



DEVELOPMENT AND SITE ALLOCATIONS LOCAL PLAN

PROPOSED SUBMISSION

October 2018

Rother District Council
Town Hall
London Road
Bexhill-on-Sea
East Sussex
TN39 3JX

www.rother.gov.uk

- 9.27 Additional drainage capacity required to serve the development and therefore, the developer will need to work with Southern Water to ensure appropriate sewerage infrastructure is provided to serve the development prior to its occupation.
- 9.28 The hydrological impact of development in terms of drainage, surface water run-off, ground water and pollutants entering the ditch network which feeds into the Combe Haven Site of Special Scientific Interest (SSSI) needs detailed consideration in terms of the potential to harm the botanical, invertebrate and bird interest of the SSSI. As such, proposals should set out appropriate mitigation measures.
- 9.29 The site has an outline planning permission (reference RR/2017/2181/P) for up to 33,500sq.m (net internal area) of employment floor space (within Use Classes B1 and B2) with roads and ancillary infrastructure and services, subject to conditions, which was granted in May 2018 (beyond the base date of the DaSA, hence its inclusion within the Plan).

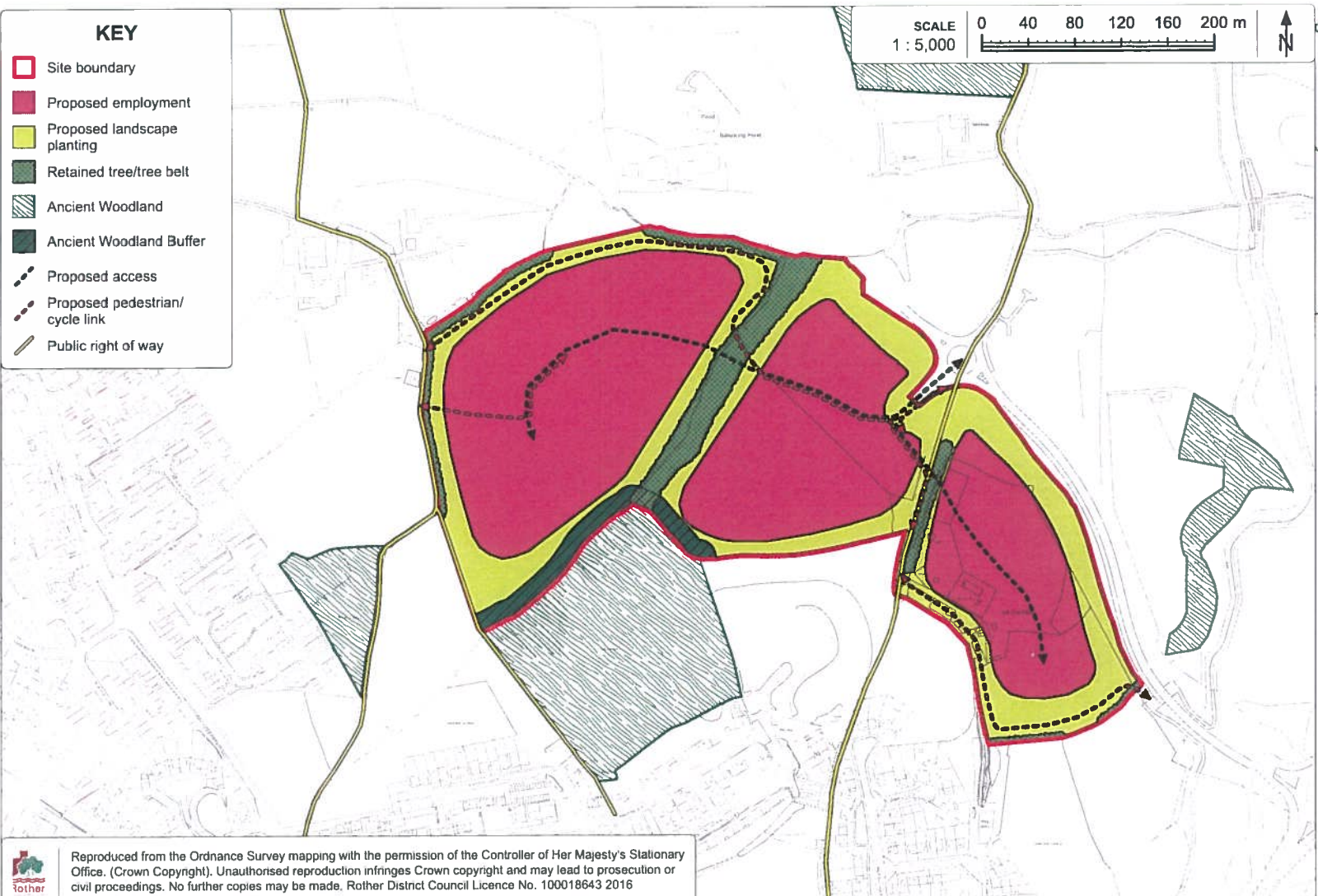
Policy BEX1: Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill

Land at Levetts Wood and Oaktree Farm, Bexhill, as shown on the Policies Map, is allocated for a comprehensive business development. Proposals will be permitted where:

- (i) proposals conform to a masterplan covering the entire area;**
- (ii) up to 33,500sqm of business floorspace is provided, to be predominantly light manufacturing and offices, falling within Class B1 of the Use Classes Order;**
- (iii) vehicle, cycle and pedestrian access is provided from the North Bexhill Access Road's (NBAR) Buckholt Lane roundabout;**
- (iv) cycle and pedestrian access runs through the site to the adjacent residential allocation (Policy BEX2), to the urban extension envisaged by Policy BEX3 and to the footpath on the western boundary;**
- (v) existing landscaped boundaries around and within the site are maintained and reinforced, including along the NBAR frontage, and proposals for structural open spaces, landscape and woodland belts and buffers are developed and implemented as an integral part of the proposals, as indicated on the Detail Map;**
- (vi) contributes to the provision of an overarching foul drainage strategy for North Bexhill, in conjunction with Southern Water; and**
- (vii) the hydrological impact of the scheme, including the provision of a Sustainable Drainage System (SuDS), does not result in negative impacts on the ditch network and the associated Combe Haven Site of Special Scientific Interest (SSSI), taking into account any proposed mitigation measures.**

9.30 The Detail Map below provides an indicative general layout of the development site.

Figure19: Policy BEX1 Detail Map



Policies Map Inset Map 1b: Bexhill North

