

Bexhill Heritage

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Caring for Bexhill's past,
present and future.

December 19th 2018

RR/2018/2801/P Bexhill Cemetery, Turkey Road, New Entrance (opposite The Ridings) with associated drainage and landscaping

Bexhill Heritage will be pleased to support any reasonable scheme which secures the retention of the Cemetery Lodge including its extension and the provision of affordable housing within it and in its adjacent former garden.

In itself this application, submitted by the Council seems modest and would, in itself, perhaps attract few criticisms were it not for the statement accompanying it as to the purpose of the new access to **“provide exclusive vehicle access to the former cemetery lodge site (250 Turkey Road) and improving the developable area on this site by closing off the existing entrance”**. Thus it is clear that the Turkey Road end of the avenue would be developed for housing, perhaps in the form envisaged in the report to cabinet of the 5th November 2018, perhaps in some different form if sold on the open market as also envisaged in that report.

These possibilities are disturbing for several reasons –

- (i) The aspect through the retained gateway would be of new dwellings, sidewalls, rear walls, garden fences, garden walls and sheds. This would ruin the setting of the Lodge and would be particularly detrimental in the view from the south.
- (ii) The view of the Lodge through the retained gateway would disappear, assuming the Lodge was retained.
- (iii) The view of the Avenue from the entrance area would disappear.
- (iv) All the pine trees in the first part of the avenue would be lost because of their proximity to new dwellings and their gardens.

Bexhill Heritage urge that a different approach be pursued which does not envisage building on the existing avenue and does not require a new access in St. Mary's Lane but deals with traffic in a different way. –

- (a) Traffic to the Cemetery uses only the existing northern access in St Mary's Lane where visibility, though restricted, is better than the present southern access into Turkey Road.
- (b) Traffic from the extended Lodge and the 2/4 dwellings in its garden to enter and exit by the Lodge gateway.
- (c) Improve the junction of St. Mary's Lane with Turkey Road to serve the new dwellings by a variety of means which could include –
 - Re-lining the junction.
 - Creating a mini roundabout at the junction.
 - Creating a normal roundabout at the junction.
 - Introducing traffic calming measures on Turkey Road on the approach to the junction from the west.

In considering this different approach Bexhill Heritage asks the Council to bear in mind the following

- * The volume of traffic using St. Mary's Lane will rise significantly when the Northern Link Road is opened. This will no doubt require traffic management measures to be implemented and possibly highway works. There is already evidence that satnav instructions give St. Mary's lane as a route to Western Bexhill from the north.

- *The new access proposed in the application will result in significant and unwelcome change to the appearance St. Mary's Lane in the vicinity of the application site caused by the loss of major trees and other vegetation.

- *A similar adverse effect will be apparent in the upper part of the avenue.

- *Though the introduction of a new access here would be of benefit to pedestrians from The Ridings, they could be provided with a simple pedestrian access into the avenue without noticeable effects on the appearance of St. Mary's Lane or the avenue. No doubt they would have welcomed this from the outset of that development.

If, notwithstanding the above, planning permission is granted for the new access, Bexhill Heritage requests that it be subject to a condition requiring that it be not used to serve a development area larger than a retained and extended Cemetery Lodge and that such development as can be provided in its former garden area.

Yours sincerely

A handwritten signature in cursive script that reads "David Beales".

David Beales Planning Officer Bexhill Heritage