

**Local Plan HEELA potential sites:**

**TIC0038 Land at Seacoxers for traveller site:**

Covered by a woodland tree preservation order and abuts ancient woodland to the south. Owner has made two unsuccessful attempts to gain planning for two properties and four properties which were refused and then dismissed at appeal. In breach of tree preservation order - in breach of dwelling on site without permission - in breach of forming an access on to the highway without permission from ESCC. In the HEELA assessment it is a rejected site as unsuitable for dwellings.

**Berners Hill Traveller site TIC0039:**

Against policy R2 in Ticehurst's Neighbourhood Plans maintaining green gaps between settlements. In HEELA as a rejected site as it does not meet RDC's objectives – historical field boundaries and substantial ancient woodland to the north. Site slopes to west – north west and would be prominent and encroach on the countryside.

**Live Well Locally:**

Sites should be healthy- sustainable – inclusive which support access to jobs, services, facilities where people can meet most of their daily needs within a reasonable distance with an option to walk, wheel, cycle or use public transport - there is one bus an hour until early evening. These sites will increase dependency on cars – increasing carbon emissions which is against the 'Green to the Core' policies of the draft local plan. This would not result in a 'radical reduction in green house emissions'.

Whilst there is an expectation that all new dwellings should be energy and water efficient, the infrastructure needs to be there - one restaurant (expensive) and an expensive shop which looks as though it would be demolished in the HEELA maps.

Policy GTC7 – Local Nature Recovery Area - development should not 'harm or adversely affect an area or areas identified as being important for biodiversity.'

Policy GTC8 – fail to see how these proposals can demonstrate a biodiversity gain plan.

Development should be small-scale and in keeping with the settlement pattern - this includes back-fill which as always been resisted, especially with the proximity to Bedgebury.

Policy LWL1 – Compact Development in village areas 25 to 45 density per hectare There will be no Demand Responsive Transport in this area as it is on a bus route and goes into Kent to the east and north.

Policy LWL2 Facilities and Services: 'All developments for one or more new dwellings must meet the following criteria ...in rural areas may be more than 800m .. with safe, useable walking distance of local amenities' ie primary school, GP surgery, park or green spaces, local shop, PO or bank. - must be on safe useable walking routes.

The twenty minute neighbourhood concept – people of all ages and abilities should be able to reach their daily needs within 20 minutes walk or bike ride to reduce reliance on the car. There should be high quality walking routes - recent death in the area where the bulk of the 100 houses are proposed.