



# Gladedale

Special Projects Division

*Delivering sustainable development through  
Partnership Regeneration Strategic Planning*

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REGENERATION & PLANNING	
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Action:	

2<sup>nd</sup> December, 2008

Dear Tim

## Proposed Re-Development at the College Site, Archery Road, St Leonards on Sea.

Thank you for meeting with us last Thursday to talk through the Archery Road scheme. As you know, we are committed to delivering high quality schemes on both the Archery Road and St. Saviours sites, and are keen to continue to work with the Council to achieve a positive outcome regarding the two emerging planning applications. However, we would like to register our disappointment and frustration at the change in approach being taken by the Council with regard to its advice on design, conservation and heritage issues at Archery Road.

The design team has worked closely with key officers at the Council over the previous 18 months in progressing the design of the Archery Road site. The team has adopted an iterative design approach which has sought to gain the Council's endorsement at each key stage; from seeking agreement to the broad principles of the layout and built form through to more detailed aspects of design and treatments. As instructed by yourself we have sought Andy Robinson's endorsement at each stage of the process before committing to further detailed design. Andy did lead us to believe that he was content with the latest scheme proposals, and I am confident that Karen Phillips and Ray Crawford, who attended most of our meetings, will confirm this.

As well as taking on board Andy's design comments, we also followed his advice with regard to consulting with key stakeholders, such as English Heritage (EH) and the Regional Design Panel (RDP). Andy had recommended that we do not consult with these key bodies until he was content with the design. To this end, we now have a session scheduled with the RDP on 9<sup>th</sup> December and have made contact with Alan Byrne at English Heritage, which clearly reflects the degree of comfort the team were given by Andy, on the emerging design.

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I am therefore staggered to learn that, prior to Andy's sudden announcement to us of his retirement (an email issued on the day of his retirement) he had apparently issued an internal memorandum retracting his previous endorsement for the scheme. We had taken Andy's comments in good faith and the current scheme largely reflects his own comments and suggestions.

We have spent a great deal of time and resource in progressing the scheme to its current form and it is therefore totally unacceptable that we now have a detailed scheme which appears to no longer have the Council's endorsement

Following a recent meeting with the replacement for Andy, Jane Stephen, it is clear from Jane's feedback that she has concerns with some of the basic principles of the scheme that directly conflict with the advice we have received from the Council throughout this process.

Whilst we accept that the issue of Conservation and Design is largely subjective, it is neither appropriate nor acceptable for the Council to give inconsistent advice, such as that we are now experiencing. It is therefore hugely frustrating to be told at this late stage that the Council is no longer standing by the previous advice given by one of their Officers when we were given such clear guidance on how we should develop our proposals.

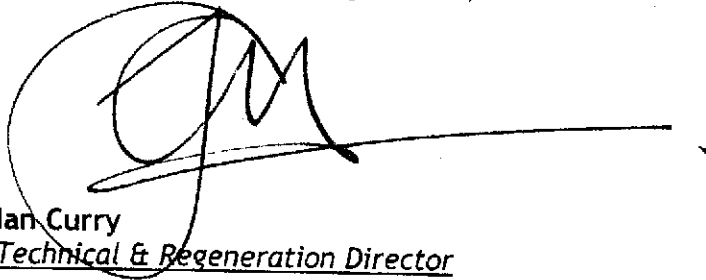
Any fundamental change to the design at this late stage will result in abortive work and wasted expenditure, which will subsequently have a significant impact upon the overall viability of this scheme and consequentially the associated regeneration benefits for the College at Station Plaza and St. Saviours. This is a wholly unacceptable situation for us and the Borough as a whole and is particularly inappropriate at this late stage of the design and pre-application consultation process with the Council.

In the spirit of trying to reach a compromise, we have requested further details from Jane regarding her appraisal of the current scheme now that she has become involved. Upon receipt of this information, we will review and respond accordingly as to how this affects the scheme as drawn, and the impact it has to the viability (bearing in mind the previous endorsement by the Council).

We will then, if appropriate, arrange to meet both Karen and Jane to discuss how we respond to the comments made, if at all. Unless a fundamental acceptance of the scheme, (as drawn in accordance with guidance from Andy Robinson), can be reached by the Council (subject to minor alterations), we will have no other choice but to submit the application as it currently stands.

In addition to committing to meet again with Jane and Karen we would request an urgent meeting with yourself, Roy Mulford Chief Executive of the Council and including Tim Hulme, Project Director for the College. I am aware that Tim Hulme is meeting with Roy Mulford on the afternoon of 16 December; hopefully we can 'piggyback' on this meeting if convenient to you?

Yours sincerely  
(For Gladedale Special Projects Ltd)

A handwritten signature in black ink, appearing to be 'IC', with a long horizontal line extending to the right.

Ian Curry  
Technical & Regeneration Director

CC Roy Mulford - Chief Executive, Hastings Borough Council  
Tim Hulme - Hastings College  
Jamie Kerr, John Laing  
Martin Woodhouse, John Laing