

COMMITTEE DATE:	23 June 2022
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Subject - Application RR/2020/2132/P

Address - 29 Seabourne Road
The Warren - Plot 3
BEXHILL

Proposal - Demolition of existing bungalow and detached garage and construction of 3 No. new houses (previously approved under planning permission RR/2017/2588/P).

6 additional letters of **OBJECTION** from 3 properties have been received. The concerns raised are summarised as follows:

- Rother District Council (RDC) must be confident Natural England will issue a licence. On the advice received so far, they can be confident a licence WON'T be issued for the proposal to build an artificial sett. As such, this should be refused. If planning permission is granted, RDC should be held accountable for any compensation.
- A paid (PSS- Pre-submission Screening Service) is provided by NE for applications to be assessed by the developers so that RDC can be confident a licence is likely, before permission is granted.
- Proposed badger mitigation plan has not been agreed by neighbours because no formal plan has been presented.
- Impact on neighbours is still unknown.
- What is the point of seeking residents' opinions when we are not consultees?
- Case officer approved previous applications without necessary information/advice. Is this ethical considering his qualifications and moral standards and if not, should he be held accountable?
- All representations by the neighbours and objectors showing how this development does not comply with policy have been ignored.
- How many times can an application be made yet no work undertaken. Neighbours have been in limbo for 8 years. Are RDC considering imposing a 'completion notice' this time, ensuring it goes ahead in reasonable time?
- Previous permission that was granted led to a breach of the conditions imposed. And work was carried out without licence from Natural England. Bat roosts were likely destroyed.
- This proposal should be refused and the developer should submit a new proposal which meets the necessary requirements of a planning application.
- Proposal contravenes current Development Plan policies and National Planning Policy Framework.
- Inadequate surface water drainage provision leading to flooding elsewhere. The Local Flood Authority should be re-consulted.
- Drainage provision will require interference or closure of the main badger sett.
- The development is on unstable land, as the full extent of the badger sett is unknown.

- Two storey terraced houses are not in keeping surrounding bungalows and chalet bungalows.
- Proposal will harm the amenities of neighbouring properties (e.g. overlooking, imposing).
- No tree survey supplied.
- Proposal will significantly harm biodiversity and will not provide net gains.
- Larger gardens should be provided to reflect those around.
- Overlooking from gardens has not been considered – will be an issue.
- No secure cycle storage.
- Alternative proposal should be considered, which avoids harm or disturbance, in line with guidance for local planning authorities. This has not been suggested at all. If it was, the proposal would likely get both support and a licence from NE, certainly support from the neighbours, and probably the planning committee.
- The current mitigation plan is not detailed enough.
- Plans for parking facilities on this site will be unsightly, increase traffic and further compromise local wildlife.
- The entire plot is already unstable due to an extensive badger sett and further development, including removal of trees will compromise the stability further which will impact significantly on the surrounding properties (potentially causing damage or flooding).
- Will the proposed artificial sett be big enough to assure the welfare of the badgers? – the size of the current, natural sett is not fully known but is extensive.