Accessibility: The site is located approximately 110m to the west of Coppards Lane bus stop served by 313 which allows travel to and from Peasmarsh, Rye and Rye Harbour.

Access & Visibility: The access proposed to the new dwellings would be wide whilst a new access would be provided to serve the new dwelling. Concern is expressed that an additional access in close proximity to the existing access would introduce further ‘hazard points’ on the A28. So it is suggested that the existing access also serves the existing dwelling. Sufficient visibility can be achieved in both directions at the site access. Revised plans have been submitted in line with this suggestion.

Parking & Turning: The East Sussex County Council parking calculator recommends a minimum of 12 parking spaces in total must be provided on-site with provision for visitors. Tandem parking is shown, which is not suitable but there is sufficient space on site for the requisite provision to be provided. Provision should be made for cycle parking facilities. Sufficient turning provision must be provided on-site to allow vehicles to enter and exit the site in a forward gear. A turning head is provided at the end of the site and sufficient turning space can be provided on-site.

6.3 RDC Waste & Recycling – **NO OBJECTION**

6.3.1 Planning Notice

6.3.2 16 representations and one letter of objection have been received. The concerns raised are summarised as follows:

Character/design

- Consider the proposal to be ‘garden grabbing’ contrary to the National Planning Policy Framework and considered to be a precedent.
- Contrary to High Weald Design Guide DG10 ‘the overdevelopment of a site will prevent a multi-layered planting strategy’ and garden less than 10m deep contrary to Policy DHG3.

- Impact on the character of the area and AONB.
- Overdevelopment of the site and over intensification of back garden.
- Plans submitted relating to the 4 No. semi-detached dwellings only show one dwelling and are of a simple design. A plan should be provided to show the 4 No. semi-detached houses in relation to the context of the surrounding area.
- No details have been provided of the topography of the site but the application site is higher than the neighbouring property in Ilex Close. This would mean that plots 1 and 2 would result in overlooking into neighbouring garden and habitable rooms of the building proposed for the neighbouring site. Limited information has been provided on the design and setting of the semi-detached properties.
- Lack of details about the maintenance of boundary fences.
- Lack of detail about proposed cycle parking.
- Loss of trees.

#### Impact on neighbours

- Would overlook habitable rooms and gardens in neighbouring properties.
- Windows have been added to the main property 'Valencia' which overlook neighbouring site.

#### Highway safety/parking

- Insufficient access to allow two vehicles to pass each other and/or emergency vehicles and refuse vehicles, which could result in backing onto the main road and possible traffic issues and potential accident risk.
- Access road will be 5m wide and unclear whether this will allow two-way vehicle movements or whether there is safe pedestrian access to all the properties. Site plan suggests there will be a total of 19 parking spaces within the site that are accessed from the track with additional visitor parking to the west of Valencia's garden. For this number of vehicles access to allow two way vehicle movements or passing spaces would be necessary.
- Unclear whether all vehicles will have access to the turning space or only the occupiers of the proposed detached house.

#### Other

- A pond that was previously on the site has been infilled and Rother District Council has served an enforcement notice requiring its re-provision. The submitted plans indicate 'Potton House' will be in the position of the previous pond.
- Lack of publicity of the proposed application, particularly alerting those in the Donsmead Estate and Ilex Close.
- Already substantial building in the village.

If planning permission were to be granted, conditions covering the following matters have been suggested:

- Requiring the retention of trees.
- Erection of a 2m close boarded fence along the eastern boundary with Eva Lodge and 1.8m high wall with Farleigh.
- Limiting the construction house to protect residential amenity.

6.3.3 18 representations of support have been received. The support raised can be summarised as follows:

- Large site on the outskirts of the village that would help with the housing need.
- Would meet the need for affordable housing and family housing.
- The development would be behind the existing house and would not be visible from the road.
- Planning permission has been granted for similar developments.
- Good addition to the village.
- 4 semi-detached houses would make them affordable.
- There is already an established drive and exit onto the main road with very good lines of sight.
- Prime development land, particularly bearing in mind the recently built Donsmead Drive development.
- Similar density to Donsmead and consistent with general infill within the village.
- Village has facilities to support the development.
- Lack of site notice.

6.4 Northiam Parish Council – After long discussions members voted three in support, three against and two abstentions.

## **7.0 LOCAL FINANCE CONSIDERATIONS**

- 7.1 The proposal is for a type of development that is Community Infrastructure Levy (CIL) liable. The total amount of CIL money to be received is subject to change, including a possible exemption, but the development could generate approximately £73,000 (based on four market houses).
- 7.2 The proposal is one that would provide New Homes Bonus (subject to review by the Government). If the New Homes Bonus were paid it could, assuming a band D property, be approximately £33,420 over four years.

## **8.0 APPRAISAL**

8.1 The main issues raised by the proposal are as follows:

- Principle of development
- Impact on the character and appearance of the area
- Standard of accommodation
- Impact on the amenity of neighbouring residential occupiers
- Highway Safety and parking

### **8.2 Principle of development**

8.2.1 The application site is not an allocated site for housing and predominantly falls within the development boundary for Northiam, where Policies OOS2 and OSS3 of the Core Strategy and DIM2 of the DaSA support the presumption of residential development, subject to other relevant planning policies that are considered in the following sections.

8.2.2 Most of the built form would be within the development boundary but the rear building line of the detached house (Potton House) would be built to abut the

boundary. The proposed development would then extend beyond the development boundary with Potton House's back garden falling within open countryside. Paragraph 11.152 of the supporting text in the DaSA states that the development boundary for Northiam '*largely follows existing residential curtilages to prevent inappropriate backland development from encroaching into the countryside*'. The proposed development is considered to be a backland development as it involves the re-use of the rear garden for further residential development.

### 8.3 Character and appearance of the area

- 8.3.1 Northiam is a linear-style settlement, which is characterised by houses set in wide plots with generous gardens. There are a small number of residential estates that have grown up behind established frontages, but these have involved the comprehensive redevelopment of substantial sites. The current proposal involves the redevelopment of the back garden of the application site and so would be out of keeping with the development of the area. The proposal would have a tandem layout (i.e. houses behind an existing house with a shared access) that would be at odds with the more traditional approach of houses having street frontages set behind front gardens, which is characteristic of Northiam. The proposed redevelopment would also result in the loss of garden area and a sense of openness that is characteristic of the village. Therefore, the proposal would be contrary to paragraph 70 of the National Planning Policy Framework that states '*plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area*' as well as Policy OSS4 (iii) of the Core Strategy (that requires all development to respect and not detract from the character and appearance of the locality) and Policy DEN2 of the DaSA (which expects development within the High Weald AONB to be small-scale and in keeping with the landscape and settlement pattern).
- 8.3.2 The rear garden currently contains a significant number of trees; many of the mature trees are clearly visible from Station Road and Donsmead Close. The Tree Survey submitted in support of the application indicates that there are 32 trees (4 of which are off-site) that could potentially be affected by the proposed development and concludes that '*Although in effect two-thirds of the subject trees are to be removed, they are the low-grade trees and all the high grade trees are retained*'. Despite the grading of some of the trees, the provision of five houses along with car parking, an access road and associated turning head would have an urbanising effect to the detriment of the spacious verdant character and appearance of the area. Accordingly, the proposal would not be in line with paragraph 127 of the National Planning Policy Framework seeks to ensure that developments: '*(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting*' and Policy OSS4(iii) of the Core Strategy and Policy DEN2 of the DaSA as cited above.
- 8.3.3 Station Road comprises houses of varying architectural styles, designs and ages as well as size, with a mix of bungalows and two storey properties. However, the layout of the proposed houses would not relate well to the existing pattern of development. The overall plot and garden sizes of each of the proposed dwellings would be considerably smaller than the plot and

garden sizes of nearby residential development. Whilst the proposed two storey semi-detached houses at the rear of the site would have a traditional appearance, the articulation of their first floors would be at odds with the chalet bungalow at the street frontage and to the rear of the site where the first-floor accommodation is set in a roof storey. The detached house would have the appearance of a chalet bungalow, however, it would have a substantial two storey front bay set forward of the front building line and single storey side and rear additions that would appear as intrusive incursions and be out of keeping with other properties in the site's vicinity. The provision of car parking and associated hardstanding (for a total of 21 spaces) would dominate the frontages within the site, with tandem car parking proposed to the side of the semi-detached houses and to the front of the Valencia. Overall, the proposed development would be contrary to Core Strategy Policy EN3 (that requires new development to contribute positively to the character of the site and surroundings) and Policy DEN1 of the DaSA (that requires the siting, layout and design of development to maintain and reinforce the natural and built landscape character of the area it is to be located).

8.3.4 As mentioned in paragraph 8.2.2 above, the rear building line of the proposed detached house would abut the development boundary and the rear garden would encroach into the open countryside. This is uncharacteristic of Northiam where built form is clearly set back from the development boundary and buffered by garden space. Northiam lies within the High Weald AONB and the proposed detached house (Potton House) is likely to be visible in views from the countryside to the rear of the site. The visual intrusion of the proposed domestic dwelling and its curtilage would represent inappropriate sprawl into the rural area and create a hard edge to the settlement, contrary to paragraph 172 of the National Planning Policy Framework (that states great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to these issues) and DaSA Policy DEN2 (that seeks to conserve and enhance the High Weald AONB).

#### 8.4 Living conditions for future occupiers

8.4.1 Policy OSS4 (i) of the Core Strategy expects new development to meet the needs of future occupiers (including providing appropriate amenities and the provision of appropriate means of access for disabled users). This expectation is set out further in Policies DHG3 and DHG7 of the DaSA.

8.4.2 Policy DHG3 of the DaSA sets out that all new dwellings should meet the Government's nationally-described space standard. The proposed detached house would provide accommodation significantly above the requisite standard whilst the minimum internal floor areas of 91 sqm for the semi-detached houses would be slightly below the minimum gross internal floor area of 93 sqm for a three-bedroom two storey house.

8.4.3 The rear gardens of the retained house and detached house would exceed the minimum standard of 10m for rear gardens specified by Policy DHG7(i) of the DaSA. However, the length of the rear gardens of the semi-detached houses would fall significantly short of this standard ranging from 5m for plot no. 1 to 8m for plot no.4. The purpose of this standard is set out in paragraph 4.69 of the supporting text and, in summary, is to ensure that rear gardens are of an appropriate size to provide adequate separation between dwellings and

prevent a cramped form of development. The proposed rear gardens would not fulfil these purposes, particularly as their limited width would be dominated by the proposed two storey buildings set in close proximity to each other. This would be compounded by the intrusion of the proposed car parking spaces to the side and rear of the houses. The proposed front gardens would be set approximately 1.75m away from the access road which, with its associated activity, would result in these front areas being of limited amenity value and uncharacteristic of the area. Overall, the proposed outside amenity space would not be of a size commensurate with a semi-detached family house or other houses in the locality. Accordingly, the proposal would not provide an appropriate and proportionate level of private usable external space of the occupiers of the proposed semi-detached houses, contrary to Policy DHG7(i).

## 8.5 Impact on the amenity of neighbouring residential occupiers

8.5.1 Policy OSS4(ii) of the Core Strategy specifies that new development should not unreasonably harm the amenities of adjoining properties. In this regard, the main issues raised by the proposed development are: the impact from the new dwellings themselves and from the use of the access to the new dwellings.

8.5.2 The semi-detached houses would be two storeys and whilst boundary treatment could prevent overlooking into neighbouring properties at ground floor level, the proposed first floor windows would look directly into the gardens and indirectly into the properties of Timber Lodge (subject to redevelopment), Eva Lodge and 11-19 Donsmead Drive. The introduction of this new element of overlooking is not considered to be acceptable, particularly given the close proximity of the proposed houses to their rear boundaries (varying from 5-8m) and would result in a significant loss of privacy contrary to Policy OSS4(ii) of the Core Strategy.

8.5.3 The proposed provision of a long new access road to serve the five proposed dwellings with a turning head towards the rear of the site would introduce both vehicular and pedestrian movements to an existing garden area. East Sussex County's guidelines consider that a single dwelling would generate 5 trips per day, therefore, this proposal would increase the trips at the site to 25 trips per day. This activity would generate noise and disturbance, including headlamp glare, that is currently not experienced nor expected in this edge of village location. This is particularly true for the occupiers of Haven and to the rear of no. 11-23 Donsmead Drive and Eva Lodge, who currently benefit from a peaceful environment away from the main road. This intrusion of activity would have an adverse impact on the amenity currently enjoyed by neighbouring residential occupiers, contrary to Policy OSS4(ii) of the Core Strategy.

## 8.6 Highway safety and parking

8.6.1 Policy CO6 (ii) of the Core Strategy seeks to ensure that all development avoids prejudice to road and/or pedestrian safety. Since the initial submission, the proposal has been amended in light of the comments received from the Local Highway Authority, so that the existing access would serve both 'Valencia' and the proposed houses. This access is located on a residential classified 'A' road, subject to a 30mph speed limit. The Local Highway Authority is satisfied that sufficient visibility could be achieved in both directions and if the proposal had been acceptable in principle, further details

would have been sought. The access road along the south west boundary would measure 5m wide, which is in excess of ESCC's guidelines that require shared accesses to be a minimum of 4.5m in order to allow for two-way traffic. The Local Highway Authority are satisfied that the turning area at the end of the site that would enable vehicles to enter and exit the site in a forward gear.

8.6.2 TR4(i) of the Core Strategy requires new development to meet the residual needs of the development for off-street parking taking into consideration localised circumstances and having full regard to the potential for access by means other than the car, and to any safety, congestion or amenity impacts of a reliance on parking offsite whether on-street or off-street. Policy DHG7 of the DaSA requires that car parking and safe and secure cycle storage should be considered at the outset and be appropriate to the location, layout and design approach of the development, respecting and being informed by the character of the locality. East Sussex County Council's parking calculator recommends that a minimum of 12 parking spaces in total must be provided on-site (2 parking spaces for each dwelling and two for visitors). The submitted block plan shows that the site will provide 21 parking spaces. Plots 1,2 and 3 would have 3 parking spaces provided, however, it is noted that they are in a tandem layout and the Local Highway Authority does not consider tandem parking to be suitable, as it is unlikely to be used to its potential, especially if both cars are in regular use. The application documentation suggests that cycle parking would be provided but no details have been submitted.

## 8.7 Other issues

8.7.1 The application site is 0.44ha and so according to DaSA Policy DHG1(iv)(b) and Core Strategy Policy LHN2, 40% on-site affordable housing is expected. In this case, this would amount to 2 houses. The CIL form submitted in support of this application indicates that 2 of the houses would be self-build, however, it is considered that the current proposal does not meet the legal definition of self-build under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016<sup>1</sup>): *'Self build and custom housebuilding' means the building or completion by – a) Individuals; b) associations of individuals, of houses to be occupied as homes by those individual. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specification decided or offered by that person'*. Planning Practice Guidance<sup>2</sup> suggests that *'In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout'* and there is no evidence to suggest that this is the case. In any event, affordable housing is defined in Annex 2 of the National Planning Policy Framework as housing for sale or rent, for those whose needs are not met by the market. If the proposal had been acceptable in principle, this would have been explored further and provision secured by means of a legal agreement.

8.7.2 A number of the representations indicate that a site notice was not displayed to alert the residents of Donsmead Close about the application. However, a

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<sup>1</sup> <https://www.legislation.gov.uk/ukpga/2016/22/part/1/chapter/2/enacted>. (Chapter 2 – definitions)

<sup>2</sup> <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>.



site notice has been on display at the junction of Donsmead Close and Station Road.

