



Rother District Local Plan 2020 - 2040

Density Study

Draft (Regulation 18) Version - April 2024

www.rother.gov.uk

This information can be made available in large print, audio or in another language upon request.

Please telephone **01424 787668** or email
DraftLocalPlan@rother.gov.uk

Contents

1	Introduction	Error! Bookmark not defined.
2	Planning Policy Framework	Error! Bookmark not defined.
	Legislation.....	Error! Bookmark not defined.
	The Community Infrastructure Levy Regulations 2010 (as amended).....	Error! Bookmark not defined.
	The Town and Country Planning Act 1990 (as amended).....	Error! Bookmark not defined.
	The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)	Error! Bookmark not defined.
	Statutory requirements of infrastructure providers	Error! Bookmark not defined.
	National Policy	Error! Bookmark not defined.
	Government Review of National Policy.....	Error! Bookmark not defined.
	Regional Policy and Strategy Documents.....	Error! Bookmark not defined.
	Transport Strategy for the South East (2020-2050)	Error! Bookmark not defined.
	South East Local Enterprise Partnership.....	Error! Bookmark not defined.
	Road Investment Strategy 2 (2020-2025) and 3 (2025-2030)	Error! Bookmark not defined.
	East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan (2019-2034)	Error! Bookmark not defined.
	County Policy and Strategy Documents	Error! Bookmark not defined.
	East Sussex County Council Local Transport Plan 3 (2011-2026)	Error! Bookmark not defined.
	East Sussex Local Cycling and Walking Infrastructure Plan (2021-2031)...	Error! Bookmark not defined.
	East Sussex County Council School Organisation Plan (2023-2027).....	Error! Bookmark not defined.
	East Sussex County Council Bus Service Improvement Plan 2021	Error! Bookmark not defined.

East Sussex County Council Libraries Strategy 2022/23 to 2027/28..... **Error!**
Bookmark not defined.

East Sussex County Council Local Flood Risk Management Strategy 2016-2026
 **Error! Bookmark not defined.**

Adopted Local Policy..... **Error! Bookmark not defined.**

Rother Local Plan Core Strategy (2014) **Error! Bookmark not defined.**

Rother Development and Site Allocations Local Plan (2019)**Error! Bookmark**
not defined.

3 Strategic/Corporate Policy Framework..... Error! Bookmark not defined.

Corporate Plan (2020-2027) **Error! Bookmark not defined.**

Rother’s Strategy Documents **Error! Bookmark not defined.**

Climate Strategy (2020-2030) **Error! Bookmark not defined.**

Playing Pitch and Built Facilities Strategy (2023 – 2039) **Error! Bookmark not**
defined.

Open Space, Sport and Recreation Study (2006).....**Error! Bookmark not**
defined.

Rother District Council’s Community Infrastructure Levy (CIL) Governance
 Arrangement & Funding Decision Protocol.....**Error! Bookmark not**
defined.

4 Facts and Figures Error! Bookmark not defined.

Key Facts for Rother **Error! Bookmark not defined.**

Authority Monitoring Report..... **Error! Bookmark not defined.**

Accessibility **Error! Bookmark not defined.**

Connectivity **Error! Bookmark not defined.**

Health, Leisure, and Recreation..... **Error! Bookmark not defined.**

SA/SEA Scoping Report Indicators..... **Error! Bookmark not defined.**

5 Evidence..... Error! Bookmark not defined.

Infrastructure Delivery Plan 2019..... **Error! Bookmark not defined.**

Infrastructure Funding Statement 2022/23..... **Error! Bookmark not defined.**

Community Infrastructure Levy Charging Schedule and Instalments Policy **Error!**
Bookmark not defined.

East Sussex County Council Infrastructure Funding Statement 2022/23 **Error!**
Bookmark not defined.

