

FROM: Major (rtd) Richard GC THORNTON, TD

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23 September 2009

Borough Planning Officer,  
Hastings Borough Council,  
Aquila House,  
Breeds Place,  
Hastings,

East Sussex TN34 3UY

Dear Sir, **Planning Application :**

**HS/FA/09/00482**

I write to object to the Planning Application submitted under the above application number.

It would appear that there has been insufficient public consultation. The application submitted has not given sufficient time for the matter to be considered from the very short time made available for objections since there has been insufficient prior public consultation - at least I never received any notice of any public consultation. Further the application submitted, so far, does not provide all the information required set out in the Council's Validation Checklist. For example, the scale shown on the various plans differ which makes comparisons difficult and the Design and Access statement contains only generic descriptions.

As I understand that part of the proposed site is a Listed Building, there appears to be no Listed Building application submitted.

I am also concerned that the road infrastructure around the site would not support the resultant influx of traffic following the development. The existing site is a College which is only used during the working day but, once a residential use is established, there will be 24 hour congestion with the huge increase in cars used by the new residents with limited car parking being provided by the developers. Public transport does not pass the site and there are very few shops in the immediate vicinity - certainly to support such a large development.

Further, it may not be generally known but there have been subsidence incidents on the College land which has disrupted the statutory services in the past. It would appear that the developers have made no provision for the renewal of all services of the surrounding area which are still original, following their Victorian origins. Thus the whole surrounding area could well become a building site at a different time span, with consequential traffic disruptions, should all the public service piping and sewers in the immediate surrounding area have to be renewed/replaced.

I also point out that the part of the site would appear to have been a former quarry and no provision appears to have been made to reinforce the banking. I draw attention to what happened to the banking facing the property known as B... now in Quarry Hill which collapsed/subsided some years ago without notice. With climate changes, it is likely that the whole earth structure could be moving and further subsidence likely to occur.

In this respect, I point that there has already been slippage and subsidence, as I understand the position, in Undercliff where development on lower ground to the proposed development has resulted in damage to land backing properties facing West Hill Road - I understand that the Council has prevented further building continuing in consequence. Adjoining this development in Undercliff Ascent is another former type quarry behind the Parish Church facing the Marina. With the whole development being proposed in the near vicinity, it could well be that further slippage and subsidence will occur on the proposed development site. The public footpath adjoining the Church leading from the Marina to West Hill Road has concrete walled banking which shows that the cracks are already widening and a collapse looks imminent. Attention is also drawn to the large cracks and collapsing of the rear garden walls of the houses fronting West Hill Road adjoining the northern side, and at the top, of this public footpath as it turns into this public highway at the top of the quarry banking behind the Parish Church.

A further point arises in respect of the tower type blocks housing being proposed, as nothing has been said, it would appear, as to what foundation piling is proposed and the depth of such foundations. This alone could pressure subsidence and slippage and this will affect the banking supporting the roadway surrounding the site and the existing housing in Archery Road. As the whole area is a Conservation area, as I understand the position, with the length of time being proposed for the demolition and building works, there has been attempt made to limit working hours so that the noise of piling, and other building works, does not continue all night and at weekends which will disrupt the quality of life in what started as a Burton Victorian landscaped area.

As I also understand the position, there is a Tree Preservation Order affecting the site and surrounding area. It appears from the Planning Application that a large number of mature and healthy trees would be felled and it seems that no separate application has been made to remove the Tree Preservation Order. I would object to such application as the existing tree belt hides the existing College buildings in the quarry from the housing in The Mount where I live. If the trees are felled, the proposed new tower type blocks will be exposed and the resulting lighting from the upper floors, and consequential noise from the new residents, from such new residential area will totally destroy the existing privacy which now exists to those living in the Mount, Archery Road and surrounding area even when the Hastings College is not working.

I therefore state the development application is inappropriate and should be withdrawn.

Kindly acknowledge written receipt of this letter.

Yours faithfully,