

**APPEAL REF: APP/C1435/W/22/3293970**

**HINDSLAND, EASTBOURNE ROAD, LOWER WILLINGDON, BN20 9NU**

**INSPECTOR'S PRE-INQUIRY NOTE**

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I wish to advise the parties of a number of matters where I shall be seeking clarification at the forthcoming Inquiry. I am content for the parties to respond to these points during the course of the Inquiry. These are matters where the parties may need to seek advice and/or discuss with each other outside of the Inquiry itself. The parties should be aware that this is not an exhaustive list and there may also be other matters where clarification will be required.

***Shadow HRA***

- I am unclear as to whether there is any risk to the Pevensey Levels protected areas arising from recreational pressure, and if so, how this would be mitigated.
- Whether Natural England has seen/commented on the most recent SHRA and any additional information provided.
- There would appear to be an inconsistency between the timescale for completion of the proposed development within the SHRA (paragraphs 4.3.52 -4.3.53) and the evidence of the planning witness which states that the appellant is committed to the early delivery of the site.

***Unilateral Undertaking (UU)***

- The definition of commencement of development within the UU would appear to include the commencement of works in relation to the medical centre.
- I would like to understand the views of the parties as to whether there would be any conflict between this definition and the covenants within the schedules within the UU. This matter may also have implications for the statutory tests. For example is the playing pitch and Youth and Adult play contribution necessary to make the Medical Centre acceptable?
- Could the Council please explain the need for the Children's playspace contribution from 1 bedroom dwellings.

*Lesley Coffey*

PLANNING INSPECTOR

04.07.22