

COMMITTEE DATE:	14 December 2023
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**APPLICATION NO: RR/2022/2131/P**

**ADDRESS: LAND OFF TURKEY ROAD, TURKEY ROAD, BEXHILL**

**PROPOSAL: FULL APPLICATION FOR THE ERECTION 89 RESIDENTIAL DWELLINGS (INCLUDING AFFORDABLE HOUSING), ANCILLARY STRUCTURES, NEW ACCESS ROAD FROM TURKEY ROAD, INTERNAL ROADS, CAR PARKING, LANDSCAPING AND PUBLIC OPEN SPACE, DRAINAGE FEATURES, AND OTHER ASSOCIATED AND NECESSARY WORKS.**

The applicant has requested a phasing condition be added to any planning permission, and has also requested that condition 21, which relates to the provision of a Local Area of Play (LAP), is amended to include a timetable for implementation.

The applicant's justification for these requests is as follows:

*"With regard to our request for an additional condition, this relates to CIL provisions in respect of self/custom build plots. The intention is that Bellway sell these plots to individual purchasers, these plot purchasers will need to be able to apply for self/ custom build CIL exemption. They can only do this if the plots are defined as specific phases.*

*With regard to the LAP condition, we would like this to be subject to an implementation timetable to be agreed, because it may not be feasible to provide it and open it prior to occupation, depending on construction sequencing."*

The proposed conditions are as follows:

### **Phasing Condition**

*Prior to commencement of development a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the phasing for the various elements of the development, including the self or custom build plots. Unless otherwise agreed in writing by the Local Planning Authority, the development of the site shall be carried out in accordance with the approved phasing plan.*

*Reason: To enable the Local Planning Authority to regulate and control the development of land.*

### **Re-worked LAP condition 21:**

*The Local Area of Play (LAP) shown on the approved drawings shall be provided in accordance with a detailed specification of works for this area and an implementation timetable, which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The LAP shall thereafter be retained for that use and shall not be used for any other purpose.*

*Reason: To secure a necessary community facility and provide local amenity space, in accordance with Policies CO3 (ii & iii) and CO4 (iv) of the Rother Local Plan Core Strategy.*

The proposed phasing condition and amended condition are acceptable and the RECOMMENDATION is updated accordingly:

**RECOMMENDATION: AS REPORT AND SUBJECT TO THE INCLUSION OF THE PROPOSED ADDITIONAL AND AMENDED CONDITIONS**