- Partner organisation plans and strategies**Error! Bookmark not defined.**
- East Sussex Fire and Rescue Service Estates Strategy 2018-2025 **Error! Bookmark not defined.**
- East Sussex Fire and Rescue Service Integrated Risk Management Planning 2020-2025**Error! Bookmark not defined.**
- Environment Agency South East Flood Risk Management Plan..... **Error! Bookmark not defined.**
- Environment Agency South East river basin district river basin management plan.....**Error! Bookmark not defined.**
- National Grid Climate Transition Plan 2022..**Error! Bookmark not defined.**
- Network Rail South East Route: Kent Area Route Study 2018..... **Error! Bookmark not defined.**
- Network Rail South East Route: Sussex Area Route Study 2015 **Error! Bookmark not defined.**
- SGN RIIO-GD2 Business Plan 2021-2026.....**Error! Bookmark not defined.**
- South East Water Water Resources Management Plan 2020-2080..... **Error! Bookmark not defined.**
- Southern Water Drainage and Wastewater Management Plan..... **Error! Bookmark not defined.**
- Southern Water Water Resources Management Plan 2020-2070 **Error! Bookmark not defined.**
- Sussex Health & Care Integrated Care System plans and priorities **Error! Bookmark not defined.**
- Sussex Police Estates Strategy 2018-2022.....**Error! Bookmark not defined.**

- 6 Consultation and Engagement**.....**Error! Bookmark not defined.**
- Early Engagement Strategy**Error! Bookmark not defined.**
- Targeted Infrastructure Engagement**Error! Bookmark not defined.**
- Working Groups.....**Error! Bookmark not defined.**
- Rother District Council Strategic CIL Allocations Panel **Error! Bookmark not defined.**
- East Sussex Local Plan Managers Group.....**Error! Bookmark not defined.**

Hastings and Rother Transport Action Group**Error! Bookmark not defined.**

Sussex CIL Officers Group **Error! Bookmark not defined.**

Sussex Local Nature Partnership..... **Error! Bookmark not defined.**

Water Catchment Partnership Groups **Error! Bookmark not defined.**

Duty to Cooperate..... **Error! Bookmark not defined.**

7 Key Issues..... Error! Bookmark not defined.

Securing the necessary infrastructure to support development.. **Error! Bookmark not defined.**

Ensuring that specific types of infrastructure are secured and delivered..... **Error! Bookmark not defined.**

Securing financial contributions from development.....**Error! Bookmark not defined.**

Further Duty to Cooperate matters **Error! Bookmark not defined.**

Supportive policies to meet the requirements of the Local Plan **Error! Bookmark not defined.**

8 Vision and Spatial Objectives for the Local Plan.....Error! Bookmark not defined.

Vision..... **Error! Bookmark not defined.**

Strategic Spatial Objectives..... **Error! Bookmark not defined.**

9 Policy Options Error! Bookmark not defined.

Policies that support the delivery of infrastructure across the district..... **Error! Bookmark not defined.**

Existing policy..... **Error! Bookmark not defined.**

Policy area 1: supporting infrastructure across the district ..**Error! Bookmark not defined.**

Policy option 1a: infrastructure delivery across the district . **Error! Bookmark not defined.**

Policy area 2: timing and delivery of infrastructure.....**Error! Bookmark not defined.**

Policy option 2a: a requirement to demonstrate that necessary infrastructure will be delivered..... **Error! Bookmark not defined.**

Policy option 2b: a requirement for early engagement for infrastructure delivery **Error! Bookmark not defined.**

Policy area 3: Safeguarding strategic infrastructure **Error! Bookmark not defined.**

Policy option 3a: safeguarding strategic infrastructure.. **Error! Bookmark not defined.**

Policy area 4: Digital connectivity **Error! Bookmark not defined.**

Policy option 4a: FTTP for all major developments **Error! Bookmark not defined.**

Policy option 4b: FTTP agreed on a site by site basis through S106 agreements
..... **Error! Bookmark not defined.**

Policy option 4c: Supporting the rollout of faster broadband including FTTP
..... **Error! Bookmark not defined.**

Policies that support the delivery of infrastructure on specific sites **Error! Bookmark not defined.**

10 Sustainability Appraisal **Error! Bookmark not defined.**

Summary of policy areas from sustainability appraisal **Error! Bookmark not defined.**

1 Introduction

- 1.1 This document is one of a series of technical papers which support the Rother Local Plan - Regulation 18 Version. The document contains the evidence used to calculate housing density ranges, expressed as dwellings per hectare (dph), and how these will apply to Rother's different area types, as proposed by Policy LWL1: Compact Development. The information used to establish density and net site area is based upon national guidance and best practice and form an assessment of local developments.

Study Aim

- 1.2 To propose density ranges in the new Local Plan assumptions must be made as to the density of residential development that could be achieved on those sites, as a starting point.
- 1.3 This study provides information relating to the densities of existing and committed development within the district, and then establishes new target density ranges, by area type, across the district.