---

## **9.0 PLANNING BALANCE AND CONCLUSION**

- 9.1 The Council has currently only 2.87 years of a required five year housing supply, which means that the presumption in favour of sustainable development outlined in paragraph 11 d) of the National Planning Policy Framework is applicable unless: i) the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.
- 9.2 The benefits of the delivery of an additional five unit houses are acknowledged; however, the disbenefits of doing so are considered significant in this case. The main areas of concern raised by the proposed development are: the adverse impact of the proposed development on the character and appearance of the area and wider AONB, the demonstrable harm to the amenity of existing neighbouring occupiers and future occupiers of the proposed development along with the lack of affordable on-site housing. The proposed development does not comply with the Core Strategy or DaSA Local Plan or the various provisions contained with the National Planning Policy Framework when considered as a whole.
- 9.3 On this basis, it is accordingly recommended that planning permission be refused for the reasons set out below.
- 

## **RECOMMENDATION: REFUSE (PLANNING PERMISSION)**

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### **REASONS FOR REFUSAL:**

1. The proposed development by reason of its size, scale, design, position and extent of car parking, access road and turning head would result in an incongruous development that would erode the spaciousness of the locality and have an unacceptable impact on the character, layout and visual amenity of the area and wider context of the High Weald Area of Outstanding Natural Beauty. The proposal would represent an undesirable overdevelopment of the site, which would result in a cramped development with inadequate outdoor amenity space that is out of character with and detrimental to the amenity of the locality and future occupiers of the proposed semi-detached houses. As such the proposal would be contrary to Policies OSS4 and EN3 of the Rother Local Plan Core Strategy (2014), Policies DHG7(i), DEN1 and DEN2 of the Development and Site Allocations Local Plan (2019), objectives S2 and S3 of the High Weald Area of Outstanding Natural Beauty Management Plan, the High Weald Housing Design Guide and paragraphs 70, 127 and 172 of the National Planning Policy Framework.
2. The proposed semi-detached houses by reason of their close proximity to the neighbouring residential properties, combined with their associated activity

(particularly vehicular movements) along with their proposed height and bulk, would result in an unneighbourly development that would introduce intrusive noise and disturbance along with an unacceptable loss of privacy and overbearing effect, contrary to Policy OSS4 (ii) of the Rother Local Plan Core Strategy (2014).

3. Policy DHG (iv) (b) of the Rother Development and Site Allocations Local Plan requires 40% on-site affordable housing on schemes of 0.2 hectares or more. The submission indicates that two units would be self-build but there is no evidence to suggest that any initial owners have had any input into the design of the semi-detached houses. In any event, affordable housing provision is housing for sale or rent and would be expected to be secured by way of a legal agreement. The requirement for affordable housing to be a part of new developments is a recognised means whereby the planning system can contribute to improving access to housing for households not able to purchase or rent on the open market. In this way it promotes balanced and inclusive communities. With affordable housing not secured, the proposal fails to meet the policy requirements, contrary to Policy DHG (iv) (b) of the Rother Development and Site Allocations Local Plan and paragraph 62 and the definition of Affordable Housing in Annex 2 of the National Planning Policy Framework.
4. The design and scale of the proposed detached house, particularly the front bay and single storey additions, does not reflect the established character of the area and would detract from rather than enhance the appearance of the area within the High Weald Area of Outstanding Natural Beauty. The two-storey appearance of the semi-detached houses appears at odds with the hierarchy of the site having a chalet bungalow at the front. As such the proposal is contrary to Policy OSS4(iii) of the Rother Local Plan Core Strategy (2014) and Policies DEN1 and DEN2 of the Development and Site Allocations Local Plan (2019) and paragraphs 127 and 172 of the National Planning Policy Framework.

**NOTE:**

1. This refusal relates to the following plans/drawings/documents:  
Existing block plan (SS/201561/1) (received 25 January 2021)  
Location Plan (received 25 January 2021)  
Revised block Plan (1x unnumbered) (received 12 April 2021)  
Proposed elevations (SS/201561/3) (received 25 January 2021)  
Front & Rear Elevations (drawing no.19-036-E1-E) (received 19 February 2021)  
Side elevations (Drawing No. 19-036-E2-E) (received 19 February 2021)  
Ground Floor Plan (Drawing No. 19-036-GF-E) (received 19 February 2021)  
First Floor Plan (Drawing No. 19-036-FF-E) (received 19 February 2021)  
Roof Plan (Drawing No. 19-036-R-E) (received 19 February 2021)  
Basic Sections (Drawing No. 19-036-SEC-E) (received 19 February 2021)  
Design and Access Statement (received 9 February 2021)  
Planning Statement by Sonnex Building Surveyors Ltd (dated 28 November 2020) (ref: SS/20561)  
Arboricultral Survey and Planning Integration Report by Quaife Woodlands (dated 26 November 2020) (ref: AR/4046/jq)

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

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SITE PLAN

BEXHILL

RR/2021/748/P

5 Southcourt Avenue



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NOT TO SCALE

## Rother District Council

Report to - Planning Committee  
Date - 15 July 2021  
Report of the - Head of Strategy and Planning  
Subject - Application RR/2021/748/P  
Address - 5 Southcourt Avenue  
BEXHILL  
Proposal - Proposed extension and alterations including external material changes, wider vehicular access and new front boundary wall.

[View application/correspondence](#)

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**RECOMMENDATION:** It be **RESOLVED** to **GRANT FULL PLANNING**

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**Head of Service: Tim Hickling**

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**Applicant:** Mr S. Frost & Ms M. Fennessy  
**Case Officer:** Mr J. Laibach  
(Email: [james.laibach@rother.gov.uk](mailto:james.laibach@rother.gov.uk))  
**Parish:** BEXHILL COLLINGTON  
**Ward Member(s):** Councillors Mrs D.C. Earl-Williams and D.B. Oliver

**Reason for Committee consideration:** Applicant related to a member of staff.

**Statutory 8 week date:** 21 May 2021

**Extension of time agreed to:** 29 July 2021

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### 1.0 SUMMARY

- 1.1 The application seeks permission for the erection of an extension and alterations including external material changes, wider vehicular access and new front boundary wall.
- 1.2 The proposed extension would be a two-storey addition, squaring off the north east of corner at the rear of the property, with a footprint of 2.6m by 6.2m. The extension would have a hipped roof, with an eaves and ridge height matching the existing and be finished with matching tiles. The walls of the extension would be finished with render, with the existing house also being rendered to match. At the front of the property it is proposed to increase the width of the existing drive by 1m to 4.2m, with the existing tarmac drive being replaced with permeable surfacing. The existing brick walls along the front boundary are also proposed to be replaced with new brick walls of a uniformed design.

- 1.3 The view is taken that the proposals are of an acceptable scale and design for the host property and surrounding area. The proposals would not unreasonably harm the amenities of neighbouring properties and would have an acceptable impact on the character and appearance of the locality. It is, accordingly, recommended that planning permission be granted.
- 

## **2.0 SITE**

- 2.1 The application relates to a detached two storey dwelling located on the eastern side of the road within the development boundary for Bexhill.
- 

## **3.0 PROPOSAL**

- 3.1 The application seeks permission for the erection of an extension and alterations including external material changes, wider vehicular access and new front boundary wall.
- 3.2 The proposed extension would be a two-storey addition, squaring off the north east of corner at the rear of the property, with a footprint of 2.6m by 6.2m. The extension would have a hipped roof, with an eaves and ridge height matching the existing and be finished with matching tiles. The walls of the extension would be finished with off white coloured render, with the existing house also being rendered to match. At the front of the property it is proposed to increase the width of the existing drive by 1m to 4.2m, with the existing tarmac drive being replaced with permeable surfacing. The existing brick walls along the front boundary would also be replaced, with new brick walls of a uniformed design proposed.
- 

## **4.0 HISTORY (relevant)**

- 4.1 None
- 

## **5.0 POLICIES**

- 5.1 The following policies of the adopted [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
  - EN3: Design Quality
- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DHG9: (Extensions, Alterations and Outbuildings)
- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.
-

## 6.0 CONSULTATIONS

### 6.1 Planning Notice

- 6.1.1 No representations currently received – consultation period runs until 5 July 2021. Any representations subsequently received will be reported.
- 

## 7.0 APPRAISAL

- 7.1 The main issues for consideration are the impacts of the proposals upon neighbouring and nearby properties and, the effect of the proposal on the visual amenities of the street scene and the locality.

### 7.2 Impacts upon neighbouring and nearby properties

- 7.2.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy DHG9 (i) of the DaSA Local Plan requires development to not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

- 7.2.2 *3 Southcourt Avenue* is the neighbouring property to the north of the proposals with fencing and hedges along the boundary between the properties. The proposed extension would replace an area of existing patio and be approximately 5.2m from the southern elevation of No. 3. The extension would infill the north east corner of the property, extending in line with the existing rear elevation of the host property. Although the extension is two-storey, it is relatively modest in size – compared with the existing house – and set away from the boundary, with the proposed hipped roof sloping away from the neighbouring property also helping to reduce any impact on No. 3. Given the distance from the neighbouring property and the scale and design of the extension, it is not considered to unreasonably harm the amenities of No. 3 in terms of loss of light or massing.

- 7.2.3 There is existing mutual overlooking from first floor windows between No. 3 and No. 5. The proposed windows in the rear elevation of the extension are not considered to increase the level of overlooking to an unacceptable level, while there are no new windows or opening proposed in the side elevation facing No. 3. As such the extension is not considered to unreasonably harm the amenities of No. 3 in terms of overlooking.

- 7.2.4 *7 Southcourt Avenue* is the neighbouring property to the south, with views of the proposed extension well screened by the existing dwelling. It is therefore not considered that the proposals would have a detrimental impact on the amenities of No. 7 or any other neighbouring properties.

### 7.3 Effect on the Visual Amenities of the Street Scene and Locality

- 7.3.1 Policy OSS4 (iii) of the Core Strategy and Policy DHG9 (i) of the DaSA together, amongst other things, state that extensions to dwellings will only be permitted where they are in keeping with the character of the existing dwelling, and where they would respect and not detract from the character and appearance of the locality.



- 7.3.2 The two-storey rear extension, given its location, would not be prominent within the street scene, with the proposed design considered to be in keeping with the existing dwelling. The properties in Southcourt Avenue are a mixture of styles and designs, employing a variety of finishes including brickwork, tile hanging and render. It is proposed to change the existing external materials of the dwelling from brickwork and tile hanging to an off-white coloured render, with the extension finished in a matching off white render. Given the variation of finishes within the area, the proposed use of off-white coloured render would be acceptable for the buildings location and would not appear out of character within the street scene.
- 7.3.3 The widening of the existing vehicular access by 1m to create a 4.2m wide access and the replacement of the existing tarmac drive with permeable surfacing would not have a negative impact on the character and appearance of the locality, with the surrounding properties having varying sizes of vehicular access. The replacement brick wall along the front boundary would be taller than the existing – ranging from 1.2 to 1.5m tall, which is approximately 100mm higher than existing brick piers at the access. While this height does not appear excessive, with the design and materials in keeping with the host dwelling, additional details can be requested by way of condition requiring the submission of full elevations of the wall to ensure it is in keeping with the locality.

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## **8.0 PLANNING BALANCE AND CONCLUSION**

- 8.1 In summary, the proposals are considered of an acceptable scale and design for the host property and surrounding area. The proposals would not unreasonably harm the amenities of neighbouring properties and would have an acceptable impact on the character and appearance of the locality. It is, accordingly, recommended that planning permission be granted.

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## **RECOMMENDATION: GRANT (FULL PLANNING)**

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### **CONDITIONS:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:  
Location Plan; Drawing No. 6801/LBP dated March 2021.  
Proposed Block Plan; Drawing No 6801/2/C dated Mar 21.  
Proposed Layout; Drawing No. 6801/1/A dated Mar 21.  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as described within the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the characteristics and the visual amenities of the surrounding area and the character and appearance of the conservation area, in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy (2014) and Policy DHG9 of the Rother Development and Sites Allocation Local Plan.

4. Prior to the relevant part of the works being carried out details of the new front boundary wall showing the full elevations shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To maintain the characteristics and the visual amenities of the surrounding area and the character and appearance of the conservation area, in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy (2014) and Policy DHG9 of the Rother Development and Sites Allocation Local Plan.

**NOTES:**

1. The Applicant's attention is drawn to the need for a S184 License for the construction of the access. The Applicant should contact East Sussex County Council on 01273 335443 prior to commencement of development to complete the agreement and pay the necessary fee.
2. The Applicant should be made aware that the creation/alteration of an access will require compliance with the Traffic Management Act 2004 and that the contractor will have to book road space with the County Council's Network Coordination team (0345 60 80 193).

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## Rother District Council

**Report to:** Planning

**Date:** 15 July 2021

**Title:** Undetermined Major Planning Applications

**Report of:** Tim Hickling, Head of Strategy and Planning

**Ward(s):** All

**Purpose of Report:** To update the Planning Committee

**Officer Recommendation(s):** It be **RESOLVED:** That the report be noted.

RR/2015/2264/P                      Michael Tyler Factory, Woodlands Way, Westfield  
 Outline: Redevelopment of site to provide residential development comprising 40 units, landscaping and a LAP.

Status: Delegated 30 May 2019. Section 106 Obligation with applicant and we are still awaiting their responses.

RR/2017/2452/P                      11 Ellerslie Lane, Moleynes Mead, Bexhill  
 Outline: Redevelopment of land with 24 No. unit residential development including new access road, associated parking and external amenity areas.

Status: Delegated 14 April 2018. The application has been in abeyance pending completion of the legal agreement (Section 106). However, there has been no progress on the part of the Applicant and site owner. There is a further and more recent application on this site ref: RR/2020/565/P (different applicant). The Applicant has recently confirmed that they presently do not wish to withdraw the 2017 application.

RR/2018/3064/P                      Churchill Farm, The Street, Sedlescombe  
 Outline: Erection of ten dwellings, new access and access road and relocation of the 30mph speed limit.

Status: The Applicant is in negotiation with the adjacent site (Gate Cottage, RR/2019/1332/P) regarding the proposals for a joint shared access. Once this is resolved and amended plans submitted it can then proceed to report.

RR/2019/2738/P                      The Paddock, Northiam  
 Construction of 34 No. dwellings with access, landscaping and parking.

Status: Delegated to approve – 13 November 2020.

Section 106 instructed November 2020, early stages. 2-6 months to decision.

RR/2019/430/P

Bexhill Leisure Centre, Down Road, Bexhill

Outline: Mixed use development comprising a leisure centre (D2 Use), ancillary car parking and up to 52 dwellings (C3 Use) including matters of access with all other matters reserved.

Status: Delegated 17 December 2019 – Section 106 delayed by Rother District Council needing to acquire ownership from East Sussex County Council, but Section 106 is being drafted. 3-4 months to decision.

RR/2020/1572/P

River Rother – Land at, (relating to project known as Folkestone to Cliff End Schemes – Rother Tidal Walls East), Rye/Playden/East Guldeford/Camber/Icklesham Improvement of the existing linear flood embankments and construction of a realigned section of embankment at Camberfield for the creation of new inter-tidal habitat.

Status: Ongoing discussions with the Applicant (Environment Agency) and Natural England in respect of the Habitat Regulations Assessment.

RR/2020/2260/P

Clavering Walk – Land at, Bexhill

Reserved Matters application pursuant to outline application RR/2018/3127/P to consider appearance, landscaping, layout and scale in respect of the erection of 70 dwellings and associated car parking, open space and infrastructure.

Status: Awaiting amended submissions regarding drainage/habitat regulations submission and heritage. Further consultation will take place. HRA AA will be required. 2-3 months to decision.

RR/2020/565/P

11 Ellerslie Lane, Moleynes Mead - Land at, Bexhill

Redevelopment of land to provide 28 dwellings (6 x 4-bed 2 storey homes, 15 x 3-bed 2 storey homes, 4 x 2-bed 2 storey homes, 1 x 3-bed 1 storey home, 1 x 2-bed maisonette, 1 x 1-bed maisonette) and associated new access roads, parking and external amenity areas.

Status: Negotiations on the proposed development have been progressing with the Applicant and amended plans have been received. These have been re-advertised and relevant re-consultations undertaken. The application will be report to a forthcoming meeting of the Planning Committee.

RR/2020/585/P

Singehurst - Land at, Pashley Road, Ticehurst

Erection of 10 residential dwellings comprising of 2 x two bed houses, 2 x three bed bungalows, 4 x three bed houses and 2 x four bed houses together with associated

development.

Status: Amended plans currently being advertised and are under consideration.

