

Our Ref: 01C300815

Your Ref: Draft Local Plan 2020-2040 Regulation 18 Consultation



25 July 2024

Sent via email to draftlocalplan@rother.gov.ukThe Planning Policy Team
Rother District Council
Town Hall
Bexhill-On-Sea
TN39 3JX

Dear Sir/Madam,

Rother Draft Local Plan 2020-2040 Regulation 18 Consultation

I write to provide a response from the Home Office in relation to the Draft Rother Local Plan Regulation 18 consultation and its supporting evidence base. The Home Office is landowner of the former HMP Northeye site which is situated at the western extent of Bexhill-on-Sea. We provide our response on the consultation form which is submitted alongside this letter.

The Home Office continues to review its longer-term infrastructure requirements and no decisions have been made on the potential use of this site by Ministers. Engagement with the local community will be conducted in the usual way should any development be proposed. As a government asset, the Home Office wishes to respond to this consultation to help support any potential future proposal it brings forward for developing the site.

In summary, the Home Office:

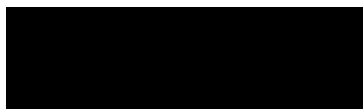
- acknowledges the proposed removal of the residential allocation (Policy BEX10 of the adopted Local Plan) which relates to the site, given the current ownership of the site by the Home Office, but wishes to ensure that its removal does not hinder the future effective use of the site supporting a brownfield first approach;
- requests that the development boundary for Bexhill incorporates the former HMP Northeye site and consideration is given to the area of Built Form shown within the Settlement Study in this part of Bexhill as the appropriate development boundary for this part of Bexhill;
- requests that environmental targets in the draft plan are aligned with national planning policy and have a robust evidence base to justify any increased requirement, especially where additional policy requirements could make development unviable and potentially delay the ability of landowners to bring appropriate sites forward for development.

Overall, the Home Office is supportive of the Council's efforts to progress a new Local Plan and are mindful of the need to ensure all sites within the plan are deliverable, suitable and achievable. It is entirely eminent that the former Northeye Prison site is both suitable and

achievable for development given its current allocation. The Home Office wishes to ensure that the site is able to be re-developed in a policy compliant manner and that efficient re-use of the site by the Home Office or others can be realised in the emerging local plan period.

We would be grateful if you could confirm receipt of our representations and would be happy to clarify any of the points raised and participate in further stages of the emerging plan as it progresses.

Yours faithfully



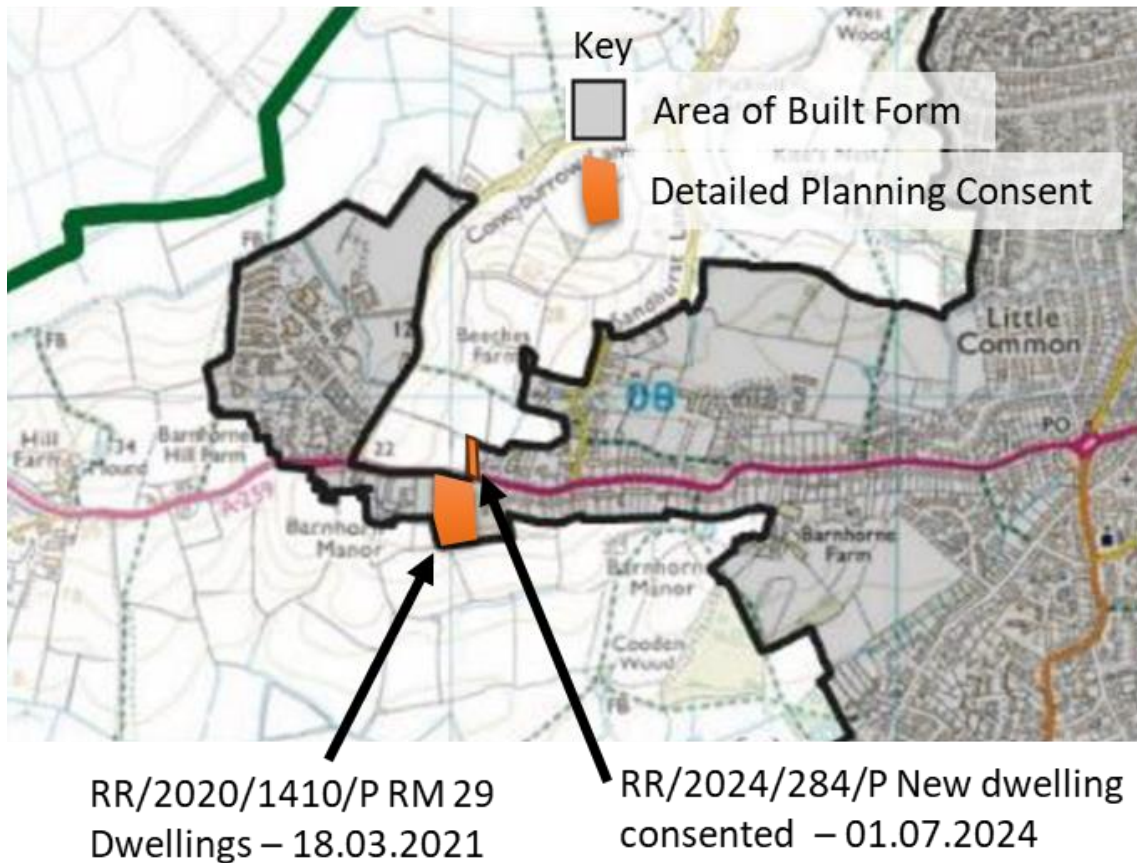
Katherine Smith
Associate Director



For and on behalf of Avison Young (UK) Limited

Enclosure 1

Extract of Settlement Plan for Bexhill from Settlement Study



Source: Bexhill Council Settlement Study Part 2 (April 2024, p43) and Home Office