

Land off Fryatts Way, Bexhill, East Sussex

Statement of Common Ground on Highways and Transport Matters

**Between the Appellant and the Local Highway Authority (East Sussex
County Council)**

A115791

23rd November 2022

LPA Ref: RR/2021/1656/P

PINS Ref: APP/U1430/W/22/3304805

Tetra Tech Manchester, Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, United Kingdom, M17 1HH

1.0 Introduction

- 1.1 This Transport Statement of Common Ground (SoCG) has been prepared by Tetra Tech on behalf of Gladman Developments Limited (GDL) and has been agreed with the local highway authority, East Sussex County Council (ESCC), in relation to the appeal by GDL ('the Appellant') against the non-determination of planning application on Land off Fryatts Way ('RR/2021/1656/P' or the 'appeal site') by the local planning authority, Rother District Council (RDC). It sets out the agreed position between the parties.
- 1.2 This HSoCG has been jointly prepared by the Appellant and the Highway Authority and sets out the factual background to the appeal and those matters on which the main parties agree.
- 1.3 The application sought permission for: up to 210 residential dwellings (including 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water mitigation, vehicular access point and associated ancillary works. All matters reserved with the exception of access.
- 1.4 The full RfR are provided as core documents. The LHA has raised issues with respect to sustainable transport modes based on the walk distances involved to access bus services and the level of footway / pedestrian provision on some stretches of road near to the site.
- 1.5 The planning authority Statement of Case offers two reasons for refusal which relate to transport matters. Reason 2 states that:

"The site lies outside any development boundary and at the fringe of Bexhill in an area with inadequate pedestrian routes and poorly served by public transport as well as being some distance from local services or facilities. Due to its location, form and scale the proposed development would result in a reliance on the private motor vehicle to be able to access a sufficient range of

services, facilities and employment and more sustainable modes of transport would not be readily available. The reliance on the private motor vehicle and only one access into and out of the site would have an adverse impact on the amenity of neighbouring residential occupiers, particularly no. 11 and 15 Fryatts Way and raise issues of conflict between different users. Therefore, the development would result in identified environmental harm and not constitute sustainable development as defined within the National Planning Policy Framework. This environmental harm outweighs the economic and social benefits of providing proposed housing in this location. Accordingly, the proposal fails to comply with policies OSS2, OSS3, RA3, SRM1, TR2 and TR3 of the Core Strategy, policies DIM2 of the DaSA and paragraphs 85, 104 and 105 of the National Planning Policy Framework.”

1.6 Reason 3 relates to traffic impacts of the strategic highway network. It states that:

Insufficient information has been submitted to determine or agree the impact of the proposed development on the strategic road network. The proposal is therefore unable to demonstrate compliance with policies TR2 and TR3 and paragraphs 110 and 111 of the National Planning Policy Framework 2021.

2.0 Agreement

2.1 It is agreed that:

- i. Safe and suitable access can be achieved into the site on Fryatts Way in accordance with the requirements of the NPPF.
- ii. There are no issues of highway safety which should stand against the proposals.
- iii. The development traffic generation and distribution as set out in the supporting transport assessments are acceptable.
- iv. The use the traffic flows included in the Bexhill and Hastings Saturn Model as a basis to assess the impact of the development is acceptable.
- v. The traffic impact of the development on the local highway network is not significant. The development proposals are acceptable with respect to traffic impact on the local road network and there is no conflict with the NPPF (e.g. no residual cumulative impacts of development which are severe) which permits refusal on that basis.
- vi. With respect to the section of Ellerslie Way to the north of Fryatts Way which does not have footway provision, there are alternative similar length routes which include Gunters Lane, the residential estates to the east of Ellerslie Lane (Glenleigh Avenue etc) and the footpath network which connects through these residential roads and connects to Turkey Road to the north via Bexhill Academy.
- vii. To the south of the site there is a c. 100m length of Broadoak Lane which also does not have any footway provision. However, again alternative routes of a similar length are available (via Blackfields Ave and Courthope Drive).
- viii. Whilst the individual uses within local commercial and community facilities change over time, a snapshot of the recent provision is as represented at **Appendix A**.

2.2 We confirm that this statement accurately reflects the agreed position between Ben Lenton on behalf of East Sussex County Council and Luke Regan of Tetra Tech (on behalf of Appellant) on the various highways and transportation issues associated with the proposed development, but with sustainable transport issues outstanding.

