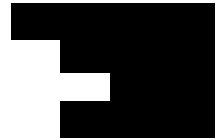




Ellerslie Area Residents Association



The Planning Officer
Rother District Council
Town Hall
Bexhill-on-Sea

10th June 2020

Application RR/2020/565/P

OBJECTIONS TO SITE PROPOSAL ([REDACTED]).

- 1] This group is an elected Committee acting on behalf of local residents, many of whom are unhappy with the proposed Plan for this site which will be to their detriment.
- 2] We feel we must express disappointment and concern that the issues from previous applications have still not been fully addressed. We also note that the suggested number of homes on site has increased from 24 to 28, whereas the Pre-Application Advice advised 22 may be acceptable. This density of building far exceeds that of the existing local area.
- 3] Many plots would have high rooflines and would be overbearing, especially to "Welton" and homeowners opposite in Fryatts Way, all of whom would be overlooked and lose some levels of both light and privacy. As three-storey homes were disallowed before, we are wary that these high loft areas may lead to later applications to extend to make a third floor.
- 4] Government suggests that by 2028, just a few short years from now, 45% of households will be older people. Surely it would be more prudent to build more bungalows on this site, to enable older folk wishing to downsize or the less able-bodied to be on one level? This would then also be more sympathetic to the local built environment and thus less offensive to the residents who would have to live here in the future.
- 5] Terraced homes would add to the cramped nature of this Plan and do not match any local existing properties so should not be granted permission on this site.
- 6] Very small and crowded garaging and parking for each plot will inevitably cause conflict and could cause danger as occupants would find it very awkward to manoeuvre their cars on and off site particularly if more than one occupant at a time wishes to leave or enter the spaces. Absolutely no caravans, workvans or any vehicles over regular car-size should be allowed on site or in surrounding small cul-de-sacs and lanes, for parking purposes.

Continue page 2



7] The surrounding roads are mostly cul-de-sacs and narrow country lanes so to suggest visitor or overrun parking on these is ludicrous. Passing vehicles now need to drive onto private frontages to pass one another as it is, more pressure on parking spaces is to be avoided at all costs! STRICT RULES SHOULD BE PUT IN PLACE BEFORE ANY WORK COMMENCES TO ENSURE THAT ANY CONSTRUCTION VEHICLES ENTER OR LEAVE THE SITE USING ONLY AUTHORISED AND MAIN ROUTES AND WITH CLEAN WHEELS AND SAFE LOADS.

8] The traffic surveys used seem to be outdated and go back to 2013. Since then, many new local sites are being developed and a new bypass nearby has led to a distinct increase in use of the local lanes as a cut-through between the A259, the A269 and said bypass.

9] Fryatts Way is already severely breaking up especially at the top just where the new access roads are proposed for this site plan. We all know about the current disgraceful state of most roads. Surely saturation point is near for any increase in their usage?

10] Drainage is another important issue onsite. SUDS plans are supposed to fully alleviate the flood risk but the survey documents as posted on the applicant's behalf do not place any guarantee on this not being a factor on site. As Fryatts Way has several homes below the level of any alleviation measures and some homes have already seen both water and sewerage flooding issues, how will this amount of building opposite not exceed the ability of the land and drains to cope?

11] The "Swale" drainage area as seen on Plan would have to be cut either through or under trees and may cause destruction. This will also require constant regular maintenance, who will take responsibility for this as to it being done and who will foot the bill?

12] Grass snakes, bats, birds and other existing onsite species will be displaced or disrupted, 12 individual and 6 groups of trees are already earmarked for removal also some hedgerows. This is an outrage and in concert with more building sites nearby will lead to loss of habitat and foraging routes plus loss of "wildlife corridors". The lack of loss of amenity and visual appeal to long-established green areas are too obvious to even mention!

13] Despite the lockdown in place, it is imperative that Planning Committee members and local Councillors should make every effort to visit the site, even if as individuals, to see for themselves what effect these issues raised will have on existing local people. They need to be fully informed as to the somewhat unique nature of this site with a locally significant house of historic interest already at risk, the wildlife and ecology issues, the greenbelt nature of this area, notwithstanding the narrowness of local roads, lack of parking and the liability to flood if more homes are added. We respectfully ask that full consideration is given to the likely impacts from this Plan before any decision is taken. Thank you for taking the time to read this.

EARA Committee