

**Town & Country
Planning Solutions**

PLANNING & DEVELOPMENT CONSULTANTS

**Hastings Development Management Plan Examination
Policy SH1
Land adjacent to Sandrock Park, The Ridge, Hastings
Matter 5/Focus Area 4
26th November 2014**

**Supporting Statement
on behalf of
Mr P Cooper**

Town and Country Planning Solutions Ref No: TCPS 504
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1 Introduction

1.1 This statement is in support of representations submitted to Hastings Borough Council in April 2013 in response to the proposed allocation of housing land adjacent to Sandrock Park, The Ridge, Hastings, which is the subject of Policy SH1 of the draft Development Management Plan. The representations submitted on behalf of Mr P Cooper seek the following;

- i) The inclusion of an omission site as part of the housing allocation the subject of Policy SH1 and to increase the housing provision from 80 to 100 dwellings (with appropriate changes made to the Plan's Proposals Map, the Policy Site Map and the 'Design Briefs' for sites in Focussed Area 4' shown in Figure 110 of the Plan).
- ii) The inclusion of a disused and dilapidated property known as Lodge Cottage at 309 The Ridge (together with its curtilage) as part of the allocated area.
- iii) The deletion of a 'Woodland' designation (the subject of Policy EN3) from the Plan's Proposals Map and in the vicinity of no. 309 The Ridge and
- iv) The amendment of the Plan's Proposals Map to show the full boundary of the St. Helens Wood Local Wildlife and Local Nature Reserve boundary in full (for the avoidance of any doubt).

2. The Objector's Case

- 2.1 The Objector's case is that the vacant land to the west of the building used as a veterinary surgery (Cooper Vets) is suitable and available for housing and would provide a logical extension to the proposed housing allocation the subject of Policy SH1. To prevent the omission site from being landlocked in terms of vehicular access over land outside the Objector's control, the proposed extension to the allocated land included the disused former veterinary surgery building (and its curtilage) at 309 The Ridge as a possible means of access.
- 2.2 For information, a note of the planning history of 309 The Ridge is included in appendix 1 attached. Built in the mid to late 19th Century, the Victorian building became blighted by a proposed road scheme approved by both the Borough Council and the County Council in the early 1970's. Known as the 'Sandrock Hall Bends Realignment Scheme', this would have required the demolition of 309 The Ridge.
- 2.3 Although temporary uses were found fro the building (including its former use as a veterinary surgery, which has since been replaced by the new facility on the adjacent land), the building remained blighted until the road improvement scheme was subsequently abandoned in 1998. A proposal was submitted to demolish the building and replace it with two dwellings in 2008, but not only was this permission refused, but also the Council at the same time included the site within a new 'Ore Place Conservation Area' that was subsequently designated in September 2008.
- 2.4 As part of the April 2013 Development Plan representations, the Objector submitted evidence that the building is in serious physical decline and is now well beyond economic repair and reuse. It was for reason that the building and its curtilage was included in the representations as a potential means of vehicular access to serve the

omission site and indeed, with potential to serve the rest of the allocated land.

2.5 Nevertheless, subject to vehicular access to the omission site being achievable as part of the Policy SH1 housing allocation without the risk of ransom from other owners of the allocated housing land, the development of the omission site could (as 'enabling development') potentially fund the repair of no. 309 The Ridge, although to be viable for reuse, some form of sympathetic building extension is likely to be required. In such circumstances, the Policy SH1 could include no. 309 The Ridge (and its curtilage) with provisions relating to the future retention of the building.

2.6 As regards the proposal to increase the allocation from 80 to 100 units, this has been calculated on a pro-rata basis. The 3.32 hectare site allocated by the Council would deliver 80 units at a density of 24 dwellings per hectare (dph). The omission site is approximately 0.7 hectares, so the allocated site would be increased to approximately 4 hectares, which at 24 dph could deliver 96 units (rounded to 100). This amount of development should be achievable even if no. 309 The Ridge were to be retained and converted into a single dwelling. To provide some degree of flexibility however, and in the absence of an illustrative layout plan being produced to demonstrate the potential development capacity of the omission site, a target figure of between 80 -100 dwellings could be referred to in the amended Policy.

