

To:

Mrs C Barkshire Jones (Head of Legal Services)
Mrs K Cameron (Principal solicitor);
Hastings Borough Council
Aquilla House
Breeds Place
Hastings

High Wickham
Hastings
East Sussex
TN35 5PB
11/06/2014

Dear Mrs Barkshire Jones
Dear Mrs Cameron

Rocklands Development of New Building (HS/FA/12/00952 and HS/CD/13/00792)

We request that all development at the site of the new building be stopped by placing a stop order on the following grounds:

1. The landslip survey recommends that all ground works are suspended until a full survey has been carried out.
2. The landslip survey recommends investigation into drainage issues.
3. A Geo Technical survey of development site is necessary.
4. Breaches of screening conditions.

Please see the following pages which fully describe in detail the reasons for this request.

We further request that a general stop order on all developments within the grounds of Rocklands are stopped by placing a stop order on the following grounds:

5. The landslip survey recommends that all ground works are suspended until a full survey has been carried out.
6. The landslip survey recommends investigation into drainage issues.
7. A detailed Geo Technical survey of the Rocklands site is necessary

Yours Sincerely

Chris Hurrell on behalf of the Save Ecclesbourne Glen Group

1. The Landslip Survey recommends that all ground works are suspended until a full survey has been carried out.

Development of the new building should be stopped as The Landslip Survey recommends that all ground works are suspended until a full survey has been carried out. Any groundworks could have unforeseen effects on the general stability of the land in Ecclesbourne Glen.

Page 6 Short term Recommendations

“ Furthermore, it is recommended that no further earthworks or drainage are undertaken within the caravan park, without their potential effects on slope stability being assessed in advance.”

2. The landslip survey recommends investigation into drainage issues.

Development of the new building should be stopped as the landslip survey recommends investigation into drainage issues. Any works on drainage could have unforeseen effects on the general stability of the land in Ecclesbourne Glen.

Page 5 preliminary assessment

“However, details of the drainage from the property should be investigated. “

Page 6 Short term Recommendations

“In addition, investigations should be carried out to determine the location and condition of all surface and sub-surface drainage systems and fresh water services within the caravan park and (if any) extending into the study area”

“The layout of the caravan park should also be reviewed and subjected to further assessment, in relation to long-term slope stability and risk mitigation”

“ Furthermore, it is recommended that no further earthworks or drainage are undertaken within the caravan park, without their potential effects on slope stability being assessed in advance.”

Page 7 Concluding Comments

“It is also imperative that further investigations should be undertaken in full co-operation with the owners/ management of the Rocklands caravan park, to manage adverse impacts upon the SSSI and SAC. To this end, details of the existing drainage systems and freshwater supplies at the caravan park need to be investigated and determined.”

3. A Geo Technical survey of the development site is necessary

Development of the new building should be stopped as a Geotech survey of the development site is necessary.

A full survey of the development site of the building should be undertaken to ensure that the site is stable and suitable for development. This should have been done in 2013 following the first landslip within Rocklands. It is imperative that it is done now.

The landslip survey states:

“In addition, investigations should be carried out to determine the location and condition of all surface and sub-surface drainage systems and fresh water services within the caravan park and (if any) extending into the study area.”

“The layout of the caravan park should also be reviewed and subjected to further assessment, in relation to long-term slope stability and risk mitigation.”

“It is also imperative that further investigations should be undertaken in full co-operation with the owners/ management of the Rocklands caravan park, to manage adverse impacts upon the SSSI and SAC. To this end, details of the existing drainage systems and freshwater supplies at the caravan park need to be investigated and determined.”

Policy DM5 – Ground Conditions supports the need for this.

In order to protect human health and water quality, assessments of existing ground conditions should be undertaken, and details submitted to the Local Planning Authority under the following circumstances:

Land instability

a) On land potentially subject to instability (such as steeply sloping sites or in areas with a history of land instability), convincing supporting evidence (from a relevant and suitably qualified professional) must be supplied before development takes place. This evidence is to show that any actual or potential instability can be overcome through appropriate remedial, preventative or precautionary measures. At the application stage, for those sites with a recorded history of instability, information about the extent of remediation and/or mitigation measures will be required. Any further detail that may be required will be conditioned.