<b>Other Implications</b>	<b>Applies?</b>	<b>Other Implications</b>	<b>Applies?</b>
Human Rights	No	Equalities and Diversity	No
Crime and Disorder	No	Consultation	No
Environmental	No	Access to Information	No
Sustainability	No	Exempt from publication	No
Risk Management	No		

Chief Executive:	Malcolm Johnston
Report Contact Officer:	Tim Hickling – Head of Strategy and Planning
e-mail address:	<a href="mailto:tim.hickling@rother.gov.uk">tim.hickling@rother.gov.uk</a>
Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A

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**Rother District Council**

**Report to:** Planning Committee

**Date:** 15 July 2021

**Title:** Planning Statistics for the Quarter January – March 2021  
(including summary of planning statistics for 2020/2021)

**Report of:** Tim Hickling, Head of Strategy and Planning

**Ward(s):** All

**Purpose of Report:** To update the Planning Committee

**Officer**

**Recommendation(s):** It be **RESOLVED:** That the report be noted.

**MHCLG Statistics PS1 & PS2 Returns January – March 2021 (4<sup>th</sup> Qtr)**

- |     |   |     |
|-----|---|-----|
| 1.  | Total number of planning applications<br>Received during the quarter:   | 332 |
| 2.  | Total number of planning applications<br>Determined during the quarter:   | 227 |
|     | % Percentage of applications determined   |     |
| 2.1 | % of applications for major<br>developments issued within agreed timeframe  | 70% |
| 2.2 | % of applications for minor<br>developments issued within agreed timeframe  | 69% |
| 2.3 | %of other planning<br>applications issued within agreed timeframe   | 63% |
| 3.  | Total no of applications withdrawn  | 20  |
| 4.  | Number of planning applications on hand<br>and not determined at the end of the quarter:  | 575 |
| 5.  | Applications not included in MHCLG PS1 & PS2 Returns (Miscellaneous<br>applications) January – March 2021 (4th Qtr)   |     |
|     | i.e Prior notifications, Discharge of Condition, Lawful Development<br>Certificates, Minor Amendments, Works to Trees, Consultations from<br>neighbouring authority or East Sussex County Council |     |
| 5.1 | Total number of miscellaneous applications received during<br>quarter   | 182 |
| 5.2 | Total number of miscellaneous applications determined   |     |

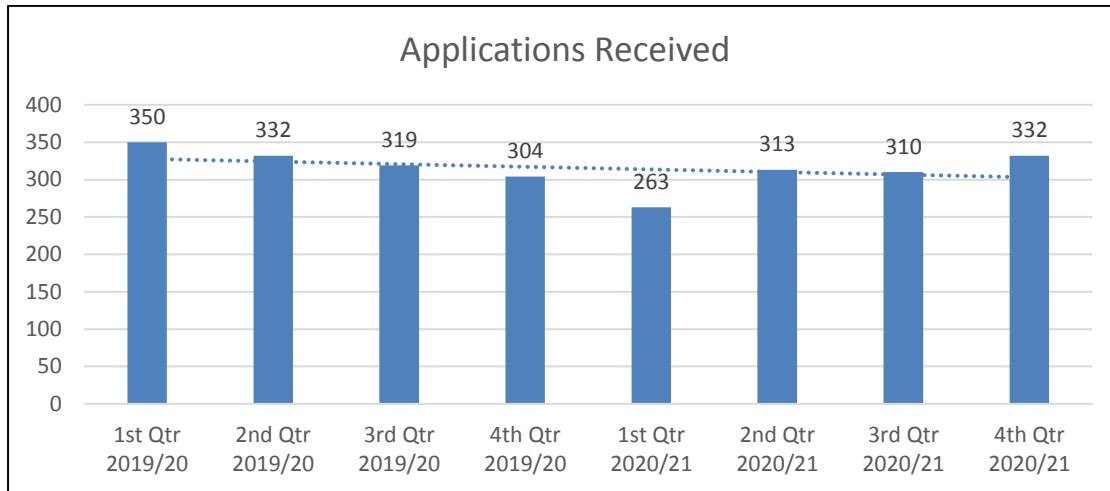
	during quarter	107
5.3	Number of miscellaneous applications on hand and not determined at the end of the quarter *Where received date from 1 April 2020	196
6.	Total number of applications on hand at end of quarter	
6.1	Total number of applications on hand	771
7.	Planning Application Appeals January – March 2021 (4th Qtr)	
7.1	Number of planning appeals on hand (no decision):	45
7.2	Number of Planning appeals lodged:	13
7.3	Planning Appeal Decisions:	
	Allowed:	2
	Allowed in part:	0
	Dismissed:	5
8.	Planning Enforcement January – March 2021 (4th Qtr)	
8.1	Number of complaints received	97
8.2	Number of complaints resolved	28
8.3	Number of active complaints on hand	481
9.	Local Land Charge Searches January – March 2021 (4th Qtr)	
9.1	No of Local Land Charge searches received:	914
9.2	No of Local Land Charges completed	833



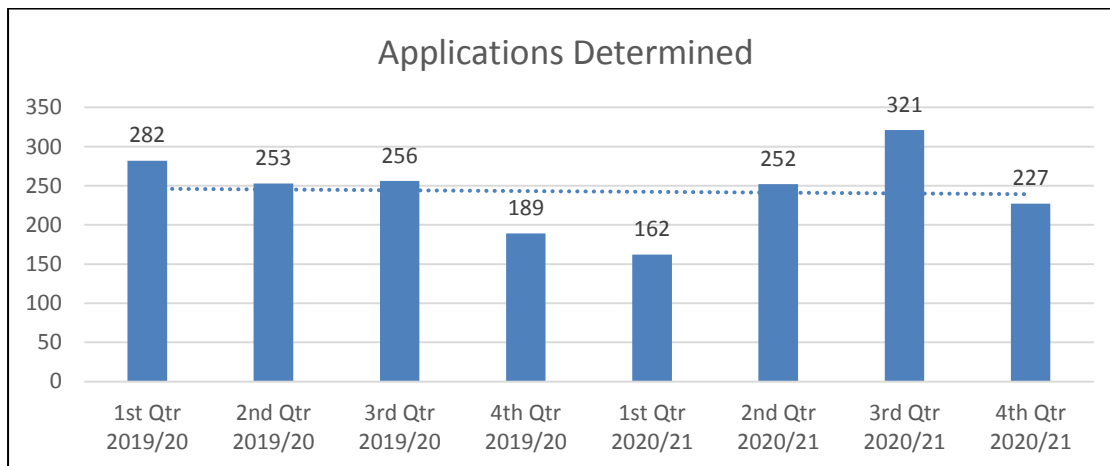
# SUMMARY OF PLANNING STATISTICS 1 APRIL 2019 – 31 MARCH 2021

## Planning Applications

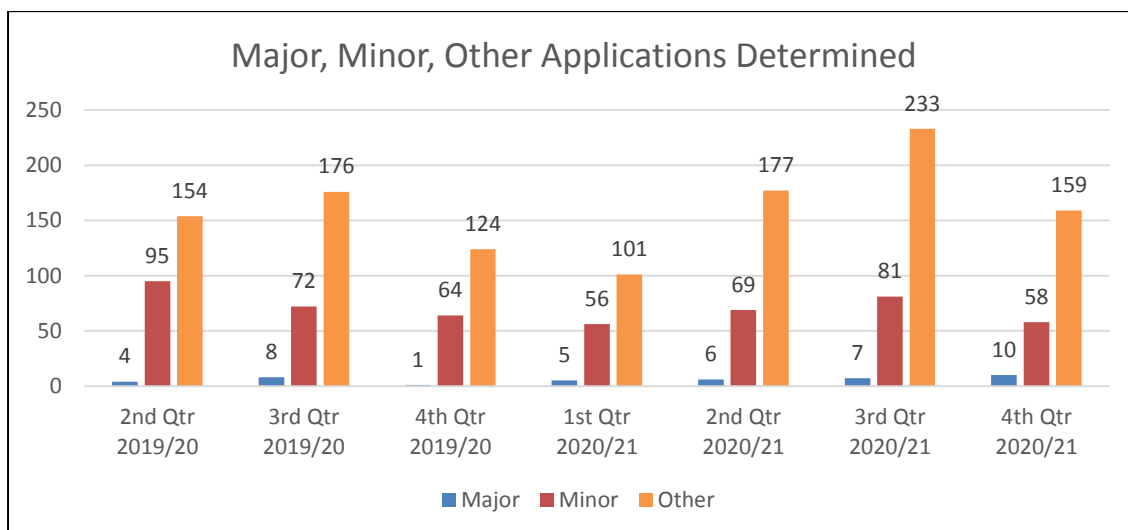
### 1. Applications received:



