

# **Statement of Common Ground**

**between**

**Rother District Council**

**and**

**Bedford Park Developments Ltd**

**Land off Spindlewood Drive Bexhill (BEX 9)**

**12 May 2019**

## **1. Introduction**

- 1.1. This Statement of Common Ground has been agreed between Rother District Council (RDC) and Bedford Park Developments Ltd
- 1.2. It has been prepared to assist the Inspector conducting the Examination in Public of the Rother Development and Site Allocations (DaSA) Local Plan and sets out the areas of common ground in respect of Policy BEX9 which is identified for allocation as part of the Rother DaSA Local Plan.

## **2. Position Statement – matters in agreement**

### DaSA Local Plan

- 2.1. The land as marked in red set out in Appendix 1 is the land defined in Policy BEX9 of the submitted Development and Site Allocations (DaSA) Local Plan.
- 2.2. Policy BEX9 of the DaSA Local Plan sets out the policy requirements for the site.
- 2.3. Both parties agree that the DaSA Local Plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and is sound, and in accordance with the Rother Core Strategy (adopted 2014). The Plan is considered to be: positively prepared; justified; effective; and consistent with national policy, in accordance with the National Planning Policy Framework.
- 2.4. Neither Natural England or Highways England have submitted further written statements responding to the Inspector's Matters, Issues and Questions, supplementing their representations made to the Proposed Submission DaSA at the Regulation 16 six week period for representations. Natural England confirmed during their attendance at the DaSA Examination hearing on 10<sup>th</sup> May that they do not raise an objection to the allocation of BEX9.

### Current planning application

- 2.5. A concurrent planning application has been submitted to the Council for the land proposed to be allocated through Policy BEX9 within the submitted DaSA Local Plan. That planning application (Planning application reference RR/2017/1705/P) is currently before the Council.
- 2.6. There are no outstanding objections to the planning application from statutory consultees, including:

- Environment Agency;
- East Sussex County Council as local Highway Authority, the Lead Local Flood Authority, and for Archaeology;
- Natural England; and
- Highways England.

2.7. Notwithstanding the objections from Highways England to the DaSA, they have confirmed that the Spindlewood Drive planning application as proposed takes account of its own highway impact.

Deliverability of the site

2.8. Both parties agree that BEX9 is deliverable and developable, in accordance with the National Planning Policy Framework.

2.9. The site is capable of delivery within a period of 2-5 years and therefore, all things being equal, should the site be granted planning permission or the site be allocated, could contribute to Rother District Council's 5 year housing land supply.

2.10. Both parties agree that the development of the site is considered to be viable when taking into account the policy requirements within the DaSA Local Plan.

2.11. Both parties agree that the site is capable of delivering the quantum and mix of housing set out in Policy BEX9.

2.12. The site is capable of providing 30% affordable housing as set out in policy BEX9.

Housing Land Supply

2.13. Both parties agree that Rother District Council as at 1 October 2018 can only demonstrate a 3.9 year supply of available housing sites including a 20% buffer.

**3. Position Statement – matters in disagreement**

3.1. There are no specific matters of disagreement between Rother District Council and Bedford Park Developments Ltd.

Signed on behalf of Rother District Council	Signed on behalf of Bedford Park Developments
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[REDACTED]	[REDACTED]
Date 13-05-2019	Date: 13.05.19.
Position Head of Service - Strategy + Planning	Position: Director.

# Appendix 1