Land off Fryatts Way, Bexhill, East Sussex
Statement of Common Ground on Highways and
Transport Matters



Signed

A handwritten signature in black ink, appearing to read 'Luke Regan', written over a horizontal dotted line.

Luke Regan
Associate Director
Tetra Tech

Date

23/11/2022

Signed

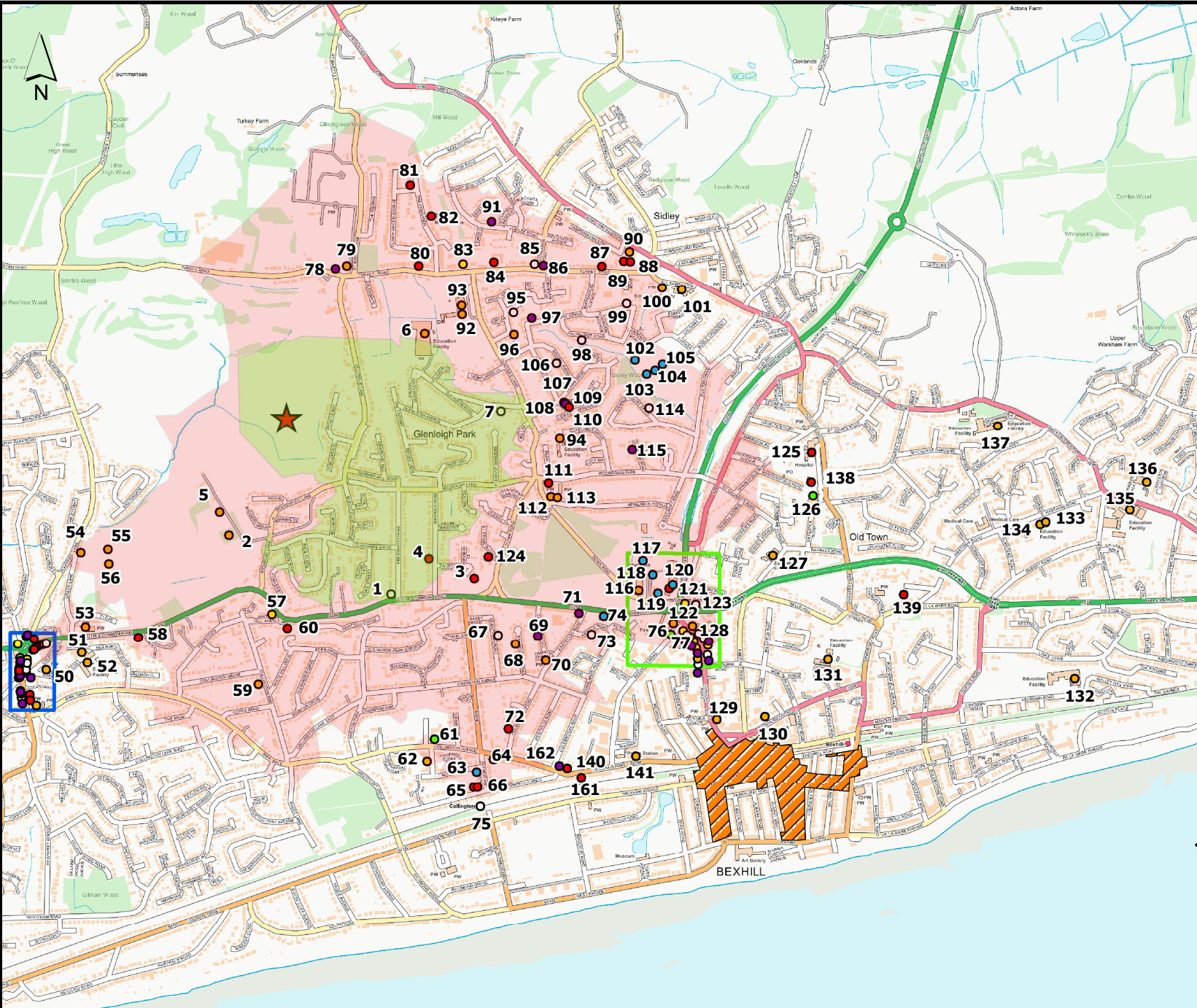
A handwritten signature in black ink, appearing to read 'Ben Lenton', written over a horizontal dotted line.