### 2. Total number of planning applications determined:

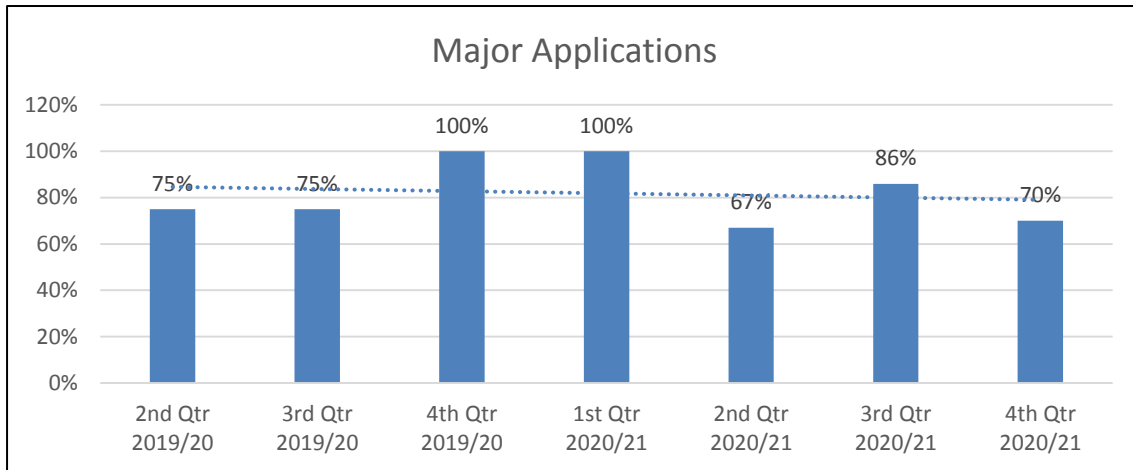


#### 2.1 Category of Applications Determined

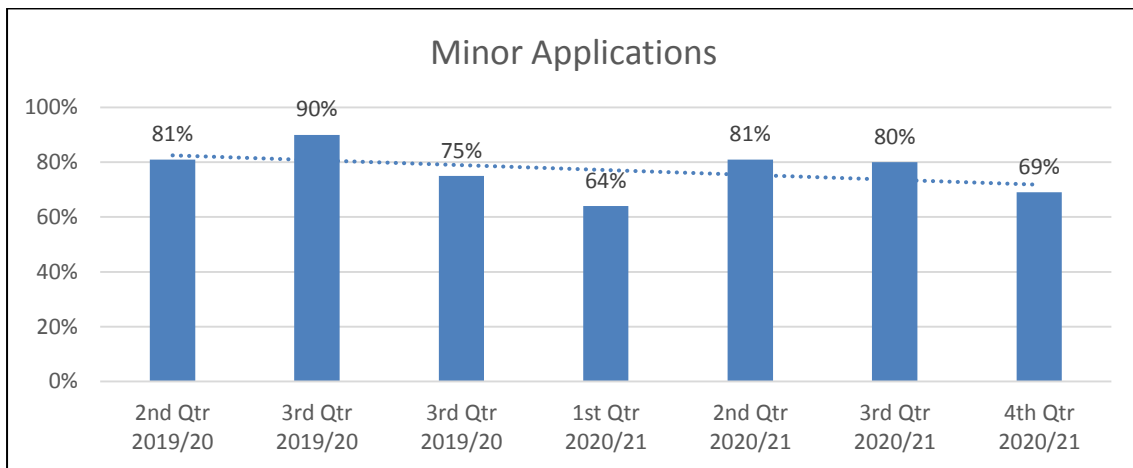


### 3. Percentage of planning applications determined within agreed timeframe

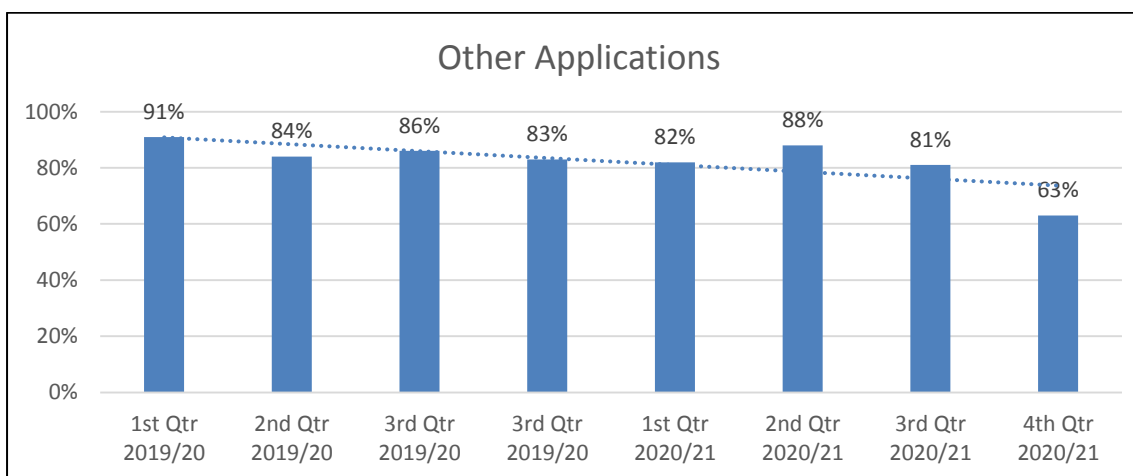
#### 3.1 Major applications



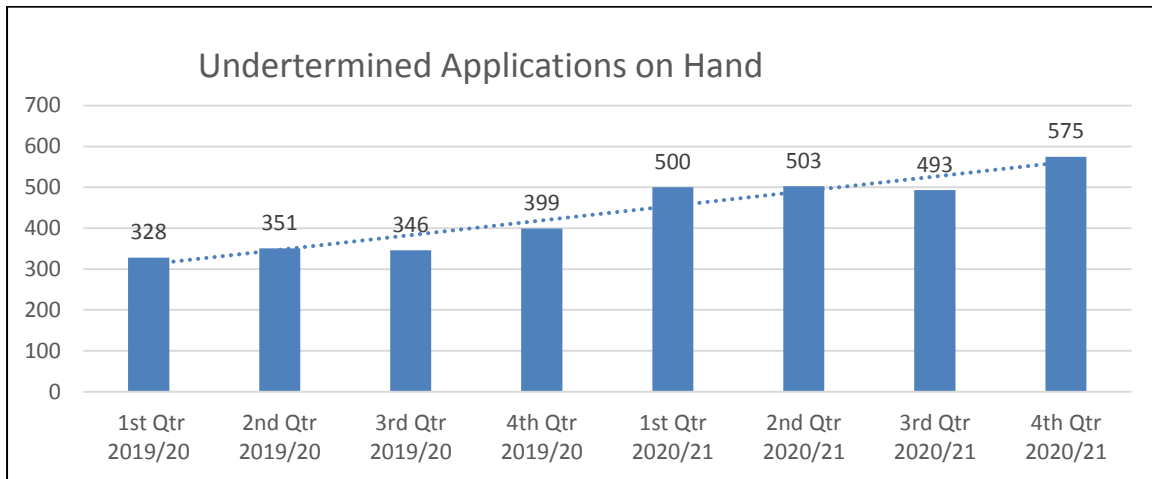
#### 3.2 Minor applications



#### 3.3 Other applications

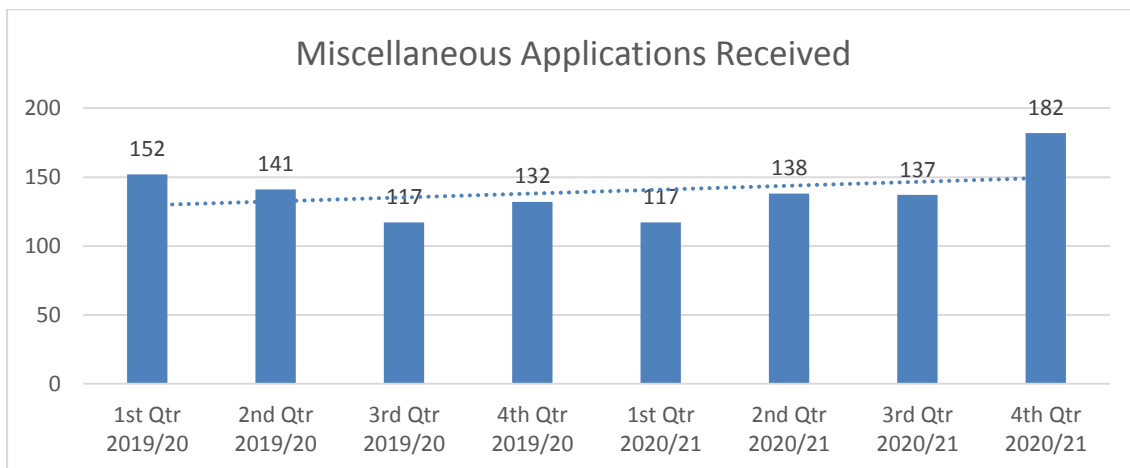


#### 4. No of applications on hand and not determined

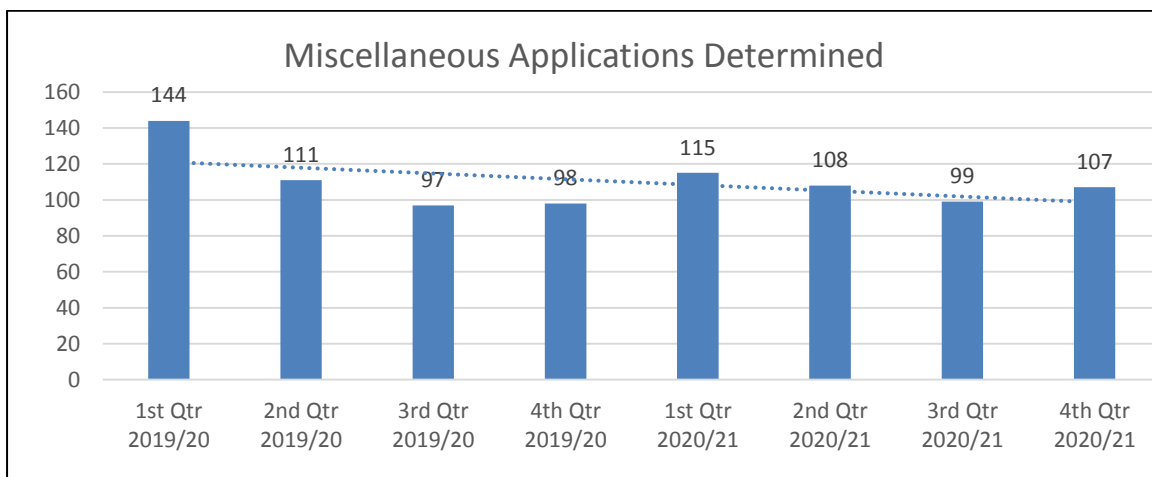


#### 5. Applications not included in MHCLG PS1 & PS2 Returns (Miscellaneous applications)

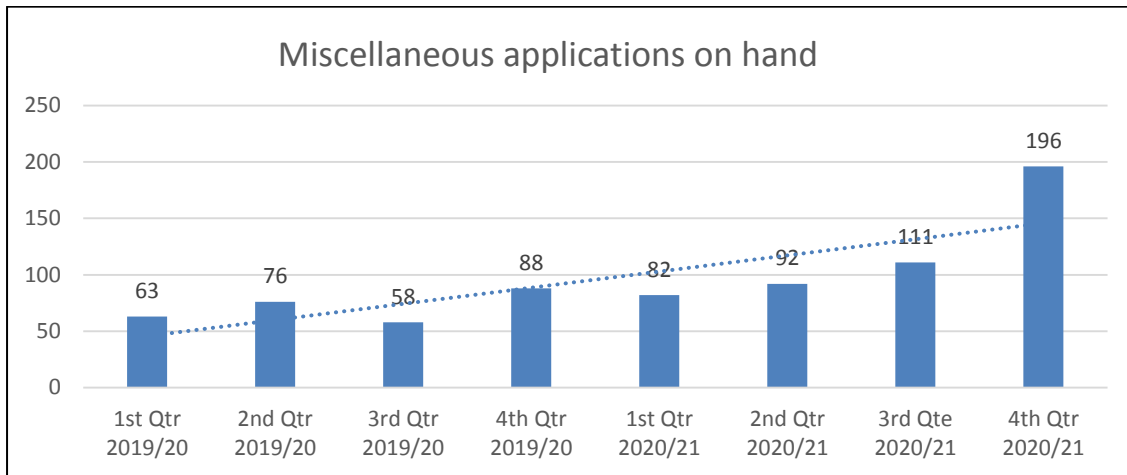
##### 5.1 Received



##### 5.2 Determined

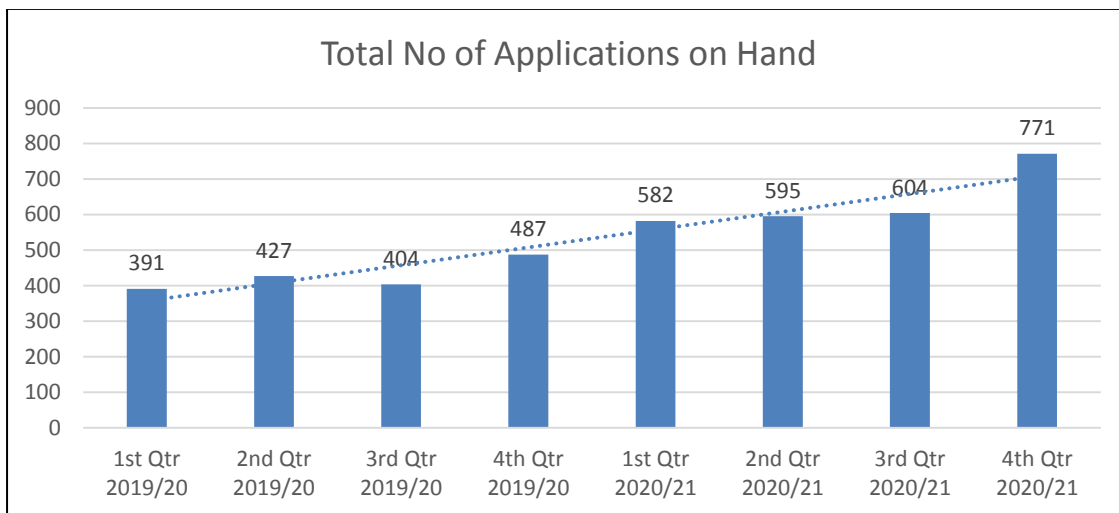


### 5.3 No of miscellaneous applications on hand



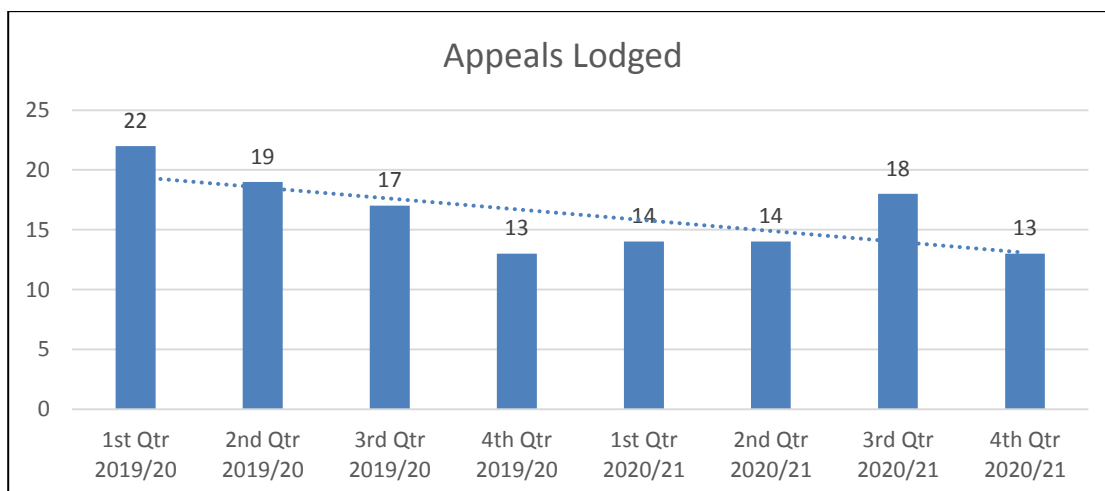
## 6. Total number of applications on hand (PS1/2 & non PS1/2)

### 6.1 Total No Applications on hand

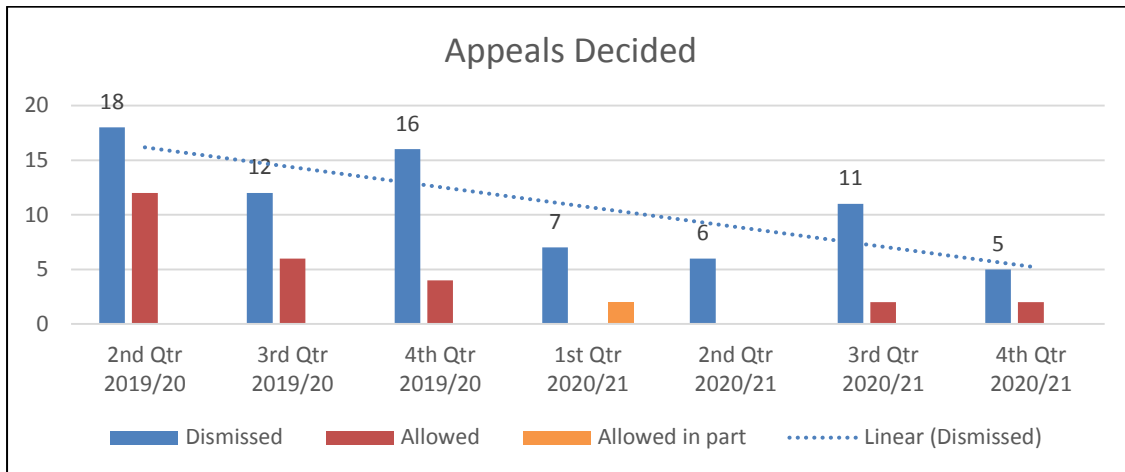


## 7. Planning Appeals 1 April 2019 – 31 December 2020

### 7.1 Appeals Lodged

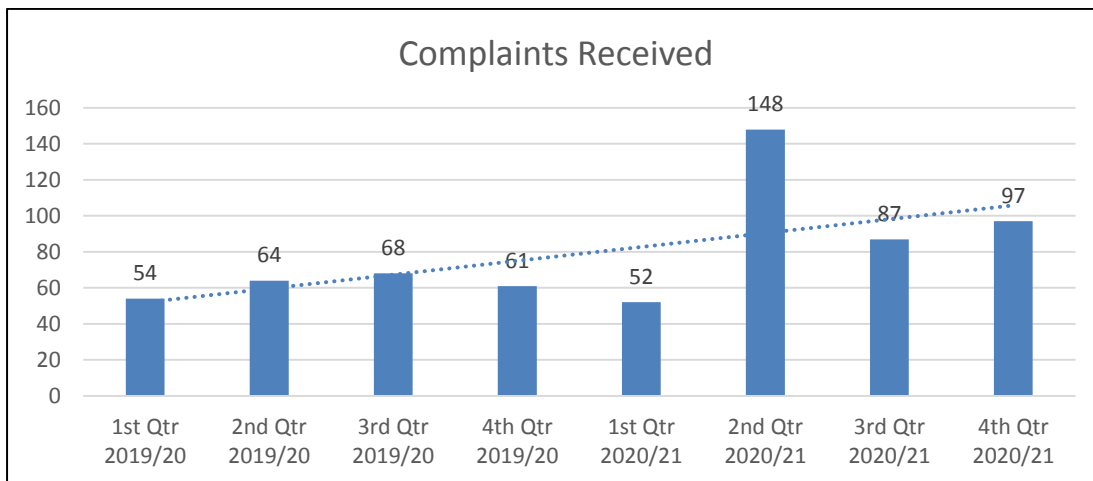


## 7.2 Appeals Decided

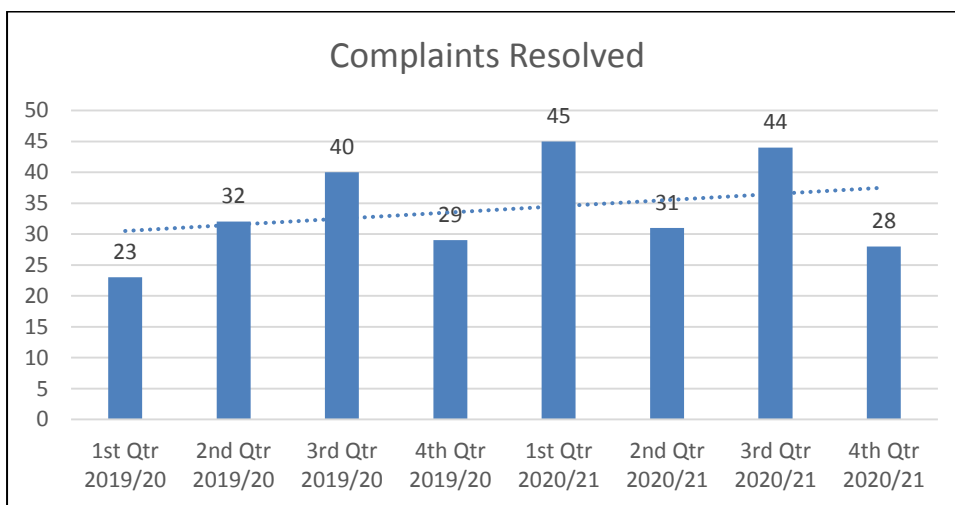


## 8. Planning Enforcement Complaints 1 April 2019 – 31 December 2020

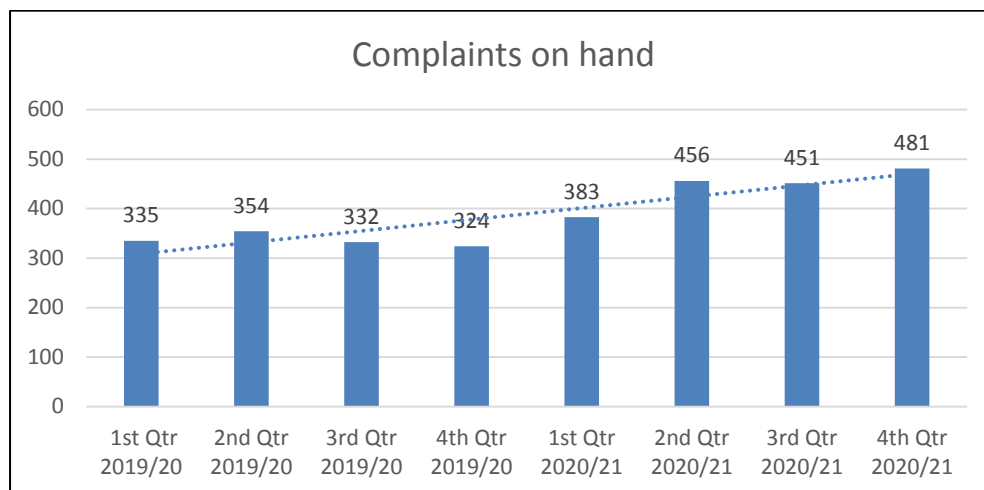
### 8.1 Complaints received



### 8.2 Complaints resolved

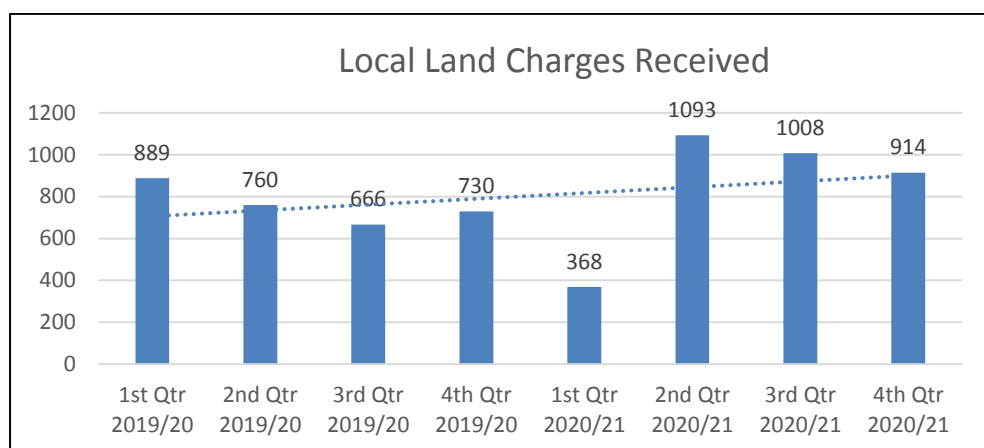


### 8.3 Active complaints on hand

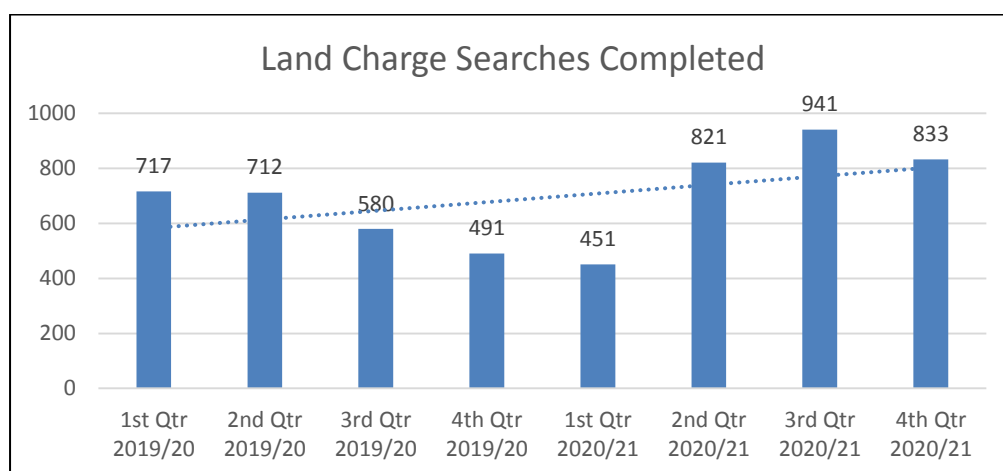


## 9. Local Land Charge Searches

### 9.1 Local Land Charge Searches Received



### 9.2 Local Land Charge Searches Completed



Other Implications	Applies?	Other Implications	Applies?
Human Rights	No	Equalities and Diversity	No
Crime and Disorder	No	Consultation	No
Environmental	No	Access to Information	No
Sustainability	No	Exempt from publication	No
Risk Management	No		

