

Please quote: PRE/18/00066 /AJ
Your Reference:
Date: 21 June 2018
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Development Management
Muriel Matters House, Breeds Place
Hastings, TN34 3UY

Estates Services, Hastings Borough Council
Muriel Matters House
Breeds Place
Hastings
TN34 3UY

Dear Ms Marshall,

Enquiry Number: PRE/18/00066
Subject: Proposed industrial developments
Location: Land at Plot Px and Plot Qx, Sidney Little Road, St Leonards-on-sea

Thank you for your letter dated 14 May 2018.

I understand that you seek planning advice on a development of light industrial units and associated parking at the aforementioned sites.

Planning Constraints

- SSSI
- Groundwater Flooding
- High Pressure Pipeline
- Surface Water Flooding 1 in 1000
- Detailed River Network
- Ancient Woodland

Planning Policy

I can confirm that planning permission will be required and the key relevant policies that an application of this nature would be assessed against would be as follows:

The Hastings Planning Strategy Local Plan (2014)

[DS2](#) Employment Growth
[FA1](#) Strategic Policy for Western Area
[SC1](#) Overall Strategy for Managing Change in a Sustainable Way
[SC3](#) Promoting Sustainable and Green Design
[SC7](#) Flood Risk
[EN2](#) Green Infrastructure Network
[EN3](#) Nature Conservation and Improvement of Biodiversity
[EN4](#) Ancient Woodland
[EN7](#) Conservation and Enhancement of Landscape
[E2](#) Skills and Access to Jobs
[CI1](#) Infrastructure and Development Contributions
[T3](#) Sustainable Transport
[T4](#) Travel Plans

Development Management Plan

[LP1](#) Considering planning applications

[DM1](#) Design Principles

[DM3](#) General Amenity

[DM4](#) General Access

[DM6](#) Pollution and Hazards

[HN8](#) Biodiversity and Green Space

[LP2](#) Overall Approach to Site Allocations

[GH8](#) Sites PX and QX, Churchfields

Please note that other relevant policies can be viewed on our Council's web site using this link:

http://www.planvu.co.uk/hbc2015/contents_written.htm. You are strongly advised to read the local plan policies before submitting a planning application.

Planning History

HS/FA/16/00120 - Replace existing boundary fence and gates – Granted

Principle of development

The proposed development is located in a settlement area, in a reasonably sustainable location and as such the principle of development on such a site is acceptable subject to being in accordance with relevant saved policies contained within the Hastings Planning Strategy and Development Management Local Plan and supporting Supplementary Planning Documents and Guidance.

Site Allocation

The site is allocated in in the Development Management Plan as appropriate for future employment use. Policy GH8 states:

Policy GH8 - PX and QX, Churchfields is allocated for employment (B use classes) development (Possible floorspace (gross): 6,900m²).

Development proposals for this site will:

- a. include an Ecological Constraints and Opportunities Plan (ECOP), and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the adjacent Ancient Woodland and the nearby Local Wildlife Site;
- b. provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or how compensation will be made for their loss;
- c. investigate the impact of land stability and contamination and incorporate appropriate mitigation measures;
- d. be designed to reduce the impact of potential pollution and hazards to site users and its neighbours;
- e. be supported by a Transport Assessment and Travel Plan. Proposals must indicate how conclusions and recommendations of the Assessment have been incorporated within the development.

The Planning Policy department are supportive of these proposals coming forward provided the scheme complies with relevant local planning policies within the Hastings Planning Strategy (2014) and the Hastings Development Management Plan (2015).

Any future proposal should fully address the criteria in policy GH8.

Layout / impact on the character of the area

The site is located in an established industrial estate therefore the proposed use would be in keeping with the surrounding area.

The site is covered by sporadic trees, hedges and landscape planting and any future planning submission should be accompanied by a comprehensive tree survey. I would strongly advise you to undertake a tree survey at the earliest design stage as the on-site trees will dictate the layout of the development.

A future application should be supported by a tree survey, a Tree Impact Assessment and Tree Mitigation Report which sets necessary works and methods of protection required for those trees intended to be retained.

The trees on the neighbouring site to the east are designated as ancient woodland, therefore, any future development would need to ensure that there would be a sufficient buffer (a 15m buffer is advised by Natural England) between the proposed development and the ancient woodland. There are a couple of pinch points on the current layout where the footprint would encroach in the 15m buffer which should be reviewed prior to submission.

The Council GIS Mapping system indicates that the edge of the ancient woodland abuts the boundary of the site, i.e. the ancient woodland is not located within the site. However, viewing the aerial photograph that has been submitted with this pre-app proposal there appears to be a significant amount of tree cover within the site along the east and south boundary merging into the ancient woodland on the adjoining site.