Ben Lenton
Principal Highway
Engineer,
East Sussex
County Council

Date

28/11/2022

Appendix A – Plans and tabulated list of facilities, retail and amenities and the walk distances

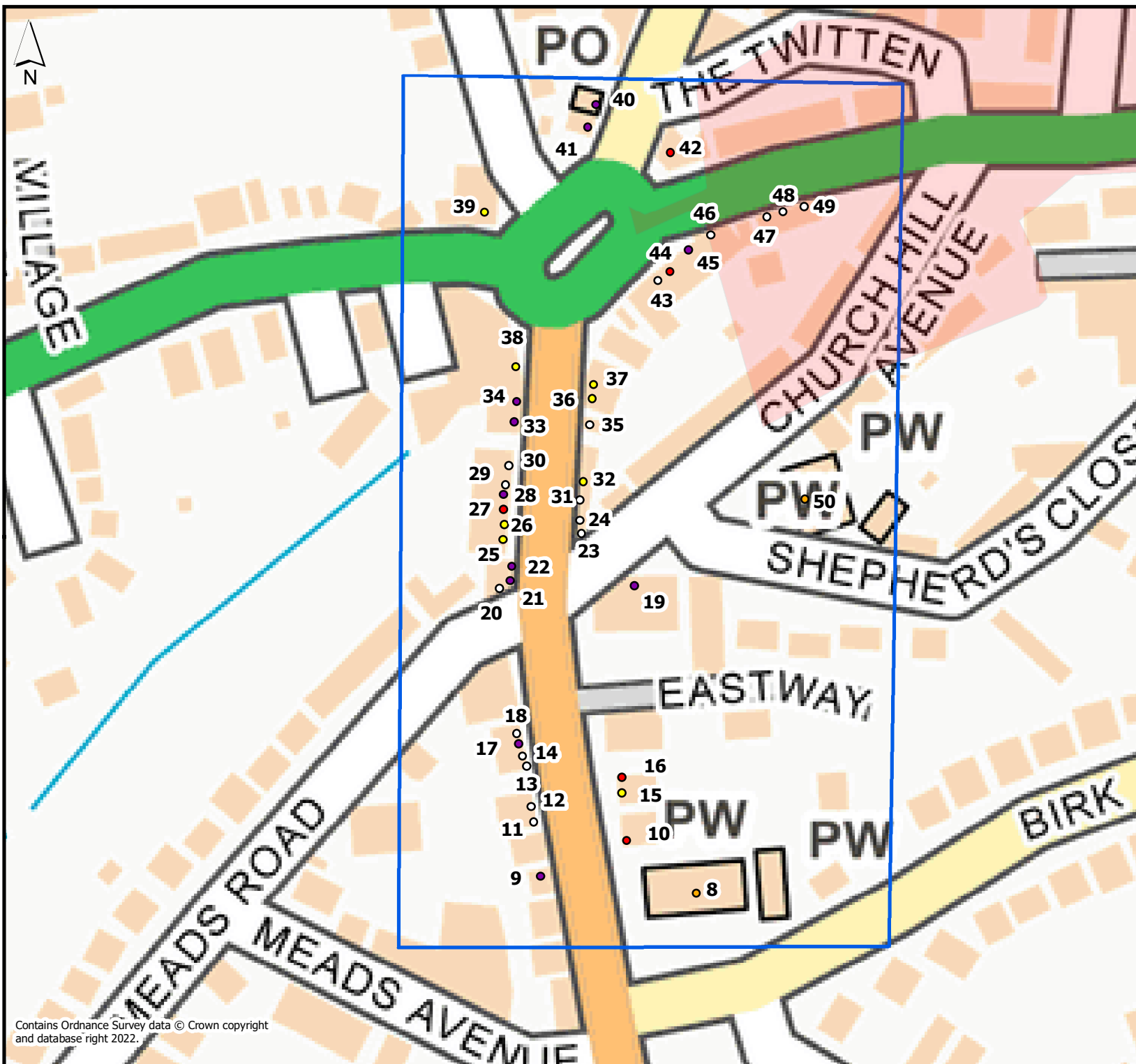


Legend

- Site Location
- Town Centre Shopping Area - as defined in RDC's Local Development Framework (2011)
- Little Common Shopping Area
- King Offa Way Signals
- 1km Walk Catchments
- 2km Walk Catchments
- Community
 - 2. Park
 - 5. Allotment
 - 6. Secondary School
 - 50. Place of Worship
 - 51. Community Centre
 - 52. Primary School
 - 53. Place of Worship
 - 54. Sports Club
 - 55. Sports Club
 - 56. Sports Club
 - 59. Educational Facility
 - 62. Educational Facility
 - 68. Dance School
 - 70. Place of Worship
 - 76. Fire Station
 - 79. Cemetery
 - 90. Pre-School
 - 92. Primary School
 - 93. Children's After School / Holiday Club
 - 94. Nursery School
 - 96. Childminder
 - 100. Place of Worship
 - 101. Primary School
 - 112. Place of Worship
 - 113. Education - Tutoring Facility
 - 116. Primary School
 - 127. Primary School
 - 128. Pre-School
 - 129. Nursery School
 - 130. Nursery School
 - 131. Primary School
 - 132. College
 - 133. Preparatory School
 - 134. Nursery School
 - 135. Sixth Form College
 - 136. Primary School
 - 137. Special Education School
 - 141. Police Station
- Retail
 - 69. Electronics Retail and Repair Shop
 - 71. Convenience Store
 - 78. Music Shop
 - 86. Convenience Store
 - 91. Florist
 - 97. Plant Supplier
 - 107. Post Office