Study Context

- 1.4 The current [Local Plan](#)¹, composed of the Local Plan Core Strategy (2014) and the Development and Site Allocations (DaSA) Local Plan (2019), covers the period 2011 to 2028. It planned for a total of 5,700 additional dwellings, equating to some 335 dwellings per annum.
- 1.5 As shown in the latest [Housing Land Supply position statement](#)², a total of 2,238 additional dwellings have been provided between 1 April 2011 and 31 March 2022. This equates to 203 dwellings per annum and is considerably lower than the annualised average requirement of 335 dwellings in the Core Strategy.

¹ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/local-plan/about-the-local-plan-2/>

² <https://www.rother.gov.uk/planning-and-building-control/planning-policy/engagement-and-monitoring-2/monitoring-2/>

- 1.6 For the emerging Local Plan 2020-2040, the number of dwellings that must be planned for is determined by the [standard method](#)³ for calculating Local Housing Need. As of 1 April 2023, the Local Housing Need figure for Rother is 733 dwellings per annum.
- 1.7 An annual requirement of 733 dwellings is more than twice the number of dwellings that what was planned for in the current Local Plan, and more than three times the average annual number of dwellings that has been delivered since the start of the current Plan period.
- 1.8 Such a dramatic change in the number of dwellings required to be planned for presents a significant challenge for the Council.
- 1.9 Efficient use of land is a key aspect of well-designed new developments and a requirement of the National Planning Policy Framework (NPPF). A compact form of development is more likely to accommodate enough people to support shops, local facilities, and viable public transport, maximise social interaction in a local area, and make it feel a safe, lively, and attractive place. This can help to promote active travel to local facilities and services, reducing dependence on the private car.
- 1.10 Density is one indicator for how compact a development or place will be and how intensively it will be developed. Ranges of density allow for local variations in density, which may be desirable to create a variety of identity without harming local character as set out in Historic England guidance. Additionally, compact development has several benefits such as minimising traffic, supporting transit, improving air quality, preserving open space, supporting economic vitality, creating walkable communities, and providing a range of housing options.
- 1.11 This challenge is further complicated by Rother’s unique landscape character and environmental constraints. Rother is, essentially, rural in character and over 83% of the district is within the High Weald National Landscape (a designated AONB). Part of the remaining 18% of land within the district is covered by national or

³ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

international environmental designations, within Flood Zones 2 or 3, and therefore at risk of flooding, or already developed.

- 1.12 Given the significant uplift in the number of dwellings required to be planned for, the requirement for more compact forms of development, along with the substantial landscape character and environmental constraints within the district, it is clear that meeting the district's housing will require a step change in its approach to housing densities across the district. In addition, densities should be maximised, subject to other considerations, where locations are well served by public transport.
- 1.13 Paragraph 129 of the [National Planning Policy Framework \(NPPF\)](#)⁴, reproduced below, sets out the Governments expectations regarding housing densities.

129. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- (a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;*
- (b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and*
- (c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise*

⁴ <https://www.gov.uk/guidance/national-planning-policy-framework/11-making-effective-use-of-land>

inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

- 1.14 The district's towns of Bexhill, Battle and Rye all have good public transport access, with train stations and numerous bus services, including high frequency bus services running through the town centres, available in each. It may therefore be appropriate to seek an uplift in housing densities in town centre locations and other areas where sustainability and accessibility is good.
- 1.15 A small number of the district's villages also have good access to traditional forms of public transport, such as trains and buses, however, most have limited access to public transport, and in some cases no access to public transport at all.

Area types

- 1.16 This document identifies five broad area types for Rother: 1. Urban areas, 2. Suburban areas, 3. Urban edge, 4. Village areas (with development boundaries) and 5. Countryside areas (including villages and hamlets without development boundaries). These area types are areas of similar character that allow elements of policy to be set out depending upon which area type a development is within. For example, setting out the areas where higher density developments could occur.

Purpose

- 1.17 The purpose of this document is to establish different area types for Rother, where minimum densities should be applied to residential development coming forward in these area types, and to explore the likely density that should be applied to site allocations in the new Local Plan [site-based assessment].
- 1.18 To ensure that this work responds to the overall Rother context it is important to understand current density in relation to local character - what is considered 'high' or 'low' density based on the current townscape. As a result, this document seeks to review this and establish a density scale that can be used as the basis for future decision-making.