---

Chief Executive:	Malcolm Johnston
Report Contact Officer:	Tim Hickling – Head of Strategy and Planning
e-mail address:	<a href="mailto:tim.hickling@rother.gov.uk">tim.hickling@rother.gov.uk</a>
Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A

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**Rother District Council**

**Report to:** Planning Committee

**Date:** 15 July 2021

**Title:** Appeals

**Report of:** Tim Hickling, Head of Strategy and Planning

**Ward(s):** All

**Purpose of Report:** To update the Planning Committee

**Officer Recommendation(s):** It be **RESOLVED:** That the report be noted.

**APPEALS LODGED**

RR/2020/1668/P (Non-determination)	BATTLE: Reeves Cottage, Kane Hythe Road, Battle Proposed change of use of ancillary living unit to self-contained dwelling. Miss D. Griffin
RR/2020/164/P (Delegation)	BATTLE: 25 Tollgates, Battle Demolition of dwelling and erection of four detached dwellings with associated access, parking and landscaping. Mr Simon Bowyer
RR/2020/396/T (Delegation)	BEXHILL: 44 Collington Rise, Oakwood, Bexhill Horse Chestnut – Remove approximately 6ft all round to remove dead branches. Mr Peter Bennett
RR/2020/1196/P (Delegation)	BEXHILL: 150 Barnhorn Road – Land to rear, Bexhill Erection of new dwelling and garage. Eco Now UK
RR/2020/1019/P (Delegation)	BEXHILL: 48 Wickham Avenue, Bexhill New three bedroom detached house with associated parking. Mr Michael Hobbs
RR/2020/2350/P (Delegation)	BEXHILL: 33b Sackville Road, Bexhill Replacement of 1 No. timber bow window and 1 No. timber window. Ms Anna Gillett
RR/2021/484/P (Delegation)	BEXHILL: 81 Peartree Lane – Land adjacent to, Bexhill Outline: Subdivision of plot and erection of new dwelling. Mr Martin De Vere

RR/2020/2255/P (Delegation)	BRIGHTLING: Telegraph Point, Coldharbour Farm Estate, Battle Road, Brightling Retention of existing mobile unit for B1a use, allied to existing B1/B8 Premises adjacent - 'Bloompower', To include staff parking. Mr Miles Helliwell
RR/2020/1822/P (Committee Decision)	BURWASH: Strand Meadow – Land to the south west of, Burwash Reserved matters relating to residential development of 30 dwellings (outline permission RR/2017/582/P), conditions 1, 2 and 3 together with the discharge of conditions 7 (foul and surface water drainage), 8 (parking and turning of vehicles), 9 and 10 (archaeology), 13 (levels) and 19 (landscaping). Park Lane Homes (South East) Ltd
RR/2020/1798/P (Non-determination)	BURWASH: Former Ashwood Nursing Home, Heathfield Road, Burwash Common, Burwash Demolition of existing buildings and redevelopment of site to provide 12 residential units, car parking, cycle and refuse facilities and associated works. Artemis Design & Build Ltd
RR/2020/512/P (Delegation)	EWHURST: Upper Morgay Wood, Junction Road, Staplecross, Ewhurst Demolition of existing agricultural buildings and existing dwelling and replacement dwelling including extension of residential curtilage. Mr Paul Greenwood
RR/2021/53/P (Non-determination)	GUESTLING: Copshall Farm, Winchelsea Road, Guestling Green, Guestling. External alterations to barn to facilitate conversion of barn to hotel and landscaping Mr C. Pennington
RR/2020/1217/P (Non-determination)	ICKLESHAM: Greyfriars Flat, Friars Road, Winchelsea, Icklesham Demolition of existing buildings and erection of 5 No. dwellings and car port. Gallium Homes (Winchelsea) Ltd
RR/2019/840/P (Delegation)	RYE: Ferry Road – Land at, Rye Outline: Development of six dwellings. Reliant Building Contractors Ltd
RR/2020/2388/P (Delegation)	SALEHRST/RBRIDGE: Elm Cottage, George Hill, Salehurst/Robertsbridge Variation of Conditions 2 & 11 imposed on RR/2015/3106/P to allow an alternative site layout by removing two parking spaces to the rear of Elm Cottage to provide a larger rear garden. (Retrospective application)

**APPEALS STARTED**

RR/2020/487/P (Delegation)	BATTLE: 1 Raven Court, Battle Erection of fence. Retrospective) Mrs Lucy Pooley
RR/2020/651/P (Delegation)	BATTLE: 74A Hastings Road, Sierra Lodge, Battle Change of Use from a detached garage to a holiday let with one allocated parking space and bin store area. Ms Esther Sefaah
RR/2020/2165/P (Delegation)	BEXHILL: 115D London Road, The Dream House, Bexhill Proposed second floor extension. Mr M. Adams
RR/2021/715/O (Non-determination)	BURWASH: Willards Hill Farm, Ludpit Lane, Burwash. Certificate of Lawfulness for proposed upgrading work to farm house and cottage. Mr Philip Bradby
RR/2019/1901/P (Delegation)	PEASMARSH: 1 Main Street, Brickfield, Peasmarsch Proposed extension to form self-contained dwelling Mr Peter Bedborough
RR/2020/951/P (Delegation)	PEASMARSH: 1 Brickfield, Main Street, Peasmarsch Extension to form new dwelling and two-storey rear extension for existing dwelling. Mr Peter Bedborough
RR/2020/2334/P (Delegation)	PETT: 2 Long Croft, Pett Level Road, Pett Level, Pett Erection of two-bay garage. Miss Tara Lopez
RR/2020/174/P (Delegation)	TICEHURST: Cherry Tree Nursery, Hawkhurst Road, Flimwell, Ticehurst Demolition of existing buildings and erection of 8 No. dwellings with access, parking and landscaping Cherry Tree Farm Investments
RR/2021/1466/ENF	Big Wood, Land to the East of London Road, Battle Change of use from agriculture to residential and operational development. Mr Jordon Measom

**APPEALS ALLOWED**

RR/2020/1514/P (Delegation)	BEXHILL: 12 Old Mill Park, Bexhill. Proposed two storey side extension. Mr & Mrs J. Hurworth
--------------------------------	--

RR/2020/1306/P  
(Delegation)

BEXHILL: 24 Furnells Way, Bexhill  
Proposed rear conservatory.  
Mr & Mrs K. Pitt

RR/2020/135/P  
(Delegation)

CROWHURST: Badgers End, Breadsell Lane, Crowhurst  
Variation of Condition 1 imposed on planning permission  
RR/2018/376/P to allow retention of mobile home for a  
further two years.  
Ms Jane Masters

### **APPEALS DISMISSED**

RR/2020/1334/P  
(Delegation)

BEXHILL: 7 Bolebrooke Road, Bexhill  
Create driveway from existing front garden.  
Holmes Homes Ltd

RR/2020/1451/P  
(Non-determination)

BEXHILL: Birk Dale Hall, Birk Dale, Bexhill  
Change of Use, subdivision and conversion of existing  
hall (Day Nursery / Creche - D1 Use ) into two self-  
contained dwellings (C3 Use) including the addition of a  
single storey side infill extension at Ground floor level, a  
large single dormer to south side at 1st floor level, five  
barrel vault dormer windows to the north side at 1st floor  
level and associated boundary enclosure walls.  
Mrs P. Gates

RR/2019/2199/P  
(Non-determination)

DALLINGTON: Swan Farm, Woods Corner, Dallington  
Partial demolition and partial conversion of existing  
agricultural buildings and construction of two detached  
dwellings with associated parking.  
Mr Harry Wills

RR/2020/781/P  
(Delegation)

GUESTLING: West View, Rock Lane, Three Oaks,  
Guestling Outline: Erection of new single family dwelling.  
Mr B. Al-Khalifa

### **APPEALS WITHDRAWN**

NONE

### **FORTHCOMING HEARINGS/INQUIRIES**

NONE

<b>Other Implications</b>	<b>Applies?</b>	<b>Other Implications</b>	<b>Applies?</b>
Human Rights	No	Equalities and Diversity	No
Crime and Disorder	No	Consultation	No
Environmental	No	Access to Information	No
Sustainability	No	Exempt from publication	No
Risk Management	No		

---

Chief Executive:	Malcolm Johnston
Report Contact Officer:	Tim Hickling – Head of Strategy and Planning
e-mail address:	<a href="mailto:tim.hickling@rother.gov.uk">tim.hickling@rother.gov.uk</a>
Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A

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## Rother District Council

<b>Report to:</b>	Planning Committee
<b>Date:</b>	15 July 2021
<b>Title:</b>	Publication of Housing Delivery Test Action Plan - 2020 Measurement
<b>Report of:</b>	Tim Hickling, Head of Service – Strategy and Planning
<b>Ward(s):</b>	All
<b>Purpose of Report:</b>	To present the findings of the Housing Delivery Test Action Plan 2020.
<b>Officer Recommendation(s):</b>	It be <b>RESOLVED:</b> That the report be noted.

---

### Introduction

1. The Housing Delivery Test (HDT) has been introduced by the Government as a monitoring tool to demonstrate whether Local Planning Authorities (LPAs) are building enough homes to meet their housing need.
2. The HDT, which was published in January 2021, compares the number of new homes delivered over the previous three years with the Authority's housing requirement. The result of the HDT will be used to determine the buffer to apply in future housing land supply position statements and whether the presumption in favour of sustainable development should apply.
3. The National Planning Policy Framework (NPPF) states that *'the Housing Delivery Test will apply from the day following the publication of the Housing Delivery Test results'*<sup>1</sup>.

### The HDT Results

4. The methodology for calculating that HDT can be found in the 'Housing Delivery Test measurement rulebook'<sup>2</sup>. Against a requirement of 1,035 dwellings over the last three years, Rother delivered 670 net dwellings with a result of 65%.
5. The District's HDT has been assessed against the Core Strategy average annual housing figure of 335 dwellings for the first two years of the measurement, as the Core Strategy was adopted in September 2014 and is therefore valid up to September 2019. The third year of the measurement (2019/20) is assessed against a combination of both the Core Strategy annual average requirement and the Local Housing Need figure. A one month reduction has also been applied to the 2019/20 year by the Government. This reduction has been stated to account for the disruption to local authority

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<sup>1</sup> Paragraph 215 of the National Planning Policy Framework

<sup>2</sup> <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

planning services and the construction sector caused by COVID-19 pandemic and subsequent national lockdowns.

6. Where the results of the HDT indicate that delivery is below 95%, there is a requirement to produce an Action Plan as set out in the NPPF<sup>3</sup>. The action plan must be in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years. The Action Plan is set out at Appendix 1.
7. Where the results indicate that delivery has been less than 85% of the housing requirement, a 20% buffer should be applied to the supply of deliverable sites for the purposes of assessing the Council's five-year housing land supply.
8. Where delivery has been less than 75% of the housing requirement, the NPPFs presumption in favour of sustainable development will apply.
9. The results of the HDT will need to be considered as an additional material consideration within reports on planning applications going forward.

### **The Action Plan**

10. The guidance states that the Action Plan should “*identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery*”.
11. To ensure the document is as useful as possible, LPAs will need to publish an Action Plan within six months of publication of the HDT measurement. The Action Plan should therefore be published on the Council's website by 19 July 2021 at: <http://www.rother.gov.uk/AMR>.
12. The Action Plan itself provides an analysis of the key reasons for the historic under-performance against the District's housing requirement and identifies the measures the Council intends to undertake to increase the delivery of new housing in Rother District. It sets out the actions that the Council is currently engaged in and also sets out the further steps that it considers appropriate to undertake going forward to assist increased delivery of housing.
13. The analysis set out in the Action Plan considers housing supply needs and delivery, the local housing market and development and activity, as well as demand side issues. The Plan goes on to set out a number of responses and key actions going forward<sup>4</sup>, including but not limited to:
  - a) giving priority to completing the new Local Plan 2019-2039, with an emphasis on progressing the Housing and Economic Land Availability Assessment (HELAA) which will identify suitable land for development and provide the basis for the new Local Plan's housing and economic site allocations;
  - b) supporting the delivery of housing through the Council's Local Housing Company, Alliance Homes (Rother) Ltd.;
  - c) proactively investing in infrastructure;
  - d) setting up a 'Landowners Forum'; and

---

<sup>3</sup> Paragraph 75 of the National Planning Policy Framework

<sup>4</sup> See paragraphs 3.26 - 3.32 on page 27 of the HDT Action Plan.



e) granting of planning permissions on site allocations.

14. The Council recognises that delivering growth is complex. Whilst a number of the actions identified in this Action Plan are solely within the remit of the Council to resolve, to successfully respond to the challenge of increasing, and then maintaining housing delivery, the Council will also need the support and co-operation of those involved in delivering homes, including landowners and house builders.
15. Success of the actions set out within the Plan will be monitored in subsequent years through further Action Plans and/or the Council's Local Plan Monitoring Report.

## Conclusion

16. The HDT result for the District was published in January 2021 demonstrating a result of 65% and requiring the production of an Action Plan within six months of the published result.
17. The HDT result also requires that the Council includes a 20% buffer in its five-year housing land supply position statements and apply the NPPFs presumption in favour of sustainable development.
18. The results of the HDT will need to be considered as an additional material consideration within reports on planning applications going forward.
19. The Action Plan itself provides an analysis of the key reasons for the historic under-performance against the District's housing requirement and identifies the measures the Council intends to undertake to aim to increase the delivery of new housing in Rother District.

Other Implications	Applies?	Other Implications	Applies?
Human Rights	No	Equalities and Diversity	No
Crime and Disorder	No	Consultation	No
Environmental	Yes	Access to Information	No
Sustainability	Yes	Exempt from publication	No
Risk Management	No		

Chief Executive:	Malcolm Johnston
Report Contact Officer:	Tim Hickling – Head of Strategy and Planning
e-mail address:	<a href="mailto:tim.hickling@rother.gov.uk">tim.hickling@rother.gov.uk</a>
Appendices:	Appendix 1 – Housing Delivery Test Action Plan
Relevant Previous Minutes:	None
Background Papers:	Housing Delivery Test Action Plan 2020
Reference Documents:	National Planning Policy Framework Planning Practice Guidance

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# HOUSING DELIVERY TEST ACTION PLAN

2020 MEASUREMENT



**Rother District Council**  
Town Hall  
London Road  
Bexhill-on-Sea  
East Sussex  
TN39 3JX

Published  
July 2021

This information can be available in large print, Braille, audiotape/CD or in another language upon request.