 - 108. Musical Instrument Shop
 - 115. Car Dealership
 - 161. Convenience Store
- Health
 - 3. Care Home
 - 4. Care Home
 - 58. Retirement Home
 - 60. Dentist
 - 65. Skin Care Clinic
 - 66. Chiroprapist
 - 72. Assisted Living Residence
 - 80. Counselling
 - 81. Assisted Living Residence
 - 82. Nursing Home
 - 84. Mental Health Clinic
 - 87. Care Home
 - 88. Medical Practice
 - 89. Pharmacy
 - 110. Wellness Centre
 - 111. Assisted Living Residence
 - 121. Sports Therapist
 - 124. Assisted Living Residence
 - 125. Hospital
 - 138. Health Centre
 - 139. Health Centre
 - 140. Health Centre
 - 160. Pharmacy
 - 140. Health Centre
- Local Service
 - 1. Computer Repair Service
 - 7. Massage Therapist
 - 64. Beauty Salon
 - 67. Pet Groomer
 - 73. Computer Repair
 - 75. Train Station
 - 85. Veterinary Clinic
 - 95. Alternative Medicine
 - 98. Computer Repair
 - 99. Motorbike Repair Shop
 - 106. Computer Repair
 - 109. Hair Salon
 - 114. Hairdresser
 - 123. Mechanic and MOT Centre
- Food & Drink
 - 57. Restaurant
 - 77. Takeaway
 - 83. Pub
 - 122. Restaurant
- Leisure
 - 63. Holiday Flat
 - 74. Athletics
 - 102. BMX Track
 - 103. Bike Park
 - 104. Skate Park
 - 105. Bowls Club
 - 117. Martial Arts School
 - 118. Skate Park
 - 119. Army Cadets
 - 120. Leisure Centre
- Employment
 - 61. Corporate Office
 - 128. Government

Plan LDR1:Facilities and Amenities Accessible within a 1km and 2km Journey on Foot
Proposal: Proposed Residential Development
Location: Fryatts Way, Bexhill
TT Job No.: A115791





