

Gillian Griffin

From: Frank Online [frank.online@btinternet.com]
Sent: 21 September 2009 23:52
To: DCCComments
Subject: HS/FA/09/00482 Objection to proposed development
Importance: High

09/482
0

Please find attached a letter commenting on the above planning application.

This e-mail has been scanned for all viruses by Star. The service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit: <http://www.star.net.uk>

Dr Kenneth A Uncle – Frank Rudolph
4B Highlands Gardens
St. Leonards-On-Sea
East Sussex
TN38 0HT

Monday, 21st September 2009

K. Phillips
Senior Planner – Development Control
Aquila House
Breeds Place
Hastings, East Sussex
TN34 3UY

Planning application Reference HS/FA/09/00482

Dear K Phillips

We are writing to object to the planned redevelopment on the site of Hastings College of Art and Technology and the time span which you have allowed for objections. The letter dated 4th Sept was the first we knew of a planning application and only allows 21 days from the date of the letter to lodge an objection. For a development of this magnitude, this is totally unacceptable. No one is able to study such a vast number of documents and plans in such a short time. People actually have busy lives, and this smacks of an attempt to rubber stamp this development!

We are extremely concerned that in considering this planning application without adequate public consultation, Hastings Council is simply trying to maximise the profit from the site, with little or no concern for the impact on existing residents, the environment and wildlife, and the conservation status of the surrounding area.

First and foremost there is a known badger sett on the wooded slopes adjacent to Archery road with obvious signs of recent digging of two new entrances as observed by us on 20th September 2009 (Hastings Badger Protection Society is aware of this sett).

It is a serious offence to:

Interfere with a badger sett by damaging, destroying, obstructing, causing a dog to enter a sett, disturbing an occupied sett - either by intent or by negligence.

It would appear from the plans that most of this slope (occupied by badgers) will be completely destroyed and all the trees removed. It is impossible to save any trees growing on the steep slope, if as the elevation plans appear to show, Block A ground floor is level with Archery Road.

If this development goes ahead an occupied sett will undoubtedly be destroyed by intent, not negligence.

As for the more usual reasons to object, we continue.

1. This is a conservation area with some outstandingly beautiful "Burton" buildings. The designs shown on the website are totally out of character and would represent an utter eyesore to compete with Quarry House. The restoration of St Leonards Park has recently been completed, restoring it to its original beauty. Now an adjacent area is being considered for totally incongruous buildings!
2. The border of Archery road has some magnificent mature trees including oak, sweet chestnut, horse chestnut, beech and scots pine (incidentally housing not only badgers but also a tawny owl). Disturbance caused by blocks A, B and J will destroy this woodland and will seriously damage any (will there be any?) remaining trees and the environment they create. Are there are no tree preservation orders in place?
3. The density of the dwellings is approximately 70 per hectare, which is more than double the acceptable minimum of 30 dwellings per hectare. This is a conservation area for God's sake and going for maximum possible density like this plan should not even be contemplated. Consequences of such a density will be as follows:
 - a. Considerably increased traffic on historically quiet and very narrow roads
 - b. Increased noise, which will disturb an historically peaceful and quiet area
 - c. A modern, unsympathetic, 7 storey building (including garages) facing the listed buildings in Highlands Gardens

Overall we do not necessarily oppose re-development of this site.

We understand that this land was originally open space and a public amenity and **ideally should be returned to this state.**

Failing to do this, any development should:

- not affect any of the mature trees and wildlife
- be no more than 3 storeys high (above existing site ground level)
- be of minimum acceptable dwelling density
- be sympathetic and not overpowering to the surrounding listed buildings.

We sincerely hope that the planning committee will seriously consider the above points and not support the visual and environmental destruction of an area of historic importance.

Yours sincerely

Not signed as sent by e-mail

Dr Kenneth A. Uncle
B.Sc. (1st Class Hons. Biology), MB.BS.

Not signed as sent by e-mail

Frank Rudolph
Dip. Eng.

Cc **Joy Waite
Maureen Charlesworth
Jeremy Birch
Michael Foster MP
Badger Protection Society St. Leonards-On-Sea**