

Ref: GA/FR/12296/L0004

7 September 2012

Mrs P Raymond
Woodland Cottage
Chapel Hill
Sedlescombe
East Sussex
TN33 0QX

Dear Mrs Raymond

Land at Brede Lane, Sedlescombe

On behalf of our clients Mr John Keeling and Mr William Keeling, we invite you to a public exhibition displaying emerging scheme proposals for the above site (site plan overleaf). This site was identified by the Rother District Council in 2010 as being suitable for housing to meet the future need for the village.

As part of the proposals for this site, discussions have been on-going for a period of time to deliver an expansion of the facilities at Sedlescombe C.E. Primary School onto 4.5ha of the site immediately adjacent to it (this will not involve an increase in overall pupil numbers) to provide a new access, more parking, teaching facilities, sports facilities and a new home for the existing nursery school (see details over). This will be delivered through cross funding from the residential scheme as there is no public funding.

Details of our public exhibition are as follows:

<i>Venue:</i>	The Village Hall, The Street, Sedlescombe
<i>Date:</i>	Saturday 22 nd September 2012
<i>Opening Times:</i>	10.00am to 5.00pm

Representatives from the development team will be available to answer any questions you may have.

If there is support from local residents/business for this proposal (which is only indicative at this stage), we will move forward to work up a planning application in consultation with the school, councils and local people.

We very much hope that you will be able to attend the exhibition. If, however, you are unable to do so, then please write to me with your comments in order that we may forward them to our client.

Yours faithfully



Geoff Armstrong (geoff.armstrong@arplanning.co.uk)
Director
Armstrong Rigg Planning

Background to Brede Lane, Sedlescombe

Whilst the Rother District Council Local Plan July 2006 shows the site as lying outside of the development boundary but not within any other allocation e.g. ancient woodland, flood zone etc., the Council have to identify the location for new houses in Sedlescombe up to 2026.

The Council's 2010 Strategic Housing Land Availability (SHLAA) shows those sites which are not suitable for additional housing growth, as well as identifying where planning permissions have already been granted for housing. The only site identified as being suitable for new housing would be this site. On the basis that the emerging Core Strategy identifies a need for up to 25 new dwellings it is reasonable to assume that these can all be accommodated on the site.

At the same time, the Head teacher from Sedlescombe C.E. Primary School and the Sedlescombe Pre-School both approached the Keeling family to see if any additional land and/or facilities can be provided as the current operation does not meet needs. They identified a number of such problems and they were addressed as follows:

- **Need for additional land**
An area of land (4.55ha) has been set aside adjacent to the primary school.
- **Access problems**
A new access from Brede Lane has been incorporated into the scheme for parents and teachers to use.
- **Additional parking**
A new dedicated parking/drop off area has been included adjacent to the school.
- **Lack of accommodation**
A new pre-school building has been provided to deliver a permanent home for this facility.
- **Both schools have sub-standard sports facilities**
A new sports hall and two new play areas are incorporated.

To be able to deliver the above plus the land, a viability assessment was prepared and this showed the need for a scheme of 50 dwellings to provide the funding for the above benefits to the village. Whilst the proposed scheme is an increase in dwelling numbers (envisaged by the SHLAA), it will enable the delivery of not only all of the above, but also additional affordable housing, a wider range of houses (bungalows/flats and houses) as well as additional open space and playing fields (separate from those being provided to the schools) for the village.

The Parish Council welcomed the education improvements but was concerned that there was no allocation for such use and raised the issue of the potential highway problems the development might generate. In response, we have reviewed the current highway issues and how this proposal will affect traffic flows. Our review concluded that the new access and additional parking will substantially reduce existing highway problems. In conclusion, we strongly believe that this scheme has significant benefits for the village as a whole and warrants further discussion. We welcome the opportunity to present this latest proposal and to get the feedback from the people of Sedlescombe.