I would strongly advise you to obtain ecology / tree surveys to assess the trees along the eastern boundary to confirm that they do not constitute ancient woodland. The outcome of this survey would help to dictate the future development at this site.

The proposed layouts are generally considered to be acceptable in terms of the impact on the wider industrial site and frontage along Sidney Little Road. However, reviewing the aerial photograph it is apparent that the development of this site would result in the loss of a number of trees within the site and would likely have an impact on a number of retained trees. Without a comprehensive trees survey it is not possible to confirm whether the proposed layout is acceptable.

As part of the pre-app process I have consulted the Council tree officer and his comments will follow shortly, however, he is likely to advise that a tree survey needs to be carried out before he can provide any informative comments.

Design

No design drawings have been submitted at this stage, however, any future redevelopment would need to respect the character of the established industrial site. Opportunities should be reviewed to secure green / living roofs throughout the development.

New development in the borough is expected to use sustainable energy and green design, where appropriate. Policy SC3: states that all new development must be designed to:

- Incorporate appropriate climate change mitigation and adaptation measures such as green roofs and walls, sustainable drainage systems, multi-functional green space, protecting and enhancing biodiversity, waste reduction and recycling facilities, water efficiency, flood risk management, and the use of recycled materials in new development.

Sustainable energy and green design should be integrated in to the development at an early stage of the design process.

Impact on Highway Safety

ESCC highway have been consulted on the pre-application proposals and have confirmed that they charge

for detailed pre-application advice which I would advise you to undertake prior to submitting a planning application.

ESCC has offered some initial guidance which is set out in the attached document.

Impact on Drainage

Policy SC7 of the Hastings Planning Strategy Local Plan (2014) requires that development avoids areas of current or future flood risk and development that would increase flood risk elsewhere. The site area is over 1 hectare and as such the application should be supported by a Flood Risk Assessment to assess the potential impact of the development. An application should also show how the development will be flood resilient. Standing advice regarding Flood Risk Assessments can be found here: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>.

The site is also located in an area subject to groundwater and surface water flooding and as such you are required to complete support a Sustainable Drainage Strategy to support the proposed development. Guidance can be found on East Sussex County Council's web site here: <https://www.eastsussex.gov.uk/environment/flooding/sustainabledrainagesystems>.

The FRA and Sustainable Drainage Strategy should be completed early in the design stage as these documents will likely dictate the future layout of the development on the site.

I have consulted ESCC Drainage, the EA and Southern Water as part of the pre-application submission and will forward on their comments if and when they provide them.

Impact on Ecology

In accordance with policy allocation any future submission should include an Ecological Constraints and Opportunities Plan (ECOP), and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the adjacent Ancient Woodland and the nearby Local Wildlife Site.

Any future application will need to be accompanied by at least a Phase 1 ecological assessment. This should include as a minimum an assessment of the potential for the site, and any surrounding areas likely to be subject to impacts (permanent or temporary), to support habitats of interest and/or legally-protected species. At this site, the potential presence of bats and nesting birds would be a consideration in respect to works affecting on-site trees and trees in the site boundary. There appear to be a number of mature trees within the red line boundary – each of these would need to be assessed for the presence of bats and nesting birds. Common reptile species may occur within any areas of longer grassland and nesting birds will be a constraint within any dense woody vegetation to be removed.

In summary, any future application must include an assessment of ecological impact, with specific reference to the actual proposed works. I would recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist (see Natural England guidance on finding a suitably-qualified ecologist

<http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/faq.aspx#q13>).

The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

A Phase 1 ecological survey will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the consultant is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or, that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation measures.

Land Contamination

The site may be subject to contamination there a minimum of a desktop study reporting on potential contamination issues for the site, will be expected to be submitted with the application. The signed and dated report is to be undertaken and written by a 'competent person' (Environmental Consultant) and to include as a minimum a site walkover, environmental background information, previous land uses, a conceptual site model and preliminary risk assessment, conclusions with any recommendations. This will be in required in order to comply with policy DM6 of the Development Management Local Plan (2015) and policy GH8.

Conclusion

The principle of the proposed development would be in accordance with site allocation policy GH8. However, I consider that a number of key surveys need to be undertaken before you can start the detailed design phase of this site. In particular I would advise that a tree survey, ecology survey, FRA and Sustainable Drainage Strategy is undertaken for this site as the results of these surveys and reports will dictate the layout of any future development on this site.

Please note that whilst this advice is given in good faith, it is based on the sketches, plans, photographs and information presented in your submission. The advice is my informal opinion only and given without prejudice to any decision that may be made on any formal planning application by the Council.

Yours faithfully,



A Jolly

