

COMMITTEE DATE:	23 March 2023
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**APPLICATION NO:** RR/2022/2364/P

**ADDRESS:** Kiteye Farm, Ninfield Road, Bexhill

**PROPOSAL:** Outline permission for the demolition of Kiteye Farm and associated outbuildings and the erection of up to 250 residential dwellings (including 30% affordable housing), with recreational facilities, public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

## **CONSULTATIONS**

### National Highways – **NO OBJECTION**

*'...We previously responded to this planning application consultation requesting further information be provided by the applicant to enable us to make an informed decision on the potential impacts of the development on the SRN. We have now received and reviewed the requested further information. We are now content that the proposals, subject to the imposition of necessary conditions set out below, would not have an unacceptable impact on the safety, reliability and/or operational efficiency of the SRN in the vicinity of the site...'*

Suggested conditions:

1. No more than 125 of the dwellings in the development hereby permitted shall be occupied until the scheme of works at the Bexhill Leisure Centre (A269) / King Offa Way (A259) junction shown on (Prime Transport Planning) drawing P18063-004 has been fully implemented and opened to all traffic.
2. No works shall commence on the site (including site clearance or preparation) until the details of a Construction Traffic Management Plan have been submitted to and approved in writing by the local planning authority. Thereafter the construction of the development shall proceed in strict accordance with the approved Construction Traffic Management Plan.

### Highway Authority – **NO OBJECTION**

The consultation response can be read in full on the website. The executive summary is as follows:

*The information provided in the Transport Assessment submitted in support of this planning application failed to demonstrate that an accessible, safe and attractive pedestrian route could be provided between the development site and Ninfield Road as would be required to maximise sustainable travel options for residents.*

*Without adequate measures put in place to improve travel options and provide residents with a viable alternative to travel by private car the site was considered to be poorly located from an accessibility perspective and a highway objection was raised.*

*The proposed access arrangement, whilst acceptable in principle, also required a Road Safety Audit. A Designers Response addressing any issues raised in the audit in a satisfactory manner was also required.*

*Further investigations were also required to determine whether there is scope to provide new bus stops on NBAR along with a suitable pedestrian link to the site.*

*The applicant has sought to address these concerns by putting forward the following measures:*

- *A Road Safety Audit of the proposed access arrangement onto Haven Brook Avenue.*
- *Minor alterations to the give-way markings at the site access to address concerns raised in my previous response.*
- *The provision of a fully accessible, safe and attractive pedestrian link between the site and Ninfield Road via the Kiteye Farm access.*
- *A commitment to upgrade Footpath 56 between the site and Ninfield Road.*
- *Provision of accessible pedestrian routes between the two pedestrian accesses and nearest bus stops through the provision of new footpaths where required and pedestrian crossing points on Ninfield Road.*
- *Confirmation through agreement with SeaChange that two new bus stops can be provided on Haven Brook Avenue.*
- *The upgrading of existing bus stops and provision of new bus stops on Ninfield Road close to the pedestrian accesses.*
- *A comprehensive travel plan which includes a car share club which will be for the use of the development site, the neighbouring development sites and the wider area of north Bexhill.*
  - *Agreement to pay a financial contribution towards a new bus service on Haven Brook Avenue.*
  - *Agreement to fund a Car Share Club within the site for a period of 3 years.*

*My comments below cover each of the above points in detail but to summarise, the measures proposed are accepted and my highway objection is withdrawn. However, further investigation and agreement is required on the location of new bus stops on Ninfield Road and Haven Brook Avenue along with the provision of accessible pedestrian links.*

*Any grant of consent will also need to include a s106 Legal Agreement to secure the proposed access into the site and associated works, off-site works including new bus stops and upgraded bus stops on Ninfield Road, new bus stops on Haven Brook Avenue and the Travel Plan. The internal layout of the site (carriageway construction, parking and turning facilities etc) will be secured via highway conditions.*

*Appropriate financial contributions will also be sought towards an improved bus service on Haven Brook Avenue.*

Off-site works:

- The provision of a new access onto Haven Brook Avenue.
- The provision of a pair of new bus stops on Haven Brooke Avenue (one in each direction) each requiring a raised kerb, bus shelter, lighting, seating and real time information display. The bus stop on the north side of the road will need an accessible pedestrian route from the crossing. The bus stop on the south side may need to be accommodated within a new bus stop layby, with the pedestrian/cycle route adjusted accordingly to allow for this.
- The upgrading of PROW 56 (details to be agreed).
- The upgrading of the Recreation Ground bus stops on Ninfield Road along with a suitable pedestrian crossing point. The southbound bus stop may also require relocating.
- The provision of new bus stops on Ninfield Road close to the Kiteye Farm access along with a suitable pedestrian crossing point.

Financial contributions:

- A bus funding contribution of £1,100 per dwelling towards establishing the new bus service along Haven Brooke Avenue.
- A commuted sum for the future maintenance of the bridge located on PROW 56
- Travel Plan auditing fee of £6000.

Suggested conditions include:

- Provision and construction of the vehicular access.
- Provision of 2.4m x 120m visibility splays.
- Provision of parking.
- Size of parking spaces.
- Provision of cycle parking.
- Design and construction of estate roads.
- Levels, sections and construction of roads.
- Construction management plan.
- Production of a travel plan.

Planning Notice

Three additional objections received (summarised):

- Over-development.
- Infrastructure needs to be in place to cope with more development.
- Doctors, dentists and hospitals already struggling.
- Additional school places needed.
- Concerned over health implications.

**RECOMMENDATION:** It be **RESOLVED** to **GRANT (OUTLINE PLANNING) WITH DELEGATED AUTHORITY TO THE DELEGATED OFFICER TO CONFIRM THE SATISFACTORY RESOLUTION OF CONDITIONS AND THE COMPLETION OF A SECTION 106 AGREEMENT** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the conditions and the informatives contained in the Council's report)