Please Telephone: 01424 787668

or Email: [planning.strategy@rother.gov.uk](mailto:planning.strategy@rother.gov.uk)

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# 1 Introduction

## Background

- 1.1 National Government is committed to the improved delivery of new homes through their economic and housing growth agendas, as well as impending changes proposed in the Queens Speech and Planning White Paper. To this end they have introduced several measures and reforms to the planning system intended to deliver more housing, improve housing affordability and remove barriers to development. Local Planning Authorities (LPAs) are challenged to be more proactive in increasing the speed and quantity of housing delivery to meet the identified housing needs of their local area.
- 1.2 Rother District Council (RDC) is responding to this challenge and is seeking to increase and accelerate the rate of housing delivery across the district.
- 1.3 The Housing Delivery Test (HDT) was introduced by the Government in 2018 as a monitoring tool to demonstrate whether Local Planning Authorities are building enough homes to meet their housing need. The HDT compares the number of new homes delivered over the previous three years with the authority's housing requirement. The results of the HDT will be used to determine the buffer to apply in housing land supply position statements and whether the presumption in favour of sustainable development should apply. Under the HDT, the National Planning Policy Framework (NPPF) sets out that:
- Where housing delivery over the previous three years has been less than 95% of the housing requirement, LPAs should prepare an Action Plan setting out the causes of under delivery and the intended actions to increase delivery;
  - Where delivery has been less than 85% of the housing requirement, a 20% buffer should be applied to the supply of deliverable sites for the purposes of housing delivery assessment;
  - Where delivery has been less than 75% of the housing requirement, the NPPF's presumption in favour of sustainable development will apply.
- 1.4 Where an Action Plan is required, this should be prepared within six months of the test results being published. The Government published the HDT results for the 2020 measurement on 19 January 2021 and as such the Council must produce and publish the Action Plan before 19 July 2021.

- 1.5 The 2020 HDT measurement covers the three-year period from 1 April 2017 to 31 March 2020. This Action Plan responds to this 2020 HDT measurement.
- 1.6 The district's HDT has been assessed against the Core Strategy average annual housing figure of 335 dwellings for the first two years of the measurement, as the Core Strategy was adopted in September 2014 and is therefore valid up to September 2019. The third year of the measurement (2019/20) is assessed against a combination of both the Core Strategy annual average requirement and the [Local Housing Need figure](#)<sup>1</sup>. A one month reduction has also been applied to the 2019/20 year by the Government. This reduction has been stated to account for the disruption to local authority planning services and the construction sector caused by COVID-19 pandemic and subsequent national lockdowns.
- 1.7 Against a requirement of 1,035 dwellings over the last three years, Rother delivered 670 net dwellings with a result of 65%. Consequently, the Council is required to publish this Action Plan, including a 20% buffer in its five-year housing land supply position statements and apply the NPPFs presumption in favour of sustainable development. This is a continued position from the previous (2019) HDT result.

## **Purpose, objectives and status**

- 1.8 This Action Plan provides an analysis of the key reasons for the historic under-performance against the district's housing requirement and identifies the measures the Council intend to undertake to increase the delivery of new housing in Rother district.
- 1.9 The Council recognises that delivering growth is complex. Whilst several of the actions identified in this Action Plan are solely within the remit of the Council to resolve, to successfully respond to the challenge of increasing, and then maintaining, housing delivery the Council will also need the support and co-operation of those involved in delivering homes including landowners and house builders.

---

<sup>1</sup> The Local Housing Need figure is an annual assessment of the number of homes need in an area. It is calculated through the standard method, which uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. It is important to note that this calculation identifies a minimum annual housing need figure. It does not produce a housing requirement figure.



## Relationship to other plans/strategies and council activities

1.10 This Action Plan complements existing Council plans, policies and strategies which provide a framework for the delivery of the Council's housing priorities. This includes the following:

- [New Local Plan](#) - Once adopted, the new Local Plan will set out the spatial strategy for the distribution and development of new homes, employment and supporting infrastructure in Rother, while protecting valued natural and historic environment. It will seek a significant uplift in the delivery of housing through the development strategy. The New Local Plan will replace the existing Local Plan Core Strategy, DaSA Local Plan and any remaining extant policies from the Rother District Local Plan 2006.
- [Local Plan Core Strategy](#) – Part 1 of the Local Plan, the Core Strategy sets out the vision and overall spatial strategy for the district. This includes providing the framework for future housing and sets district targets for the numbers of additional homes over the period 2011 - 2028.
- Development and Site Allocations ([DaSA Local Plan](#)) – Part 2 of the Local Plan, the DaSA allocates sites to deliver, and give spatial expression to, the housing targets set out in the Core Strategy.
- [Rother District Local Plan 2006](#) - Whilst the Core Strategy and DaSA have largely superseded the policies in the earlier 2006 Rother District Local Plan, there remains a few exceptions; mainly site allocations within designated Neighbourhood Areas where a Neighbourhood Plan is yet to be 'made'.
- [Neighbourhood Plans](#) - There are five 'made' neighbourhood plans in the district. These are in the parishes of Crowhurst, Rye, Salehurst and Robertsbridge, Sedlescombe and Ticehurst. Each of the plans allocates sites to be in conformity with the targets of the Core Strategy. In addition, there are the Burwash and Battle neighbourhood plans which are currently at Examination. The district also has three other neighbourhood plans in preparation for the neighbourhood areas of Etchingham, Hurst Green and Peasmarsch.

- [Rother District Council Corporate Plan 2014 - 2021](#) - The Councils Corporate Plan also includes strategic Core Aims themed around housing delivery. This includes the promotion and support of affordable housing, improvements to private housing stock and the prioritisation of the delivery of the Councils major housing allocations. The Councils new Corporate Plan 2020 - 2027 recently underwent public consultation and the final draft of the Plan is nearing adoption.

## **Approach and methodology**

- 1.11 The preparation of this Action Plan has been informed by work the Council has been undertaking on housing delivery. The Council undertakes housing monitoring on a regular basis. In addition to reporting on delivery through the annual Local Plan Monitoring Report (LPMR), annual updates of the housing land supply position are also published. Through this regular monitoring the Council have identified that there were challenges to the delivery of housing in the district with consented developments slow to start on site and then, subsequently, being built out. However, despite engaging with the promoters and developers of these sites, there were no consistent reasons for the delays in delivery experienced.
- 1.12 A Housing Issues Task and Finish Group (HIT&FG) was set up by the Council's Overview and Scrutiny Committee in November 2017 to gain a better understanding of what barriers might be acting to deter or delay housing delivery in the district, as well as affordable and social housing delivery and land supply issues.
- 1.13 The findings of this work have informed the development of this Action Plan.

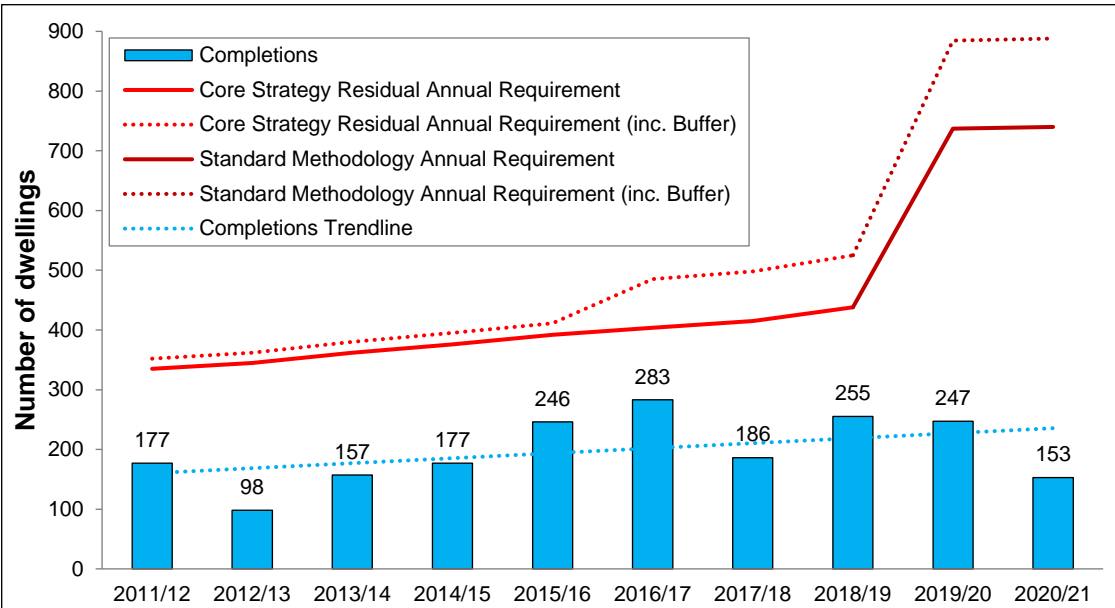
## 2 Housing Delivery Analysis

### Housing supply needs and delivery

#### Dwelling Completions

- 2.1 Since the start of the Core Strategy plan period in April 2011, there have been 1,979 net additional dwellings completed as of 1 April 2021. This is an average of 198 dwellings per year.
- 2.2 In terms of performance against the Core Strategy housing requirement, there have been 1,374 fewer dwellings completed than the Core Strategy annualised requirement of 3,353 dwellings for this point in the Plan period.

Figure 1: Net dwelling completions and annual requirements (2011/12 – 2020/21)

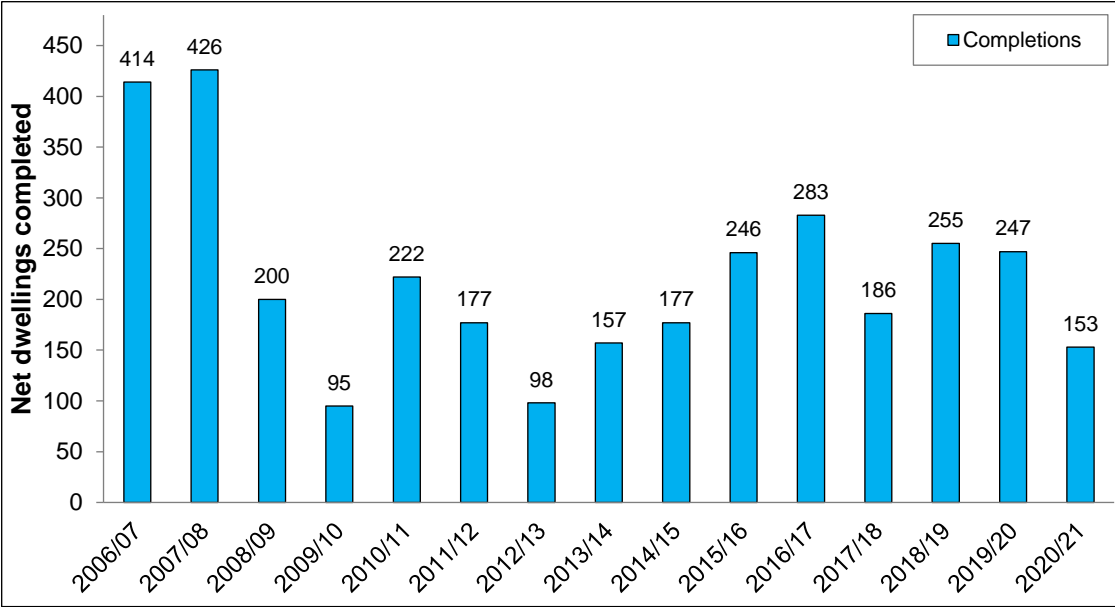


- 2.3 The Core Strategy annual housing requirement of 335 has not yet been achieved at any year during the plan period, though Figure 1 does show a slight upward trend in the number of dwellings being completed each year. However, persistent under delivery means that this trend has not been able to close the gap on the annual residual requirement. In addition, the annual requirement was subject to an increased buffer, from 5% to 20% (brought forward from later in the Plan period), between 2015 and 2016.

2.4 Furthermore, as the Core Strategy became more than five years old in 2019, the standard method for assessing housing need<sup>2</sup> should be applied. For Rother, this means that the annual average housing requirement has increased from 335 dwellings (as set out in the Core Strategy) to 737 dwellings per annum as of 1 April 2020 and 740 dwellings<sup>3</sup> per annum as of 1 April 2021, as set out in the standard method calculation. This is the reason for the steep increase in housing requirement from 2018/19 to 2019/20 shown in Figure 1.

2.5 Figure 2 indicates that prior to 2008, housing completions were much higher, with both 2006/07 and 2007/08 each yielding over 400 homes. The substantial shortfall for the current plan period demonstrates that market confidence may not have properly recovered from the financial crisis of the late 2000's.

Figure 2: Net dwelling completions (2006/07 - 2020/21)



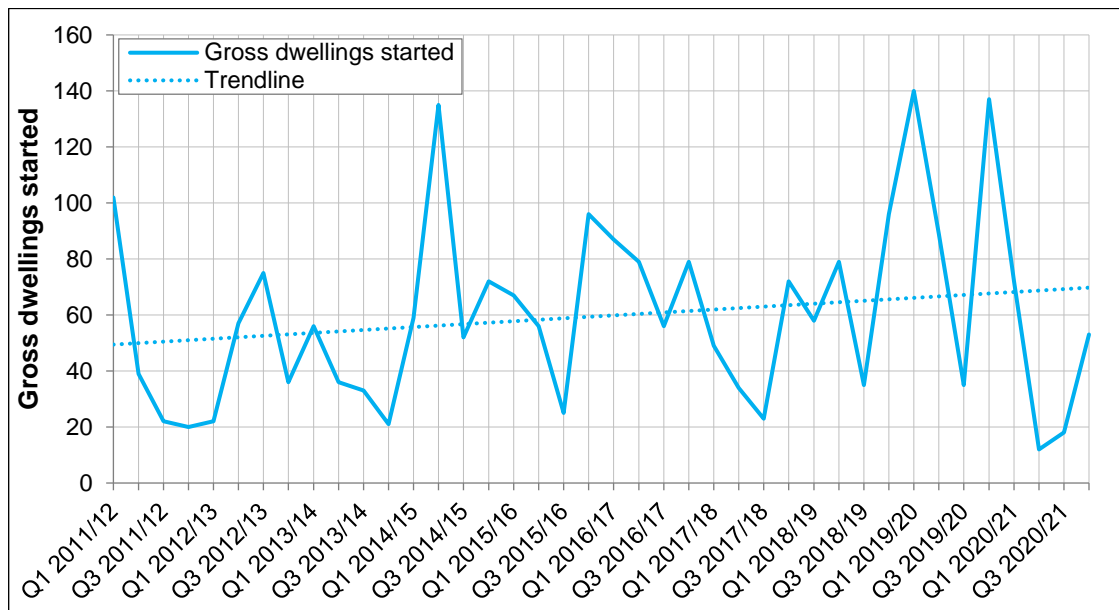
Dwelling Commencements

2.6 The volatility in housing delivery is demonstrated by the number of gross dwellings started each quarter since 2011 in Figure 3. This shows not only the peaks and troughs that have been experienced in the District over the years but that there is also a slight upward trend for the commencement of dwellings similar to the trend for dwellings completions identified in Figure 1.

<sup>2</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>3</sup> It should be noted that this is not the housing target for the district but the local housing need, as set out in the standard methodology.

Figure 3: Gross dwelling commencements (2006/07 - 2020/21)

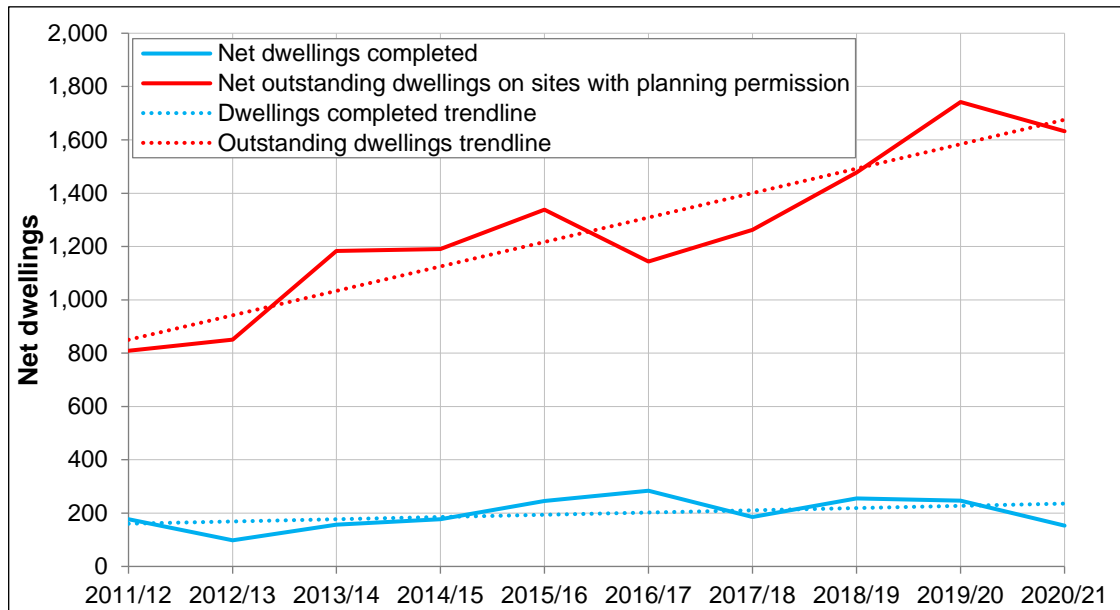


### Planning Permissions

- 2.7 As of April 2021, the number of outstanding dwellings on large sites (6 or more net dwellings) with planning permission is 2,433. In addition, there are a further 249 outstanding dwellings on small sites (less than 6 net dwellings) with planning permission, making a total of 2,682 dwellings with planning permission (or with delegated approval subject to completion of a Section 106 agreement).
- 2.8 The completion rate, however, has not been significantly impacted by the marked increase in the number of dwellings on sites with planning permission. Excluding the site at Worsham Farm<sup>4</sup>, Figure 4 shows that while both the number of dwellings on sites with planning permission and the number of dwelling completions show an upward trend, the rate at which dwellings are being completed is increasing less than the rate at which they are being granted planning permission. This suggests that the number of sites that have planning permission is not necessarily the main driver in the number of dwellings that are delivered year-on-year. In fact, there are significant issues with sites being developed in a timely fashion and this is expanded on in more detail from paragraph 2.13 onwards.