2 Methodology

2.1 The following methodology has been applied:

- Step 1: Identification of Rother District-wide Area Types, analysis of densities achieved on recent development and current commitments.
- Step 2: Establish the density scale for the local area.
- Step 3: Recommend proposed densities for each Area Type.

Step 1: Identification of Rother District-wide Area Types, Analysis of densities achieved on recent development and current commitments.

2.2 An analysis of large sites⁵ permitted during the 10-year period from April 1, 2012 to 31 March 2022 has been conducted, to determine the type of land being developed, its location in relation to the settlement and the typical densities which have been permitted or delivered.

2.3 Analysed sites have been grouped into the following typical categories and average densities calculated for each.

- Urban areas
- Suburban areas
- Settlement edge
- Village areas (with development boundaries)

Step 2: Establish the density scale for the local area.

2.4 This step focuses on establishing, based on the data collected, exactly how 'high', 'medium' and 'low' density can be defined in the context of the district. This allows for the study to define what can already be considered 'high', 'medium' and 'low' density based on the existing urban form and area types.

⁵ Sites of 10 or more gross dwellings.

- 2.5 This establishes (or calibrates) the existing density scale for Rother (see figure A9) which has been simplified to reflect the unique local characteristics in Rother, but which can be used as the basis for policy making.

Step 3: Recommending the proposed densities for each Area Type.

- 2.6 This step recommends the range of densities that would be appropriate within each of the area types.
- 2.7 A density scale is proposed with recommended density ranges for each of the five area types, linked with the development characteristics that would allow such densities (see figure A10).
- 2.8 There is an acceptance that to make the most efficient use of land (as required by chapter 11 of the Framework) and optimise use of public transport, that densities will need to be boosted, where the local character will allow, including accepting a change in character in some key locations.

3 Density

Local density context

- 3.1 In planning terms, density in England has become somewhat arbitrarily defined. The last two decades have focused on identification of sites, assessing their deliverability and the use of standard density multipliers to arrive at estimated site-based housing capacity figures. This approach has been at the expense of the understanding of density in relation to local character and identity. In most cases a standard density multiplier of 30 dph has been used, with densities below that considered 'low density' and those above it considered 'high density'. However, this takes no account of the local characteristics or qualities of a particular location.

Calculating density

- 3.2 Housing density can be measured in one of three ways:
- Number of habitable rooms
 - Quantity of floor area (in sq. metres)
 - Number of dwellings per hectare (dph)

Number of habitable rooms

- 3.3 This measure is based upon the total number of habitable rooms provided by homes on a site. A habitable room is defined as 'A room used, or intended to be used, for dwelling purposes including a kitchen but not a bathroom or utility room.'⁶ Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition. This method is used in London to facilitate higher density urban and to reflect the larger proportion of studio and one-bedroom (non-family) homes.

⁶ The Building Regulations Approved documents, Part M

Quantity of floor area

- 3.4 This measure is based upon the total amount of floor area provided by homes on a site. This is a more precise method of calculating density as the quantity can be expressed in a variety of small, medium, or large sized homes. This is the most adopted method in other European countries such as Germany.

