

**Sian Gulliver**

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**From:** Sian Gulliver  
**Sent:** 08 November 2022 09:40  
**To:** Sian Gulliver  
**Subject:** FW: Pre-app advice - Land off Fryatts Way, Bexhill-on-Sea - PE/00027/2020

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**From:** Jeff Pyrah <[Jeff.Pyrah@rother.gov.uk](mailto:Jeff.Pyrah@rother.gov.uk)>  
**Sent:** 31 March 2020 17:10  
**To:** Leo Phillips <[leo.phillips@fpcr.co.uk](mailto:leo.phillips@fpcr.co.uk)>  
**Cc:** Victoria Richardson <[V.Richardson@gladman.co.uk](mailto:V.Richardson@gladman.co.uk)>  
**Subject:** Pre-app advice - Land off Fryatts Way, Bexhill-on-Sea - PE/00027/2020

Dear Leo,

Thank you for your email. The County Landscape Officer has now visited the site and I provide the following advice regarding the LVIA as well as commentary on the landscape impact of the site. This is initial advice in advance of reviewing the LVIA and other documents submitted, on which pre-application advice will be provided.

The draft visual appraisal map of potential views indicates key viewpoints in the local area and a suggested visual envelope from where the proposed development would be seen. The selection of local viewpoints would appear to be comprehensive. In the detailed appraisal local residents and users of public footpaths should be considered to be of high sensitivity to the type of change being proposed.

The visual appraisal suggests that while there may be more distant views to the site, the likely effects on these views would be negligible. However, there would be potential near distance views from the Highwoods ridge, which lies to the north of the site, and notably Bexhill cemetery from where the impact is likely to be more significant. These viewpoints should be included in the LVIA. There may also be other more distant viewpoints which need to be assessed. A map indicating the zone of theoretical visibility (ZTV) would highlight these and is necessary to support the LVIA.

Our initial opinion, notwithstanding reviewing your LVIA, is that the site and surrounding area have features which are of value including mature trees and hedgerow. The character of the site is contiguous with the rural character of Broad Oak Park with a rolling Wealden landscape, distinct field patterns and well treed field boundaries.

The site is open countryside, which separates Sidley and Little Common. The site and the adjacent golf course provide an important wedge of green infrastructure between the two settlements – a green gap. The site is on a slight ridge which is higher than the landscape of Broad Oak Park and Highwoods Golf course. This makes it more prominent in the local landscape than the land to the west.

Development here is likely to have a significant adverse impact on local landscape character and views, hence the site was rejected and labelled a 'red' site in our strategic housing land supply assessment. While the Council is about to embark on a local plan review, it seems unlikely that this site would be looked on favourably.

Kind regards,

**Jeff Pyrah**  
Development Management Team Leader  
Strategy & Planning

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*My working days are Tue, Wed & Thurs*



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**From:** Leo Phillips <[leo.phillips@fpcr.co.uk](mailto:leo.phillips@fpcr.co.uk)>  
**Sent:** 25 February 2020 16:08  
**To:** Jeff Pyrah <[Jeff.Pyrah@rother.gov.uk](mailto:Jeff.Pyrah@rother.gov.uk)>  
**Subject:** Land off Fryatts Way, Bexhill-on-Sea.

Dear Jeff

I am writing in relation to residential development proposals at Bexhill where we have been commissioned to carry out a Landscape and Visual Appraisal for the future application. We hope to agree the viewpoint locations prior to the application submission in March.

If we could receive comment with regard to the proposed viewpoint locations as attached that would be appreciated.

I would be grateful if you could forward the attached plan illustrating the proposed locations to the relevant officer if you are unable to comment.

The proposals include residential development across approximately 60% of the 11 ha site within the site boundary shown on the plan.

If you require any further information please do let me know.

Kind regards  
Leo

**Leo Phillips** CMLI | Associate Landscape Architect

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