Legend

Little Common Shopping Area

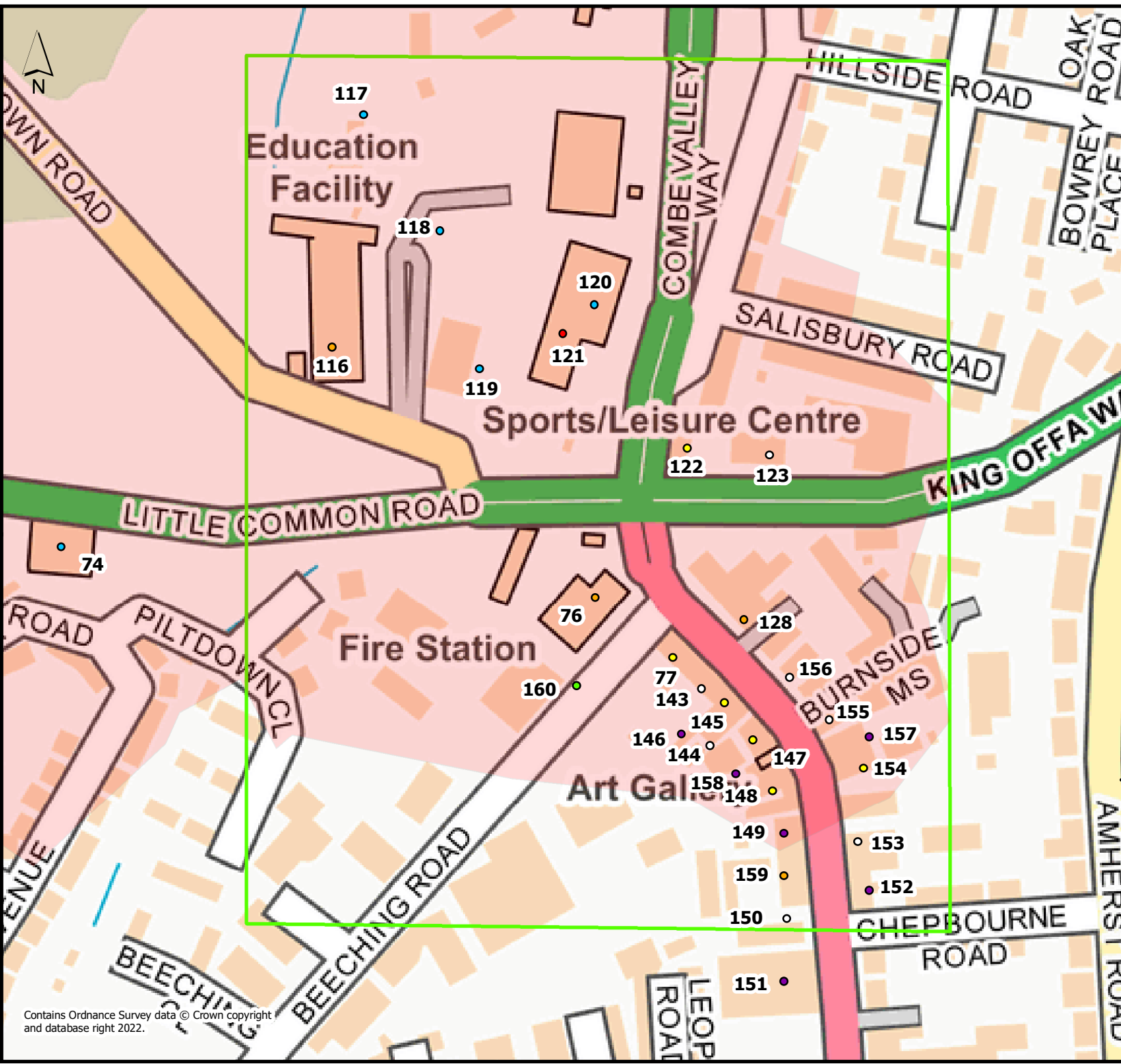
2km Walk Catchments

<ul style="list-style-type: none"> Local Service 11. Salon 12. Finance / Financial Management 13. Estate Agents 14. Taxi 18. Barbers 20. Hair Salon 23. Mortgage Broker 24. Estate Agent 29. Hair Salon 30. Funeral Director 31. Hair Salon 35. Estate Agent 43. Hair Salon 46. Barbers 47. Hair Salon 48. Funeral Director 49. Laundrette Retail 9. Hardware Store 17. Antique Store 19. Convenience Store 21. Windows, Doors, and Conservatory installation 22. Bakery 28. Carpet Store 33. Office Supply Store 34. Wig Shop 40. Blind and Curtain Showroom 41. Post Office 45. Butchers Community 8. Place of Worship 50. Place of Worship 	<ul style="list-style-type: none"> Food & Drink 15. Takeaway 25. Delicatessen 26. Coffee Shop 32. Café / Restaurant 36. Takeaway 37. Takeaway 38. Café 39. Pub Health 10. Pharmacy 16. Podiatrist 27. Opticians 42. Medical Clinic 44. Alternative Medicine
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Plan LDR2: Excerpt from Plan LDR1 Walk Catchments - Showing Little Common Area Proposal: Proposed Residential Development Location: Fryatts Way, Bexhill TT Job No.: A115791

