



Proposed Development Street Farm, Brede Lane, Sedlescombe

Most people living in Sedlescombe who took part in the Neighbourhood Plan exhibition and consultation last year do not want to see development on the Street Farm site (see Neighbourhood Plan information www.sedlescombe.org.uk).

A developer, **MJH Homes**, recently leafleted everyone in the parish with a glossy brochure setting out their proposed development for the Street Farm site. Although they acknowledge the site is very unpopular, they have made an application to Rother District Council to build 18 houses.

I thought it would be helpful to clarify a number of claims made in MJH Homes' brochure about the community benefits of development on this site, and remind you of the potential community losses which are not mentioned.



Street Farm, Brede Lane



While recognising the need for new housing to be built in Sedlescombe to meet the housing target allocated by Rother District Council (35 new homes over the next 15 years), our community has expressed a clear preference for sites it is happy to see developed and other sites it definitely does not want developed.

- Of the 10 sites put forward by landowners for consideration at the Neighbourhood Plan Exhibition, the Street Farm site was voted the second most **unpopular site for development**.

The Parish Council is currently preparing a formal **Neighbourhood Plan**. This will soon be complete and ready for everyone's comment. It supports the housing development that **we as a community** have determined is best for us (the sites to be included in the Plan have yet to be finalised).

The developer is trying to get planning approval to build houses on the Street Farm site before our Neighbourhood Plan is in place.

MJH's sales pitch says they will be providing a number of community benefits including 'affordable homes' (this is social housing, not starter homes) and 'Section 106' contributions to Rother District Council. **All** developments of 5 or more houses are required to provide the level of affordable housing they propose. Moreover **all** developments will be expected to enter into a 'Section 106' agreement to provide community benefits. In these respects, **MJH are promising no more than any other development is required to do.** The **loss to our community** of this large open area of countryside and established hedgerow risks setting a precedent for development on the remainder of the Street Farm site and will exacerbate the serious traffic congestion we experience on Brede Lane (up to 200 extra vehicle movements a day).

What about our Neighbourhood Plan?

Very simply, the developer is trying to dismiss our Neighbourhood Plan and is ignoring the wishes of our community about where new houses should be built. They think they know what's better for our community than we do.

Rother District Council should refuse the developer's application because:

- The site is outside the Sedlescombe Development boundary.
- Rother District Council is aware that Sedlescombe Parish Council is finalising our Neighbourhood Plan. Rother District Council respects and supports the government initiative that encourages communities to select sites where they would like development to take place through the process of a Neighbourhood Plan.

However if Rother District Council refuses the application it is likely that the developer will attempt to gain approval through a series of appeals on technical issues, in an effort to get their planning application approved. These tactics have been successfully used by developers in the past in other areas.

We must not be complacent about the developer's planning application. It is important that Rother District Council hears from as many residents as possible.

If you wish to object:

- Please write to Rother District Council quoting planning application reference number RR/2014/147/P Brede Lane, land at, Sedlescombe:
Planning Department
Rother District Council
Bexhill on Sea
Bexhill TN39 3JX
- Or go to the Rother District website <http://www.rother.gov.uk/planning> and click on 'View or comment on an application'.

Thank you for taking the time to help secure the type of development that our community wants in Sedlescombe.

Jonathan Vine-Hall, Chairman Sedlescombe Parish Council