4. Breach of screening conditions

Development of the new building should be stopped until adequate screening has been reinstated. Screening needs to ensure that the building cannot be viewed from the East Hill or Ecclesbourne Glen. It would require the planting of many mature trees.

The sensitive location of the development means that effective screening of the building is essential to minimise its visual impact on the surrounding areas. This has been stressed by all consultees and was a condition for granting the original planning application.

The original condition 5 Stated “

No development shall take place until a plan to increase the screening effect of the hedges and trees that currently border the lawn adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

All trees and vegetation were removed from the site in October 2013 (3 months before approval was granted for hs/fa/12/00052) in breach of condition 5 of hs/fa/12/00952.

The removal of trees also breaches condition 4 of hs/fa/78/00708.

4. No trees on the site shall be lopped, topped or felled without the prior written consent of the District Planning Authority.

This condition has been breached all over the Rocklands site for 3 to 4 years without any intervention or enforcement action from Planning.

The removal of trees also contravenes rules that state that trees in a conservation area cannot be removed without seeking a 211 notice.

Rocklands remain in breach of these conditions. No enforcement action has ever been taken.

It is clear from the new plans and the committee plan that the removal of all trees and vegetation was essential in order to create enough room for the large extended balconies on the south west side. Planning permission was not granted for balconies of this extent and depth.

The new plans still show existing trees and vegetation around the building. This is very deceptive as they have all been removed. The committee plans does not show these trees and vegetation.

The plan that accompanies the Plantings scheme also shows existing trees and vegetation.

The removal of trees in this fashion is indicative of a deliberate policy by the developers from day one (even before planning permission was granted) to build a building substantially larger than the one approved in hs/fa/12/00952. This is because the large balconies require space that was occupied by screening.

5. The Landslip Survey recommends that all ground works are suspended until a full survey has been carried out.

All Ground Works should be stopped as The Landslip Survey recommends that all ground works are suspended until a full survey has been carried out. Any groundworks could have unforeseen effects on the general stability of the land in Ecclesbourne Glen.

Ground works are currently being carried out on the site. Planning Control were informed on the 10/06/2014 but have not taken any enforcement actions. These Groundworks could put the stability of the site at risk and are removing potential evidence from any subsequent geo technical investigations.

Page 6 Short term Recommendations

“ Furthermore, it is recommended that no further earthworks or drainage are undertaken within the caravan park, without their potential effects on slope stability being assessed in advance.”

6. The landslip survey recommends investigation into drainage issues.

All works on the Rocklands site should be stopped as the landslip survey recommends investigation into drainage issues. Any works on drainage could have unforeseen effects on the general stability of the land in Ecclesbourne Glen.

Ground works are currently being carried out on the site. Planning Control have been informed on the 10/06/2014 but have not taken any enforcement actions. These Groundworks could put the stability of the site at risk and are removing potential evidence about drainage from any subsequent geo technical investigations.

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“In addition, investigations should be carried out to determine the location and condition of all surface and sub-surface drainage systems and fresh water services within the caravan park and (if any) extending into the study area”

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7. A Detailed Geo Technical survey of the Rocklands site is necessary

All works on the Rocklands site should be stopped as a Geotech survey of the development site is necessary.

A full survey of the Rocklands site should be undertaken to ensure that the site is stable and suitable for development. This should have been done in 2013 following the first landslip within Rocklands. It is imperative that it is done now. The geo technical report recommends such a survey be carried out.

The landslip survey states:

“In addition, investigations should be carried out to determine the location and condition of all surface and sub-surface drainage systems and fresh water services within the caravan park and (if any) extending into the study area.”

“The layout of the caravan park should also be reviewed and subjected to further assessment, in relation to long-term slope stability and risk mitigation.”

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