



Ridgers Barn • Bunny Lane • Eridge
Tunbridge Wells • Kent • TN3 9HA

T: 01892 750018 F: 01892 750019
E: enquiries@klw.co.uk www.klw.co.uk

Hastings Borough Council
Planning Policy Team
Planning & Regeneration
Aquila House
Breeds Place
Hastings
East Sussex
TN34 3UY

Our Ref: 08-108JW

24th February 2012

By email only

FAO Jane Jackson

Dear Ms Jackson

Re: Hastings Submission Core Strategy and Development Management Plan

Further to our meeting at the Council offices on 19th October 2011, work has been undertaken to further consider the issues raised in the hydrology report prepared for the Borough Council by Rigare. The landowner has commissioned a study (Surface Water Strategy) to be undertaken and this has now been completed by Monson. As the Council are intending to consider the Submission Core Strategy on 5th March, it is felt that Members should be made aware of the findings of this report and the positive implications this has for the land that we are promoting which may have a bearing on the overall strategy the Council chooses to pursue. You will see from the report's findings that the proposed sustainable drainage methodology will ensure that the site replicates the green field situation and will in fact increase the amount of rainfall that infiltrates into the ground. Proposals that have been considered include an augmentation borehole to ensure that minimum acceptable flows in the watercourse are maintained the whole year round whereas currently the stream can be dry in the upper reaches with extremely low flows downstream after periods of low rainfall. This provision will ensure that the habitat is safeguarded for the Bryophyte population which does not happen at present. In addition, development of the area provides the opportunity to introduce improvements including providing reed beds on the eastern side of the stream. These measures are set out in more detail in the report.

In addition to the surface water strategy, we enclose a revised Masterplan that reduces the proposed allocated area from the area previously supported by the Borough Council. In practice this could provide for a phased development depending on the construction of the bypass, so that the northern fields would be potentially developed as an initial phase. This approach provides flexibility in highway terms, but can also provide the Borough Council with a comprehensive strategic allocation for the Core Strategy period that can provide for a phased approach if necessary.

Included in our package is a Landscape Character and Visual Appraisal Report produced by Allen Pyke, (Landscape Architects), a stage 1 Ecology Report (from the Ecology Consultancy) and the revised Masterplan (as mentioned above). I would be grateful if these reports together with our proposals can be brought to Members' attention as part of their consideration of the Submission Core Strategy.

I have copied the package to Marian Ashdown and David Marlow for information.

Once the Submission Core Strategy is published, I anticipate submitting representations on a more formal basis. I have noted that the Council's Development Management Plan is now out for consultation and representations will be submitted on this too.

As before, I would welcome further dialogue with Officers and will be happy to meet again to consider matters with you.

Please let me know if you have any queries.

Yours sincerely

Jon Williams MRTPI (Partner)
Kember Loudon Williams Ltd

Encls