Scale @ A4 1:1,750

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Legend

King Offa Way Signals

2km Catchment

●

Leisure

74. Gym Facility

117. Martial Arts School

118. Skate Park

119. Army Cadets

●

Community

76. Fire Station

116. Primary School

128. Pre-School

●

Health

121. Sports Therapist

●

Food & Drink

77. Takeaway

122. Restaurant

145. Restaurant

147. Café

148. Takeaway

154. Restaurant

○

Local Service

123. Mechanic and MOT Centre

143. Massage Therapist

144. Barbershop

150. Youth Organisation

153. Dog Grooming

155. Nail Salon

156. Massage and Beauty Therapist

●

Employment

160. Building Centre

●

Retail

146. Florist

149. Tattoo Shop

151. Supermarket

152. Butchers

157. Off License

158. Blind Shop

Plan LDR3: Excerpt from Plan LDR1 Walk Catchments - Showing Area Around A259/A269 Signals
Proposal: Proposed Residential Development
Location: Fryatts Way, Bexhill
TT Job No.: A115791

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Scale @A4 1:2,500

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Plan Ref	Land Use	Type of Amenity	Name of Amenity	Walking Distance from the Centre of the Parcel (m)
Within 2km Catchment				
2	Community	Park	Broad Oak Park	1090
112	Community	Place of Worship	St. Stephen's Church, Bexhill	1150
113	Community	Education - Tutoring Facility	Kumon Maths & English	1150
5	Community	Allotment	Broad Oak Park Allotments	1270
96	Community	Childminder	Honey Pot Childminding	1310
92	Community	Primary School	Glenleigh Park Ducklings Nursery	1440
93	Community	Children's After School / Holiday Club	Boom Active Kids Holiday Club Bexhill	1480
79	Community	Cemetery	Bexhill Cemetery	1550
59	Community	Educational Facility	Music for the Memory	1590
6	Community	Secondary School	Bexhill Academy	1600
70	Community	Place of Worship	Living Word Church	1670
116	Community	Primary School	King Offa Primary Academy	1730
68	Community	Dance School	Dance Moves	1780
53	Community	Place of Worship	St. Mark's Church, Bexhill	1850
76	Community	Fire Station	Bexhill Community Fire Station	1850
128	Community	Pre-School	Maggie's Day Nursery	1900
62	Community	Educational Facility	Chinese Mandarin Language School	1950
90	Community	Pre-School	Dragonflies Community Nursery	1980
159	Community	Local Venue	Centre Stage	1990
61	Employment	Corporate Office	Conquest House	1890
160	Employment	Building Supplier	Jewson Bexhill	1890
57	Food & Drink	Restaurant	The Denbigh	1230
83	Food & Drink	Pub	Rose & Crown	1550
122	Food & Drink	Restaurant	The Chili Tree Indian Restaurant	1850
77	Food & Drink	Takeaway	Blue Anchor	1870
145	Food & Drink	Restaurant	Shiplu Tandoori Restaurant Bexhill	1910
147	Food & Drink	Café	Michelle's Dream	1940
148	Food & Drink	Takeaway	Best Kebabs	1950
154	Food & Drink	Restaurant	Bengal Brasserie	1970
4	Health	Care Home	Hazelmere Nursing Home	920
3	Health	Care Home	Greenwood	1100
111	Health	Assisted Living Residence	St. Vincent's Care Home	1100
110	Health	Wellness Centre	Younique Wellbeing Studios	1140
60	Health	Dentist	East Sussex Dental Laboratory	1250
124	Health	Assisted Living Residence	Wellgate Supported Living - The Lodge	1370
80	Health	Counselling	Deborah Lindsey Counselling Service	1510