3. Summary and Conclusions

- 3.1 This statement expands upon representations submitted to the Council in April 2013 in response to the proposed housing allocation the subject of Policy SH1. The Objector's proposal provides for a logical extension of the proposed housing area to include adjoining land (the omission site).
- 3.2 The Objector's case is also to include the Victorian lodge building and its curtilage at 309 The Ridge as part of the housing allocation, potentially as an alternative means of access. The disused and dilapidated building is now in a very poor physical condition and the Examination Inspector is invited to view the building as part of the site visits made (and appropriate arrangements can be made for an internal inspection of the building).
- 3.3 It is the Objector's case that at present, the disused building is currently beyond economic repair and viable reuse but, subject to vehicle access to the omission site being alternatively secured through the allocated housing land, the Objector accepts that development of the rest of the omission site for housing purposes might provide enabling funds to retain, repair and extend/reuse the building if it were also to be included in the policy area (subject to appropriate policy provisions regarding its future).

APPENDIX 1

Lodge Cottage, 309 The Ridge, Hastings, East Sussex

Historical Background

1. Number 309 The Ridge (once known as Lodge Cottage) is a detached single storey Victorian building constructed during the mid to late 19th Century. It has brick elevations and a clay tiled roof. The building is situated on the south western side of The Ridge (B2093) to the south east of St Helen's Church.
2. In October 1973, the building was scheduled for demolition as it was within the alignment of road improvement scheme approved by Hastings County Borough Works Committee. Known as the Sandrock Hall Bends Realignment Scheme, this was to remove the road bend on The Ridge. Although once used as a small dwelling, the building became vacant for many years and deteriorated with damp and water penetration to the internal walls through the single skin porous brickwork.
3. In 1982, the building was leased from The Society of African Missions to PR Cooper and Associates (veterinary services). The schedule of the condition of the building confirmed that at that time, the property had been unoccupied and neglected for a period of some 25 years. As a consequence, it had fallen into a poor state of repair and its surroundings were substantially overgrown.
4. Subsequently, site clearance and repairs were undertaken to enable the building to be used as a veterinary surgery, although because it remained within the road alignment scheme in 1983, only temporary planning permission (number HS/FA.93/53) was granted for this use. As part of this use, temporary planning permission was also subsequently granted for the stationing of portacabins next to the building to provide additional storage and office space (planning application under HS/FA/03/00580).
5. On 20th June 1984, the Highways and Transport Committee of East Sussex County Council finally approved the 'Sandrock Hall Bends Road Realignment Scheme'. Although the building fell within the reserved road alignment, the road scheme itself was not due to commence until at least the 1990's.
6. This continued to blight any permanent use of the building and in February 1987, the County Council confirmed that this road scheme would be a candidate for inclusion in its 1989/1990 Capital Works Scheme, with September 1989 being the earliest likely start date. The County Council's confirmation in this respect meant that the veterinary surgery needed to

relocate and on 20th October 1998, planning permission (no. HS/FA/98/0366) was granted to erect a new surgery building on land to the north west of the site. The new surgery building was erected and completed in 2001. No. 309, The Ridge again became largely disused apart from some minor storage use associated with the veterinary surgery.

7. At about the same time, the County Council's Planning and Highways Committee had resolved to formally abandon the road scheme in October 1998. As no. 309 The Ridge had been disused since 1973 apart from a short-term veterinary use and having been blighted by being scheduled for demolition prior to the road scheme eventually being abandoned, a full planning application (no. HS/08/0050) was submitted in January 2008 to demolish the building and erect a pair of semi-detached dwellings on the site. Planning permission was refused however, on 10th March 2008.
8. Just prior to the determination of the planning application, on 3rd March 2008, the Borough Council included the building within the boundary of a proposed conservation area at Ore Place, Hastings. It is understood that the conservation area was subsequently designated in September 2008.