

Examination into Hastings Local Plan Proposed Submission - Development Management Plan 2014

Statement of Common Ground between Hastings Borough Council and Representation 1611 from Mr M. Pickup, Town & Country Planning Solutions on behalf of Mr Cooper

1) As submitted the representation (reference 1611) is for this omission site to be incorporated as an extension of the residential development allocation the subject of Policy SH1 (land adjacent to Sandrock Park, The Ridge). As submitted this representation requires demolition of the former veterinary building "the lodge". This, it is understood, in order to provide access to the land in question.

2) The Council fundamentally disagrees with the submitted statement that the 'dilapidated nature of the former veterinary building makes little or no positive contribution to the overall character or appearance of the Conservation Area and there is scope therefore to include this part of the site as part of any comprehensive development proposals'. The Council considers that the lodge building to which this statement refers whilst in a state of disrepair is in its original form and detail distinct as a former lodge building and in association with the church and school building provides group value and context to the former manor(s) of Ore Place and Sandrock.

3) Any proposal to redevelop this site would require planning permission in accordance with para 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the loss of the architecturally distinct building which the Council considers makes a positive contribution to the character, context and setting of the conservation area would be resisted from a conservation perspective ..

4) The Council would not oppose enlargement of the proposed residential allocation at Policy SH1 providing that the following criteria were included in any change to Policy SH1.

i) that Lodge Cottage shall be retained in any overall development proposal and restored/extended to provide a viable future use for the building.

ii) any proposal to extend the lodge will be required to give due consideration to Policy DM1, HN1, HN9 SH1 parts iii, iv, of Hastings Local Plan Development Management Plan, Policy EN1, EN7 Hastings Local Plan The Hastings Planning Strategy, Policy 17 and section 12 of the NPPF.

iii) vehicular access to the land shall be agreed with the Highway Authority (East Sussex County Council) - this may involve use of the principal access to the proposed allocation SH1 or by separate means (some change to the Policy wording will need to consider that in the event that no separate access to the inclusion of the omission site can be achieved that is to the satisfaction of the Highway Authority that access through the existing Policy allocation SH1 shall not be unreasonably withheld).