58	Health	Retirement Home	Hillborough House - Retirement Living - McCarthy Stone	1580
84	Health	Mental Health Clinic	Thornwood Care Ltd	1590
82	Health	Nursing Home	Heatherdene Nursing Home	1790
87	Health	Care Home	Adelfi Homecare Ltd	1810
81	Health	Assisted Living Residence	Lennox Lodge Rest Home	1910
89	Health	Pharmacy	LloydsPharmacy	1910
88	Health	Medical Practice	Sidley Medical Practice	1920
65	Health	Skin Care Clinic	Sussex Skin and Laser Clinic	1940
66	Health	Chiropodist	Harris Foot Health Ltd	1940
72	Health	Assisted Living Residence	Ayush Care t/a Holmesdale House and Holmesdale Day Care	1960
102	Leisure	BMX Track	Bexhill BMX Track	1520
103	Leisure	Bike Park	Dirt Jump Bike Park	1610
104	Leisure	Skate Park	Bexhill Skate Park	1610
74	Leisure	Athletics	Bexhill Amateur Athletic Association (BAAA)	1680
74	Leisure	Gym Facility	Physiques Gym Bexhill in BAAA	1680
74	Leisure	Sport	Bexhill AA Judo Club & Aikido in BAAA	1680
74	Leisure	Function Room	Bexhill Amateur Athletic Association in BAAA	1680
119	Leisure	Army Cadets	Bexhill Army Cadets	1700
118	Leisure	Skate Park	Blue Ramp Skate Park	1760
120	Leisure	Leisure Centre	Bexhill Leisure Centre	1760
105	Leisure	Bowls Club	Sidley Martlets Bowls Club	1800
117	Leisure	Martial Arts School	SAMA Karate & Kickboxing Bexhill & Hastings	1810
63	Leisure	Holiday Flat	Trafalgar House	1830
7	Local Service	Massage Therapist	Pyramid Therapy	890
1	Local Service	Computer Repair Service	C & C Computer Services Ltd	960
109	Local Service	Hair Salon	Images	1130
106	Local Service	Computer Repair	Bexhill PC Team	1360
95	Local Service	Alternative Medicine	Samos Therapeutic Massage (Visiting Massage / Aromatherapy Service)	1430
98	Local Service	Computer Repair	Adams Computer Services	1570
99	Local Service	Motorbike Repair Shop	Beeson Motorcycles	1730
67	Local Service	Pet Groomer	Top to Tail Dog Groomers	1750
85	Local Service	Veterinary Clinic	Happy Tails Vets	1750
73	Local Service	Computer Repair	Your Computer Friend	1770
64	Local Service	Beauty Salon	The Serenity Room Aesthetics And Beauty Salon	1850
143	Local Service	Massage Therapist	Orchid Beauty Therapy	1890
144	Local Service	Barbershop	Adam Traditional Barber	1890
123	Local Service	Mechanic and MOT Centre	Kwik Fit - Bexhill-On-Sea	1900
114	Local Service	Hair Dresser	Emma Heritage Hair Design	1910
75	Local Service	Train Station	Collington Train Station - Southern Railway	1960
156	Local Service	Massage and Beauty Therapist	B's Beauty Therapy and Thai Massage	1960
155	Local Service	Nail Salon	Coco Nails and Spa	1970
107	Retail	Post Office	Windmill Drive Post Office, Convenience Store & Café	1110
108	Retail	Musical Instrument Shop	Dean Pelling Woodwind & Brass	1120
97	Retail	Plant Supplier	Bill & Ben the Bonsai Men. (Bonsai Central)	1370
78	Retail	Music Shop	Degay Guitars	1480
71	Retail	Convenience Store	Little Common Convenience Store	1490
115	Retail	Car Dealership	AMACUK	1540
69	Retail	Electronics Retails and Repair Shop	Sabre Controls Ltd	1600
86	Retail	Convenience Store	One Stop	1790
91	Retail	Florist	The Natural Florist Ltd	1820
146	Retail	Florist	Blooming Beautiful Workshop	1890
158	Retail	Blind Shop	Bespoke Blinds and Shutters	1930
157	Retail	Off License	Pricecutter	1960
149	Retail	Tattoo Shop	Lost Ink Tatoo Studio	1970

