

Rother District Council  
**Planning Division**  
Town Hall  
Bexhill-on-Sea  
East Sussex  
TN39 3JX

29<sup>th</sup> June 2021

Dear Sir/Madam

RE: Outline planning application for up to 210 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access.

I can confirm that we have today submitted an outline application, via the online portal reference PP-09988790. Should you require a CD containing the following documentation which was uploaded as part of our on-line application please let me know and I shall send one to you: -

1. Duly completed application forms and certificates
2. Location Plan
3. Development Framework Plan
4. Planning Statement
5. Economic Recovery
6. Affordable Housing Statement
7. Design and Access Statement
8. Landscape and Visual Appraisal
9. Ecological Appraisal
10. Shadow HRA
11. Arboricultural Survey Report
12. Archaeology and Heritage Appraisal
13. Desktop Site Investigation (uploaded in 5 parts)
14. Flood Risk Assessment and Foul Drainage Analysis (uploaded in 3 parts)
15. Utilities Statement
16. Air Quality Screening
17. Noise Screening
18. Transport Assessment
19. Travel Plan
20. Statement of Community Involvement
21. CONFIDENTIAL Badger Report


The sum of £23,576 plus handling charges has already been paid as the prescribed application fee.

Please note that the Statement of Community Involvement (Item 20 on the above list) contains complete copies of all correspondence received during the pre-application consultation. Some of the correspondence includes personal details such as names, addresses and e-mail addresses and have been provided in an unaltered form to ensure full transparency. A Fair Processing Notice was included on the consultation leaflets and website, which made it clear to members of the public providing this data that it would be forwarded to the LPA as part of an application, and that the Council may publish it online. The Council will of course need to handle this information in line with its own data protection policies.

We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity, however, should you have any queries or require any further information please do not hesitate to contact the writer.

We also reiterate our willingness to work with the council through the application process and would welcome discussions and/or meetings in connection with our proposals.

Yours faithfully



**Steve Barker**

**Senior Project Manager**

On behalf of Gladman Developments Ltd

[s.barker@gladman.co.uk](mailto:s.barker@gladman.co.uk)



Rother District Council  
Planning Division  
Town Hall  
Bexhill on Sea  
East Sussex  
TN39 3JX  
Tel: 01424 787600 Fax: 01424 787657  
Email: [planning@rother.gov.uk](mailto:planning@rother.gov.uk)  
Website: [www.planning.rother.gov.uk](http://www.planning.rother.gov.uk)



**For office use only**

Application no: \_\_\_\_\_

Date Received: \_\_\_\_\_

Receipt no: \_\_\_\_\_

Fee enclosed: \_\_\_\_\_ checked: \_\_\_\_\_

**Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990**

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="572490"/>
Northing (y)	<input type="text" value="108720"/>

Description

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Gladman"/>
Surname	<input type="text" value="Developments"/>
Company name	<input type="text" value="Gladman Developments Ltd"/>
Address line 1	<input type="text" value="Gladman House"/>
Address line 2	<input type="text" value="Alexandria Way"/>
Address line 3	<input type="text" value="Congleton Business Park"/>
Town/city	<input type="text" value="Congleton"/>
Country	<input type="text" value="United Kingdom"/>

## 2. Applicant Details

Postcode	<input type="text" value="CW12 1LB"/>
Primary number	<input type="text" value="01260288800"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text" value="team2@gladman.co.uk"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please note in regard to:

- Fire Statements - From 1 August 2021, outline planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling can voluntarily include a 'Fire Statement' if appropriate. View government planning guidance on fire statements or access the fire statement template and guidance.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe the proposed development

Outline planning application for up to 210 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access.

Has the work already been started without planning permission?

Yes  No

## 5. Site Area

What is the measurement of the site area?  
(numeric characters only).

Unit

## 6. Existing Use

Please describe the current use of the site

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see:-  
Development Framework Plan (Dwg No. 9309-L-02)  
Proposed Site Access (Dwg No. P001-01 contained within the Transport Assessment)  
All submitted as part of the application documents

## 8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

## 9. Materials

Does the proposed development require any materials to be used externally?  Yes  No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	To be determined at Reserved Matters stage

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	To be determined at Reserved Matters stage

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	To be determined at Reserved Matters stage

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	To be determined at Reserved Matters stage

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	To be determined at Reserved Matters stage

## 9. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	To be determined at Reserved Matters stage

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	To be determined at Reserved Matters stage

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

A comprehensive Design and Access Statement is submitted as part of the application documents

## 10. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please see the Flood Risk Assessment and Foul Drainage Outfall Proposal submitted as part of the application documents

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## 12. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

## 15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to work around this issue.

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	0	0	147	147
Total	0	0	0	0	147	147

## 15. Residential/Dwelling Units

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

Social, Affordable or Intermediate Rent - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	0	0	63	63
Total	0	0	0	0	63	63

Please select the existing housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Total proposed residential units	210
Total existing residential units	0
Total net gain or loss of residential units	210

## 16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes  No

## 17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes  No

## 18. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No



## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title   
First name   
Surname   
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Planning Principal (tilted balance engaged)  
Landscape concerns  
Highways capacity concerns  
Ecology not considered to be a concern as long as County ecologists are thoroughly engaged  
Surface water flooding concerns will need to be addressed

## 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or  
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

## 25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Mayo Land Company Ltd
Number	
Suffix	
House Name	Moleynes Mead
Address line 1	Everslie Lane
Address line 2	
Town/city	Bexhill
Postcode	E Sussex
Date notice served (DD/MM/YYYY)	29/06/2021

### Person role

- The applicant  
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Steve"/>
Surname	<input type="text" value="Barker"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="29/06/2021"/>

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

Mayo Land Company Ltd  
Moleynes Mead  
Everslie Lane  
Bexhill  
E Sussex  
TN39 4LJ  
FAO Mrs Joanne Field

29<sup>th</sup> June 2021

Dear Jo,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(England) ORDER 2015  
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

**Proposed development on land off Fryatts Way, Bexhill**

We give notice that Gladman Developments Limited is applying to Rother District Council for an outline planning application for up to 210 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access.

Any owner\* of the land or a tenant\*\* who wishes to make representations about this application should write to:

Rother District Council  
Planning Division  
Town Hall  
Bexhill-on-Sea  
East Sussex  
TN39 3JX

**By 20<sup>th</sup> July 2021 (21 DAYS FROM DATE OF NOTICE)**

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Signed



**Steve Barker** | Senior Project Manager  
Gladman Developments

\* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

\*\* 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

#### Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

#### Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