<sup>4</sup> Permitted March 2016 for 1,050 dwellings

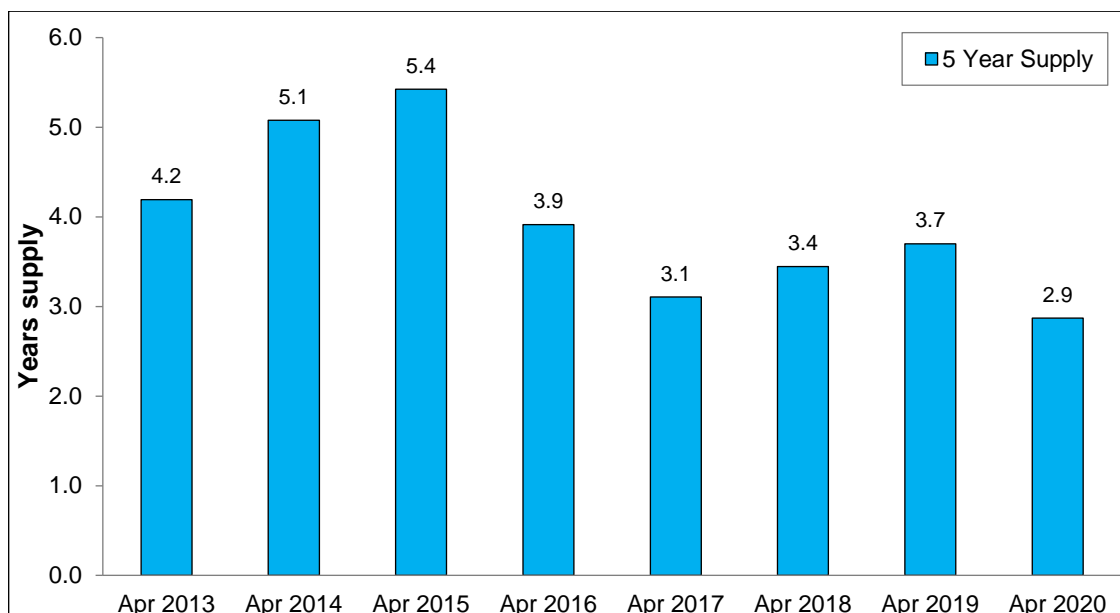
Figure 4: Comparison of outstanding dwellings on sites with planning permission (excl. Worsham Farm) and number of dwellings completed (2011/12 - 2020/21)



Five-year Supply

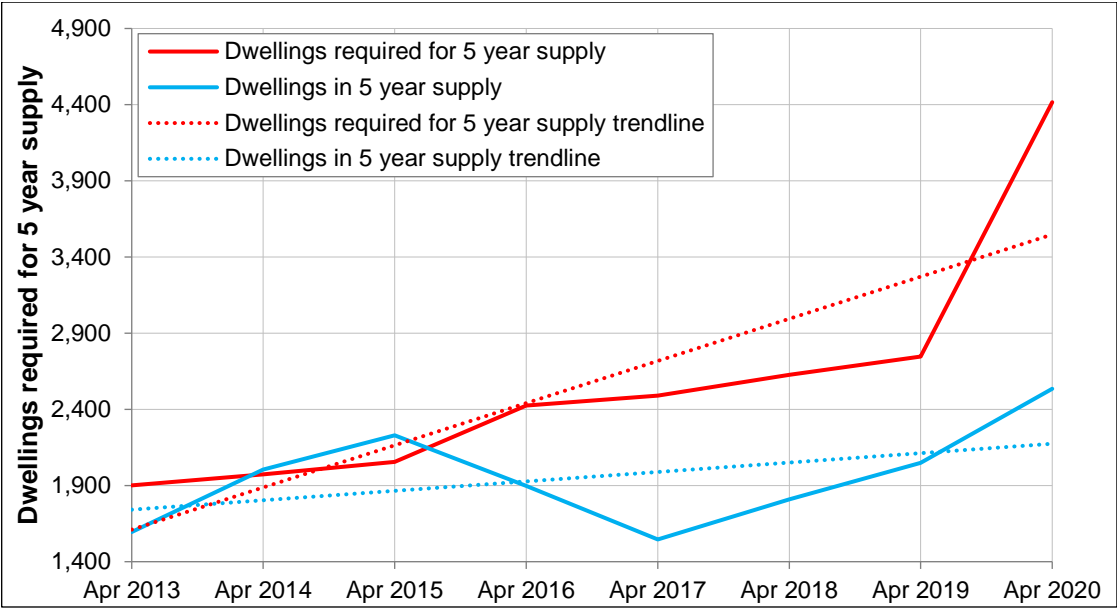
2.9 As shown in Figure 5, a consequence of the under delivery is that the Council has found it difficult to maintain a five-year housing land supply position since April 2015.

Figure 5: Five-year supply (April 2013 - April 2020)



- 2.10 The drop in supply to below three years seen at April 2020 is because the Core Strategy became more than five years old in September 2019 and, consequently, the districts five-year supply is now measured against the Local Housing Need figure, as defined by the standard method calculation. This will continue to be how the Council’s five-year supply is measured until a new housing requirement figure is established and adopted through the new Local Plan.
- 2.11 The switch to measuring the five-year supply against the Local Housing Need figure means that the number of dwellings required for a five-year supply in April 2020 was 4,416. This is significantly more than the 2,747 dwellings required for a five-year supply in April 2019, an increase of 1,669 dwellings (61%), and over 132% more than the number of dwellings required in 2013.
- 2.12 Figure 6 shows how the number of dwellings required to be deliverable within five years has increased since 2013, along with how the number of dwellings in the five-year supply has changed.

Figure 6: Comparison of number of dwellings within, and the number of dwellings which are required to be in, the five-year supply (April 2013 – April 2020)



## Local housing market and development activity

- 2.13 As referred to earlier, the number of outstanding planning permissions is high. An analysis of these permissions was undertaken initially in 2018 to try and establish if there are any commonalities which might point to barriers to sites coming forward in a timely manner or have an impact on build out rates.
- 2.14 The Council conducted qualitative analysis of all allocated housing sites and large sites to determine the reasons for delays in site commencement. This was done in discussion with Development Management officers and, where relevant, information from landowners and developers.
- 2.15 Notable reasons for the delay in sites being developed are discussed below.
- 2.16 Going forward, the Council's local housing company, Alliance Homes (Rother) Ltd., will review stalled sites and explore opportunities to accelerate their delivery.

### Infrastructure – Roads

- 2.17 A significant factor in the slippage of some of the larger sites is due to delays in the construction of the roads necessary to support them.
- Worsham Farm, 1,050 dwellings - Part of 2006 Local Plan allocation BX2 in North East Bexhill. Delivery was dependent on the completion of the Bexhill to Hastings Link Road. Outline planning permission was granted in April 2016 and Bovis Homes commenced the development in March 2019.
  - Preston Hall Farm, 139 dwellings - Part of 2006 Local Plan allocation BX2 in North East Bexhill. Delivery was dependent on the completion of the Bexhill to Hastings Link Road. Planning permission was granted in August 2018 and Persimmon Homes commenced the development in the first quarter of 2020/21. There has been good progress and the site is expected to be completed this year.
  - Blackfriars, 220 dwellings - 2006 Local Plan allocation BT2 in Battle. Delivery of the site is dependent on the construction of a new spine road. Outline planning permission was granted in December 2020 and the Reserved Matters application was approved in April 2021. Now that the site has Housing Infrastructure Fund (HIF) funding for the construction of the spine road, development is expected to commence in the summer.



### Infrastructure - Wastewater

- 2.18 Wastewater capacity is limited in some areas of Bexhill, requiring upgrading of existing infrastructure to deliver improved wastewater infrastructure, which may include the provision of a new wastewater pipe to the north of the town. Southern Water are presently working on the most appropriate configuration to accommodate further capacity across their network.
- 2.19 RDC have been working with Southern Water and other stakeholders to accelerate delivery of this improved wastewater infrastructure.

### Landowner Expectations

- 2.20 The most common reason for slippage of site delivery is land-banking by landowners to achieve their expectations on value. This has been identified as a major factor in around half of sites (of 6 or more net dwellings) analysed. This issue is exacerbated by a significant proportion of sites being in multiple land ownership, meaning that there is a high degree of complexity to site assembly for developers to bring these sites forward.
- 2.21 Unrealistic landowner expectations generally affect medium sized sites of around 50 dwellings. Given that 82% of Rother sits within the High Weald Area of Outstanding Natural Beauty (AONB), these 'medium' sized sites have an important role to play in the District's housing delivery. Of the 1,562 dwellings allocated in the DaSA, 541 were allocated on sites of 50 dwellings or less.

### Lack of suitable Council owned land

- 2.22 In comparison with other Councils, RDC does not own a significant proportion of land that can be used for housing. This limits its options to be proactive in the promotion of housing delivery, although where the Council does own land with housing potential, it will seek to bring those sites forward.
- 2.23 It should be noted that the Council has now formed a local housing company, Alliance Homes (Rother) Ltd., which would allow it to take on a more proactive approach in acquiring land and bringing sites forward for development. This is discussed in more detail in the following section.

## Demand side issues

### The Letwin Review

- 2.24 As well as considering research undertaken at the local level it is also important to note the findings of the national Independent Review of Build Out Rates published by Rt Hon Sir Oliver Letwin (October 2018)<sup>5</sup>. This work explored the issue of build out rates of fully permitted homes on the largest sites in areas of high housing demand. It found that the homogeneity of the types and tenures of the homes on offer on these sites, and the limits on the rate at which the market will absorb such products, are fundamental drivers of the slow rate of build out.
- 2.25 Therefore, it is important to consider opportunities for encouraging diversification of products to increase build out rates. This is an important consideration for the housing market across the Country.

### Affordability ratio

- 2.26 The rural nature of Rother (82% is in the High Weald AONB), as well as the somewhat limited transport connectivity, means that workplace-based earnings are generally lower than other areas in the region. In contrast, average house prices are generally higher. Consequently, Rother has a particularly challenging affordability ratio, as shown in the table below. This may give weight to a local application of the absorption rate argument offered by the Letwin Review, insofar as the market for new housing is not as strong because it is comparatively difficult for residents to obtain a mortgage.

Figure 7: Median and lower quartile workplace-based affordability ratios (2020)

Geography	Median	Lower quartile
England	7.84	7.15
South East	9.92	10.21
East Sussex	10.86	10.69
Hastings	9.31	9.65
Rother	12.75	10.92

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<sup>5</sup> <https://www.gov.uk/government/publications/independent-review-of-build-out-final-report>

2.27 Figures 8 and 9 below show how the median and lower quartile workplace-based affordability ratios have increased since 2011.

Figure 8: Median workplace-based affordability ratios (2011 - 2020)

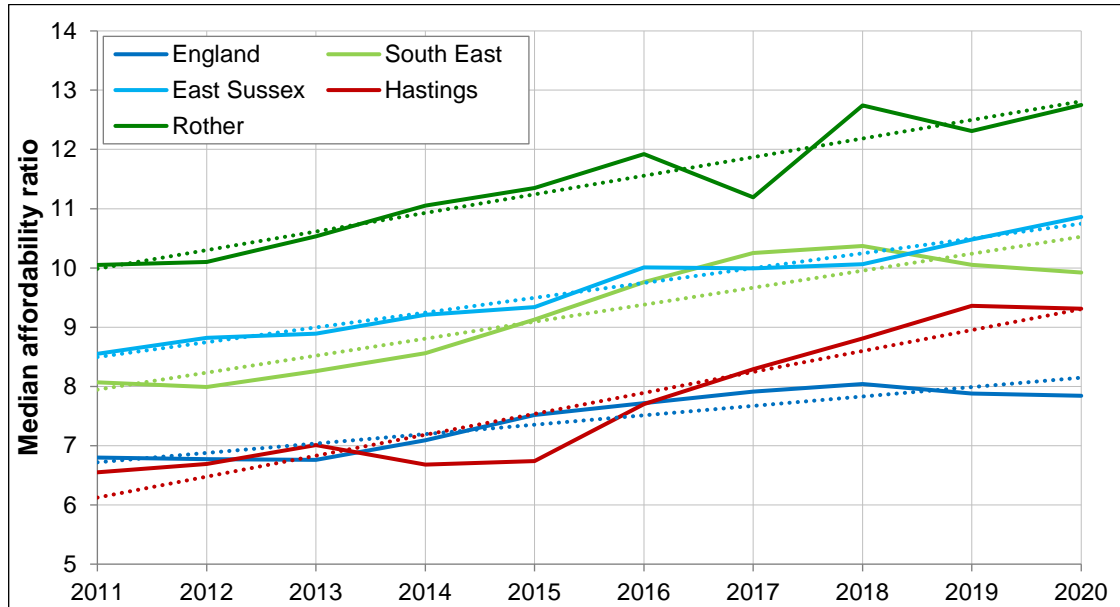
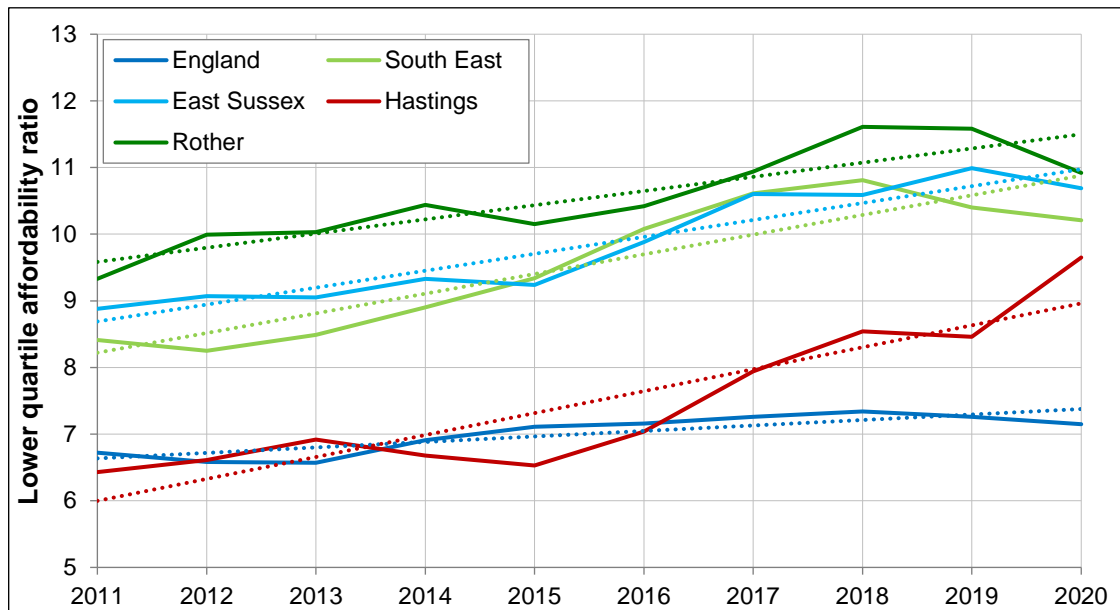


Figure 9: Lower quartile workplace-based affordability ratios (2011 - 2020)



## Summary

- 2.28 Two themes predominate the analysis, infrastructure and landowner expectations. In terms of the larger strategic sites, complications around the delivery of infrastructure, specifically roads and wastewater capacity have been a significant factor.
- 2.29 Although the absorption rate problem is a very important factor of build out rates nationwide, consideration of Rother's permissioned or allocated housing sites give a somewhat different conclusion to the outcomes of the Letwin Review analysis. Where the problem of land-banking is assessed to be a function of volume housebuilders, our evidence sees land-banking to feature more often as an action of landowners themselves. This is likely because most approved sites in Rother are of a more 'medium size', and therefore constitute a different typology from those typically employed by the volume housebuilders.
- 2.30 As discussed earlier, Rother's larger sites (Worsham Farm, Blackfriars, etc.) have so far seen slippage primarily due to infrastructure delays, particularly the Bexhill Hastings Link Road in relation to Worsham Farm. Now that the Worsham Farm and Preston Hall Farm sites have commenced development under Bovis Homes and Persimmon Homes respectively, it remains to be seen whether this central conclusion of the Letwin Review will become a feature of build-out rates in Rother.
- 2.31 It should be noted that the Reserved Matters application for the Blackfriars site was approved in April 2021 and the site has Housing Infrastructure Fund (HIF) funding for the construction of the spine road to serve the development.