Outside 2km Catchment				
51	Community	Community Centre	Little Common Community Centre	2010
52	Community	Primary School	Little Common School	2040
100	Community	Place of Worship	All Saints Church, Bexhill	2070
127	Community	Primary School	Chantry Community Primary School	2140
54	Community	Sports Club	Little Common Ramblers Cricket Club	2160
101	Community	Primary School	All Saints Church of England Primary School	2160
55	Community	Sports Club	Little Common Football Club	2300
141	Community	Police Station	Sussex Police	2330
56	Community	Sports Club	Little Common Recreation Ground	2380
129	Community	Nursery School	Birkdale Nursery	2400
130	Community	Nursery School	Amberley Nursery and Forest School	2690
131	Community	Primary School	St Peter & St Paul C Of E Primary School	2910
133	Community	Preparatory School	Battle Abbey Preparatory School Bexhill	3450
134	Community	Nursery School	Battle Abbey Nursery	3450
137	Community	Special Education School	St Mary's School and College, Bexhill	3660
135	Community	Sixth Form College	Bexhill Sixth Form College	3770
132	Community	College	St Richard's Catholic College	3840
136	Community	Primary School	St Mary Magdalene Catholic Primary School	3850
126	Employment	Government	NHS Hastings & Rother Clinical Commissioning Group	2400
121	Health	Sports Therapist	Lauren Whiting Sports Massage Therapy	2010
161	Health	Pharmacy	Boots	2100
140	Health	Health Centre	Collington Surgery	2180
125	Health	Hospital	Bexhill Hospital	2270
138	Health	Health Centre	Bexhill Health Centre	2550
139	Health	Health Centre	Old Town Surgery	2860
153	Local Service	Dog Grooming	One to One Dog Grooming	2030
150	Local Service	Youth Organisation	Guide Headquarters, Bexhill Division	2050
152	Retail	Butchers	London Road Butchers	2040
151	Retail	Supermarket	Aldi	2130
162	Retail	Convenience Store	Tesco Express	2090
Little Common Roundabout				
50	Community	Place of Worship	Little Common Methodist Church	1980
8	Community	Place of Worship	St. Martha's Church	2150
36	Food & Drink	Takeaway	Little Common Fish and Grill	2020
37	Food & Drink	Takeaway	Little India	2020
38	Food & Drink	Café	The Village Café	2020
39	Food & Drink	Pub	Wheatsheaf Inn	2020
32	Food & Drink	Café / Restaurant	Chapter Two	2040
25	Food & Drink	Delicatessen	Cheese & Delicatessens	2050
26	Food & Drink	Coffee Shop	Carly's Coffee	2050
15	Food & Drink	Takeaway	Dragon & Peacock	2130
42	Health	Medical Clinic	The Cooden Medical Group - Veins & Aesthetics Clinic	1950
44	Health	Alternative Medicine	Little Gem	1970
27	Health	Opticians	SV - Simply Vision Opticians	2060
16	Health	Podiatrist	Trim Feet Podiatry	2110
10	Health	Pharmacy	Little Common Pharmacy	2140
49	Local Service	Laundrette	Whiter than White Laundrette	1930
47	Local Service	Hair Salon	Simon Palmer Hair Design	1940
48	Local Service	Funeral Director	Ewan Walder Funeral Services	1940
46	Local Service	Barbers	Cutting Point	1950
43	Local Service	Hair Salon	Hair Fairy	1980
35	Local Service	Estate Agent	Oliver & Bailey	2020
20	Local Service	Hair Salon	The Village Hair Shop	2060
24	Local Service	Estate Agent	Property Café	2060
29	Local Service	Hair Salon	Cream	2060
31	Local Service	Hair Salon	PhazeOne	2060
30	Local Service	Funeral Director	EW Funeral Services	2090
13	Local Service	Estate Agents	Bexhill Estates	2110
23	Local Service	Mortgage Broker	Omni Finance	2110
18	Local Service	Barbers	Jazz Barbers	2120
14	Local Service	Taxi	Little Common Taxis	2130
12	Local Service	Finance / Financial Management	Taylor Winchester	2140
11	Local Service	Salon	Perfections - Retail, Beauty, Skincare	2150
45	Retail	Butchers	M.Betts & G.Loyd	1960
40	Retail	Blind and Curtain Showroom	BN Blinds and Curtains Ltd	2000
41	Retail	Post Office	Little Common Post Office	2010
33	Retail	Office Supply Store	First call inks	2030
34	Retail	Wig Shop	A Touch of Glamour	2030
21	Retail	Windows, Doors and Conservatory installation	MC Glass	2080
22	Retail	Bakery	Everything Spice Bakery	2080
28	Retail	Carpet Store	Denis Parkinson Carpets	2080
19	Retail	Convenience Store	Tesco Express	2090
17	Retail	Antique Store	Little Attic	2110
9	Retail	Hardware Store	Reynolds Hardware	2140

Plan Ref:	
	On Plan LDR1
	On Plan LDR2
	On Plan LDR3