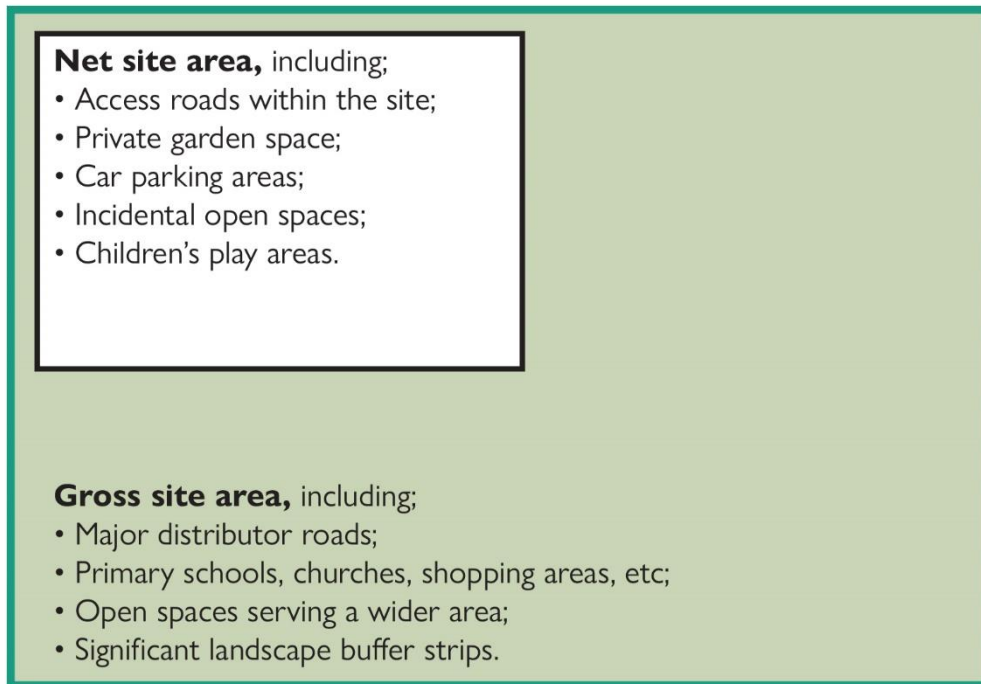
Number of dwellings

- 3.5 This measure is based upon the number of homes on a site. This method does not distinguish between large or small homes. Dwellings per hectare (dph) is the most widely used density measure nationwide. For this reason, dph will be the density measure used in this document and for the purposes of the Local Plan.

Calculating net site area

- 3.6 Housing density can also be measured either in terms of a site's gross area or its net area. The term "gross site area" is defined as the total land area as part of the development. The term "net site area" is defined as the land that is available for development. It is also referred to as the area of developable land.
- 3.7 Planning practitioners have applied different interpretations on what is developable land. The current preference is to define density by net site area. It is necessary to define clearly what is, and what is not, included in the net site area. The net site area is more than the land for dwellings and private space and includes other areas that contribute to the use and enjoyment directly linked to the developed dwellings. The figure 1 shows which features are included in the net site area, apart from the dwellings as part of the development, and what the relationship is between the net site area and the gross site area.
- 3.8 To be clear, infrastructure and services which are directly associated with the use and enjoyment of the developed dwellings are included in the net site area. Infrastructure and services serving a wider area (such as parks and open space) will not be counted towards the net site area and are therefore considered as part of the gross site area.

Figure 1: Net and gross site areas



4 Context

Bexhill

- 4.1 Bexhill is, by far, the largest settlement in the district with a population of 44,571, as well as the most sustainable, and accounts for approximately half (48%) of Rother's total population (93,111). It also has the highest concentration of commercial and employment activity in the district. It has close links to the nearby town of Hastings, with a considerable amount of crossover in commercial and employment activity. It is served by three train stations, two high frequency bus routes and several other bus services which cover the whole breadth of the town. Consequently, densities within the town, especially in and around the town centre and seafront areas, are considerably higher than elsewhere in the district.
- 4.2 Beyond the town centre, Bexhill is comprised of several merged former villages and other areas, most notably Sidley and Little Common, which now function as District Centres, similar to Bexhill Town Centre, but on a smaller scale. The historic Old Town sits on a hill immediately to the northeast of the town centre. Other notable areas include Pebsham to the east and Collington and Cooden to the west.
- 4.3 The predominant forms of development within Bexhill can broadly be summarised as consisting of high-density flatted development along the seafront, in the town centre, Central Bexhill and, in large part, Sackville; with most of the rest of the town consisting of lower density detached and semi-detached development. Pockets of terraced housing can also be found in and around the Town and District Centres, most notably in Sidley.
- 4.4 Due to the relatively unconstrained nature of Bexhill, and its comparatively high sustainability, it has been the primary area for growth within the district, with most of the development in previous Local Plans being directed towards it. This has mostly been in the form of greenfield urban extensions with 859 out of 1,107 dwellings, some 78%, allocated to Bexhill in the DaSA Local Plan being greenfield development. This trend is expected to continue in the emerging Local Plan 2019-2039.

Battle

- 4.5 Battle is the second most populous settlement in the district, with an estimated population of 6,447 (2021). It is a small, historic market town of considerable character and historical significance that has primarily grown through ribbon development along the main roads that run through the town. It has a rich heritage and history, having been the location of the 1066 Battle of Hastings, from which it takes its name.
- 4.6 The town has good levels of sustainability, with all essential services being found within or near to the town centre, as well as a good number of shops on the High Street allowing the town's community to carry out most of its daily activities locally. It also functions as an important hub in respect of its services and facilities within the surrounding rural areas, while its train station serves the surrounding rural areas and includes connections to Hastings and London. There are several bus services within the town, providing good access to the town centre and further afield.
- 4.7 Due to the town's good sustainability, it is considered to be an area for focussed development in the emerging Local Plan, as it has in previous Plans. The potential for large scale development is constrained, by virtue of being within the High Weald AONB, as well as its rich heritage assets and, therefore, opportunities for providing higher density housing development should be explored where appropriate.