## **Impacts of COVID-19 on housing delivery**

- 2.32 The COVID-19 pandemic has had a significant impact on housing delivery in Rother over 2020/21. Housing completions over the past year have been approximately half of what was forecast in the 2020 Housing Land Supply position statement, with most of the shortfall coming from the major sites of Worsham Farm, Barnhorn Green, Preston Hall Farm and Tollgates.

- 2.33 It is clear from recent communications with housebuilders that their ability to develop sites has been affected by the reduction in construction capacity, particularly during the first lockdown.
- 2.34 Whilst the pandemic has not had a considerable impact on the 2020 HDT measurement, it is likely that the 2021 measurement, expected to be published in November, will be more severely affected.
- 2.35 In fact, the poor housing delivery experienced in 2020/21 will have a lasting impact on the Council's HDT results for the next three years. When combined with the increasing housing requirement, because of more years being phased in where the Council's annual housing target is determined by the standard method for assessing local housing need, it is envisaged that the Council's HDT results will decline considerably over the next 3 years or until a new housing requirement is adopted through the new Local Plan.

### 3 Responses and Key Actions

#### Housing Issues Task and Finish Group recommendations

- 3.1 The HIT&FG recommended the following actions to promote a sufficient and continuous housing land supply:
- a. Giving priority to completing the Development and Site Allocations Plan and the production of Neighbourhood Plans, taking account of revised National Planning Policy Framework.
  - b. An early review of the Local Plan (Core Strategy) be prioritised, taking account of revised National Planning Policy Framework especially given Government's likely expectation of substantially more housing.
  - c. Consideration be given to allowing exception site planning policy to allow for an element of market housing to cross subsidise where viability is an issue, taking account of revised National Planning Policy Framework.
  - d. Identification of more "small site" development opportunities, including for custom and self-build housing, possibly working with smaller developers within a public/private partnership.
  - e. 'Unblocking' of sites where physical infrastructure and/or ownership factors present a major constraint to development including by:
    - working to find strategic drainage, utilities and digital broadband solutions to support major developments, working with utility companies and respective developers;
    - seeking financial support from Homes England and other Central Government growth funds;
    - working proactively to bring forward development on sites where the Council has a landholding interest;
    - proactively negotiating with developers and landowners to bring forward key development sites; and
    - consideration, as a last resort, of pursuing Compulsory Purchase Orders, being mindful of local sensitivities.
  - f. Continuing to invest in strategically important infrastructure projects that boost the market attractiveness of places where growth is planned, potentially including, for example, the development of GP surgeries.

- g. Promoting higher water efficiency standards through the Local Plan as well as exploring the opportunity of introducing 'recycled water' within planning applications, subject to consistency with national requirements and viability considerations.
- h. Introduce and deliver a Landowners Forum, to take place once every two years, to encourage communication and promote housing development.
- i. Prepare a housing delivery "Action Plan" in response to the new Housing Delivery Test and taking full account of the above, considering revised National Planning Policy Framework.

## Policy responses through the DaSA Local Plan

3.2 In response to the HIT&FG, the adopted DaSA contains policies that put into action several of the recommendations which are described in their report.

- **DHG2: Rural Exception Sites**

This policy replaces Core Strategy Policy LHN3 and allows for a modest amount of open market housing to cross-fund the affordable housing.

- **Policy DRM1: Water Efficiency**

As Rother has been identified as an area of 'serious water stress', there was a clear need for water efficiency measures to be addressed in planning policy. In relation to this, the Proposed Submission DaSA contains **Policy DRM1: Water Efficiency**, which requires that all new dwellings must meet the higher optional building regulations standard of water consumption, this being: no more than 110 litres of water per person per day. Furthermore, the Rother Local Plan Viability Study<sup>6</sup> (produced for the DaSA) concluded that the additional development costs are likely to be no more than an additional £50 per unit and should therefore have no negative impact on viability.

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<sup>6</sup> [https://www.rother.gov.uk/wp-content/uploads/2020/01/12\\_Rother\\_Local\\_Plan\\_Viability\\_Final\\_Report.pdf](https://www.rother.gov.uk/wp-content/uploads/2020/01/12_Rother_Local_Plan_Viability_Final_Report.pdf)

- 3.3 Moreover, a general theme of the DaSA allocations accords with the overall conclusions of the Letwin Review and the HIT&FG Report, in respect of the need to broaden the local housing offer and speed up the ‘absorption rate’ at which new homes can be sold into the market. Coinciding with this analysis, particularly regarding the homogenising overreliance on large site developments, paragraph 68a of the NPPF (2019) requires local planning authorities to “identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare...”
- 3.4 Towards this end, of the 1,562 dwellings allocated in the DaSA, 15.2% (237) are on sites of less than one hectare. This does not include site allocations in Neighbourhood Plans, which are generally smaller in size, as well as many of the sites identified through the Brownfield Land Register.
- 3.5 Additionally, the DaSA policy **DHG6: Self-build and Custom Housebuilding** requires that sites of 20 dwellings or more should provide for 5-10% of the total number of dwellings to be “made available as serviced plots for self and custom housebuilders”.

### **Local Plan Update**

- 3.6 Local Plans should be reviewed every five years. The current Core Strategy was adopted in September 2014 and covers the period 2011 to 2028. With only 7 years remaining in the plan period, it is necessary to undertake a Local Plan Review to ensure planning policies remain current and to maintain an up-to-date Local Plan with a sufficiently forward-looking timescale.
- 3.7 To this end the Council is preparing for a prolonged stage of early engagement on the Local Plan Update before the anticipated Regulation 18 consultation tentatively programmed for late 2021/early 2022. A revised Local Development Scheme was published in March 2021.



- 3.8 The Council has completed a consultation on the Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) Scoping Report with statutory consultees and additional specific consultees including neighbouring planning authorities.
- 3.9 The Council has also prepared a Project Initiation Document (PID) which will be developed into a tool for early engagement, as well as a Duty to Cooperate Action Plan/Engagement Strategy. Internal engagement with Members has commenced and a series of Duty to Cooperate meetings and discussions on strategic planning issues with neighbouring planning authorities and other statutory and non-statutory organisations have taken place.
- 3.10 The Council is looking to deliver a spatial development strategy that seeks to deliver a significant uplift in housing delivery, and as such evidence base documents are being prepared to comprehensively assess opportunities across the whole District, whilst being mindful of development constraints. Such key evidence base documents include:
- A joint **Housing and Economic Development Needs Assessment (HEDNA)** with Hastings Borough Council which will assess future housing needs, the scale of future economic growth and the quantity of land and floorspace required for economic development.
  - A **Settlement Review** which will serve as a starting point to ascertain an up to date position of the current role and function played by various settlements in the District. It will also provide an overview of their existing level of sustainability as well as the physical and environmental constraints that may affect potential settlement capacity.
  - A **Housing and Economic Land Availability Assessment (HELAA)**, which includes a Call for Sites, will help to identify a future supply of land in the District which is suitable, available and achievable for housing and economic development. The Call for Sites ran from 12 October to 7 December 2020 and work is now underway with assessing the submitted sites, sites carried forward from the previous SHLAA (2013) and sites identified by officers.
  - A **Windfall Assessment** which will provide justification for the likely contribution that windfall sites can make to the Districts housing supply over the course of the new plan period.

- A **Strategic Flood Risk Assessment (SFRA)** which will inform the Sustainability Appraisal of the Local Plan Update and will provide the basis from which to apply the Sequential Test and Exception Test in the development allocation and development control process. There are two levels of SFRA. The Level 1 Assessment identifies whether necessary development can be accommodated outside of high and medium flood risk areas. The Level 2 Assessment is carried out where a Level 1 Assessment shows that all the necessary development cannot be accommodated outside of flood risk areas and will consider the detailed characteristics of flooding in an area. The Rother District Level 1 SFRA (2021) will be available shortly, however, the report has yet to consider potential locations for development to inform the new Local Plan (up to 2039). This will be provided as an addendum to the SFRA when it is available, at which point it will also be determined whether a Level 2 Assessment is necessary.

## **Proactively investing in infrastructure**

- 3.11 As discussed earlier in this report, although allocated in the 2006 Local Plan and being partly on Council owned land, Blackfriars (Policy BT2) in Battle has not yet been able to come forward for development. Funding from the Government's Housing Infrastructure Fund (HIF) has been allocated to help to deliver a spine road to facilitate development of this site. This demonstrates that the Council has sought funding for key infrastructure so that this site can come forward. The Reserved Matters application was approved in April 2021 and development is expected to commence in the summer.
- 3.12 As well as being a recommendation of the HIT&FG Report, the investment in and construction of new roads has been a very significant feature of the current plan period and indicates that the RDC is committed to proactively working with East Sussex County Council and other stakeholders. The Bexhill to Hastings Link Road and the Gateway Road, completed in 2015, and the North Bexhill Access Road (NBAR), completed in 2019, have enabled the delivery of 1,289 dwellings in North East Bexhill (Land at Worsham Farm & Preston Hall Farm), as well as new allocations for 530 dwellings in North Bexhill, as part of Policy BEX3 in the DaSA Local Plan.

- 3.13 Potential improvements to the east/west coast mainline through a high-speed rail extension would also provide significant economic benefits to the district. Improved commuter access to Ashford and London could improve market attractiveness and encourage further development in and around Bexhill. As such, the Council will continue to engage with Network Rail and investigate the feasibility of progressing this project.

### **Incorporation of a Local Housing Company**

- 3.14 Addressing the shortage of housing in Rother is one of the Council's biggest priorities and the formation of a Council owned local housing company shows a real commitment to building and improving homes across the district.
- 3.15 It will allow the Council to take on a more proactive approach in acquiring land and bringing sites forward for development, securing high-quality and affordable homes for its residents. As such, it was decided at full Council in December 2019 to proceed with the establishment of the local housing company. Alliance Homes (Rother) Ltd. was incorporated in October 2020.
- 3.16 The programme initially aims to complete 1,000 new homes by 2035, with the primary objective being to increase and accelerate the overall delivery of housing in the district.
- 3.17 This programme will commit to delivering schemes that fulfil their affordable housing commitment, as per Local Plan Policy, meaning that between 350-400 new affordable homes will be delivered throughout this process. The company will actively seek every opportunity to ensure that additional affordable homes can be delivered by working with traditional and 'for profit' registered providers who can draw down central government funding.
- 3.18 The ambition of the housing company is not to directly compete with other house builders where the market is likely to deliver but to bring additionality to the market by addressing areas with specific delivery issues. The company will also seek to support the local construction sector through its approach to procurement and the implementation of local skills plans.

- 3.19 Sites already owned by the Council with planning potential or being acquired as part of other council led projects will be the focus of the early years' development. However, to ensure a strong pipeline of future projects the Company will seek opportunities to acquire sites allocated for housing in the Rother District Local Plan and associated Neighbourhood Plans.
- 3.20 Looking further ahead for delivery beyond five years of this plan, the Company will seek a range of new opportunities to acquire sites, to include speculatively acquiring land, which could be proposed as part of any future Local Plan review of deliverable sites considered to have planning potential.

## **Developer engagement**

### Worsham Farm

- 3.21 On 17 April 2019, Rother District Council produced a Statement of Common Ground with the stakeholders of the Worsham Farm site, these being Trinity College (the remaining landowner) and Bovis Homes (the developer committed to building phase 1).
- 3.22 Planning permission was granted for 1,050 dwellings in April 2016. The Statement of Common Ground states that there will be 8 phases of development, so that 445 dwellings will be delivered in the next 5 years between 2019 and 2023, and the remaining 605 built out between 2024 and 2028. The development of phase 1 (200 dwellings) has been commenced and includes the key infrastructure required to develop the future phases.
- 3.23 Recent communications with the developer have suggested that there has been some slippage in the delivery of Phase 1. Given the multiple COVID-19 lockdowns over the past year, whether the schedule agreed in the Statement of Common Ground is still achievable is yet to be determined. However, engagement with landowners and development through the production of the evidence base supporting the new Local Plan will flesh this out in due course.

### Preston Hall Farm

- 3.24 The Council has also produced a Statement of Common Ground with Persimmon Homes South East, dated 17 April 2019, regarding the Preston Hall Farm Site. Persimmon has agreed that completion of all 139 dwellings can be reasonably expected by 2021/22, as set out in their trajectory. Again, there has been some slippage due to COVID-19 and whether completion is still expected by the end of 2021/22 is not yet known. However, engagement with landowners and development through the production of the evidence base supporting the new Local Plan will flesh this out in due course.

### Landowners Forum

- 3.25 Due to the COVID-19 pandemic and the necessary social distancing measures that have been put in place, it has not been possible to progress as expected with setting up a Landowners Forum. It is hoped that with measures being relaxed and life returning to normal over the next few months that the Landowners Forum can be instigated in order to feed into the plan-making process as per the recommendations of the HIT&FG report.

## **Summary of Key Actions**

- 3.26 Given the Government's expectations to increase housing delivery, progressing the new Local Plan will be prioritised. Clearly a step change in delivery is necessary and a comprehensive assessment of opportunities across the whole of the district will be required.
- 3.27 The HELAA (including the Call for Sites) and Settlement Review will be key in identifying the potential capacity for new development and assessing Council owned land for its planning potential will form an important part of this process.
- 3.28 Whilst ensuring the new Local Plan is sound, covers an appropriate level of early engagement and meets Duty to Cooperate requirements, it will be important to proceed with its production and adoption as soon as possible.
- 3.29 An updated and adopted housing requirement figure, together with further housing sites allocated in the new Local Plan, will help to tackle the poor HDT results the Council is likely to experience over the next three years.

- 3.30 The Council should also support the delivery of housing through the Council's Local Housing Company, Alliance Homes (Rother) Ltd., be proactive in the granting of planning permission on the DaSA site allocations and continue to invest in infrastructure.
- 3.31 Reviewing this Action Plan with a view to incorporating feedback from further developer and stakeholder engagement is also seen as a high priority, including the implementation and findings of the Landowners Forum.
- 3.32 These Key Actions and the steps necessary to achieving them are set out in the table at Appendix 1.

## Appendix 1: Table of Key Actions

Action	Steps	Timetable	Status
Development and Site Allocations Local Plan	Submission of DaSA for Examination	January 2019	Complete
	Conclusion of DaSA Examination Public Hearings	July 2019	Complete
	Drafting of DaSA Modifications incorporating recommendations of the HIT&FG	July 2019	Complete
	Consultation on the Modifications to the Proposed Submission DaSA	July - September 2019	Complete
	Conclusion of DaSA Examination	November 2019	Complete
	Adoption of the DaSA	December 2019	Complete
	Granting of planning permissions on site allocations	Ongoing	In Progress
Local Housing Company	Incorporation of Alliance Homes (Rother) Ltd	October 2020	Complete
	Delivery of housing through the LHC	Ongoing	In Progress
Local Plan Update	Stakeholder Engagement and Evidence Gathering	Up to Q4 2021/22	In Progress
	Publish a new LDS	March 2021	Complete
	HELAA/Call for sites	Winter 2021	In Progress
	Draft Plan Consultation	Q4 2021/22	Not started
	Pre-submission Publication Consultation	Q3 2022/23	Not started
	Submission	Q4 2022/23	Not started
	Examination	Q1 2023/24	Not started
	Adoption	Q3 2023/24	Not started
Landowners Forum	Set up Landowners Forum	Early 2022	Not started
Action Plan	Review this Action Plan	Within 6 months of 2021 HDT measurement	Not started

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