Rye

- 4.8 Rye is the third most populous settlement in the district, with an estimated population of 5,443. It is a small, historic market town with ancient roots as part of the 11th Century Cinque Ports. The town is popular with tourists and visitors and possesses a rich architectural heritage. The town centre is situated on the Citadel, a rocky sandstone outcrop which forms the historic core of the town and dominates the locality. Within the town there are over 300 listed buildings and buildings of historic significance in a layout which reflects the medieval street pattern.

- 4.9 The town has good levels of sustainability, with most essential services being found within or near to the town centre, as well as a good number of shops on the High Street. It has good public transport access with a train station, high frequency bus routes within the town centre and several other bus services serving the town as a whole.
- 4.10 Due to the town's good sustainability, it is an area for focussed development in the emerging Local Plan, as it has been in previous Plans. The potential for outward expansion is limited by significant environmental constraints, such as SSSI's, SAC's, SPA's⁷ and Ramsars, along with much of the area being within Flood Zone 3, therefore, opportunities for providing higher density housing development should be pursued where appropriate.

Hastings Fringes

- 4.11 The built-up area of Hastings extends in most parts up to the Borough boundary, with several of its peripheral areas extending over into Rother District. For the purposes of this chapter, the area defined as Hastings Fringes relates to those areas that are contiguous with the built-up area of Hastings extending within Rother District.
- 4.12 There are five separate areas of built form that make up the Hastings Fringes, they are:
- Bachelor's Bump
 - Chown's Hill & Ivyhouse Lane
 - Rock Lane & Austen Way
 - Westfield Lane
 - Woodland's Way & Parkwood Road
- 4.13 Each of the five areas making up the Hastings Fringes are relatively small, with estimated populations ranging from 136 in Chown's Hill & Ivyhouse Lane to 365 in Westfield Lane. The Hastings Fringes has a combined estimated population of 1,136.

⁷ Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas

- 4.14 Levels of sustainability within the Hastings Fringes varies, with Rock Lane & Austen Way being the most sustainable as it is very closely related to Ore in Hastings, and Bachelor's Bump being the least sustainable. All areas of the Hastings Fringes have good access to public transport however, with numerous bus routes being within easy walking distance of all areas.
- 4.15 Much of the Hastings Fringes is within the High Weald AONB, which makes developing large areas of greenfield land here difficult, therefore, opportunities for providing higher density residential development should be explored where possible.

Villages

- 4.16 Rother district has a high number of villages and hamlets scattered across the High Weald and coastal belt, all of which are relatively small when compared to the district's towns of Bexhill, Battle and Rye. Indeed, estimated populations⁸ range from a low of 7 in Penhurst to a high of 2,136 in Camber. When considered together, however, they have a combined estimated population of some 32,777, accounting for approximately a third of the district's entire population.
- 4.17 When considering which villages should be analysed in this study, regard should be had to the ability and likelihood of a village to support new residential development. If a village is too small or unsustainable to support new residential development, then the density of that village is not relevant for the purposes of this study.
- 4.18 As the emerging Local Plan has not yet reached a stage where it can propose development boundaries, villages with development boundaries in the current Local Plan will be included. Villages where the development boundary was removed in the DaSA will also be included, along with settlements that do not currently have a development boundary but are contiguous with another settlement that does.
- 4.19 Therefore, the following villages will be analysed.

- Villages with a current Development Boundary: Beckley, Brede, Broad Oak, Burgh Hill, Burwash, Burwash Common, Burwash Weald, Cackle Street,

⁸ As calculated in the Rother District Settlement Review (2023)

Camber, Catsfield, Crowhurst, Etchingam, Fairlight, Fairlight Cove, Flimwell, Four Oaks, Guestling Green, Hurst Green, Icklesham, Iden, Netherfield, Northbridge Street, Northiam, Peasmars, Pett, Robertsbridge, Rye Harbour, Sedlescombe, Staplecross, Stonegate, Three Oaks, Ticehurst, Westfield, Winchelsea.

- Villages with a Development Boundary that was removed in the DaSA: Friar's Hill, Norman's Bay, Pett Level, Winchelsea Beach.
- Settlements that do not currently have a Development Boundary but are contiguous with a village that does: Flackley Ash, Lunsford Cross, Playden, Rye Hill.

5 Assessment of local developments

Methods

- 5.1 To establish an up to date understanding of densities in the borough a desk study was conducted which relies on GIS mapping, planning application files and monitoring data using a sample of 54 sites. The sites considered comprise schemes which benefit from planning permission and have progressed to various stages of development over the last 15 years. The net site areas of the sites were measured, and other data collected about the site.
- 5.2 This data was used to categorise sites against four bands. These were:
- the location of the site within an area type.
 - the size of the site.
 - the site Yield (number of dwellings).
 - the mix of dwellings on the site (that is, whether it had houses, flats or a mix of the two).

Overall results

- 5.3 A total number of 54 sites were assessed covering approximately 2,893 dwellings and more than 117 hectares of land. Of the total number of sites, 32 were greenfield and 22 were on brownfield land.
- 5.4 The average density of the sample sites was 25dph for net area. This ranged between 9 net dph and 352 net dph.
- 5.5 A full overview of the results of all the sites assessed and the various assessments carried out can be found in 'Appendix 1: Analysis Tables and 'Appendix 2: Density Scales'.

Assessment by area type

- 5.6 The sites assessed were categorised into the following five Area Types:

- Urban areas (*Bexhill, Battle & Rye*)
- Suburban areas (*Bexhill, Battle & Rye*)
- Settlement edge (*Bexhill, Battle, Rye & Hastings Fringes*)
- Village areas (*with development boundaries*)

5.7 Of the assessed sites 7 were in Urban areas, 9 in Suburban areas, 18 in Urban edge locations and 20 in Village areas.

5.8 Densities in Urban areas tend to be higher than in Suburban, Urban edge, and Village areas, averaging 94 dph (net) for Urban against 56 dph (net) for suburban, 21 dph (net) for Urban edge and 25 dph (net) for Village areas. This can firstly be explained by the nature of the Urban areas as compact towns, and secondly by a higher proportion of apartments.

Assessment by site size (by net site area)

5.9 The sites assessed fall into one of the following five site area categories:

- Sites of less than 1 hectare.
- Sites between 1 and 1.99 hectares.
- Sites between 2 and 3.99 hectares.
- Sites between 4 and 6.99 hectares; and
- Sites in excess of 7 hectares.

5.10 Densities were identified to be higher on smaller sites (<1 ha), averaging 46 dph (net), although this partly relates to the number of apartment schemes analysed. Densities on sites between 1 and 1.99 hectares averaged 25 dph (net), sites between 2 and 3.99 hectares averaged 23 dph (net). The densities on larger sites (in excess of 7 hectares) were however considerably lower averaging 19 dph (net). In general, the assessment showed that density declined as site area increased.

Assessment by site yield (number of dwellings)

5.11 The sites assessed were also grouped into five categories having regard to their yield (the number of dwellings built on site). These were:

- Sites with fewer than 50 dwellings.
- Sites between 50 and 99 dwellings.
- Sites between 100 and 149 dwellings.
- Sites between 150 and 249 dwellings; and
- Sites in excess of 250 dwellings.

5.12 In the proportion of houses and apartments a similar trend as in the site size assessment was observed, namely that the proportion of houses roughly increases with the number of dwellings on the site. This indicates that apartments have for the majority been built as part of smaller schemes instead of large-scale development.

5.13 The densities in the different categories show a similar picture as the site size assessment as well, with lower densities when the yield increases. Where sites of less than 50 dwellings have average densities of 31 dph (net), sites between 50 and 99 dwellings have average densities of 28 dph, sites between 100 and 149 dwellings have average densities of 29 dph, and sites between 150 and 249 dwellings average densities of 20 dph.

Assessment by site type / mix (proportion of houses and apartments)

5.14 To assess sites by type and mix of dwelling types all sites were grouped in 3 categories. These were:

- Sites comprising 100% apartments.
- Sites comprising a mix of houses and apartments.
- Sites comprising 100% housing.

5.15 A clear relation between the proportion of houses and average net density can be observed, as densities are decreasing when the proportion of houses increases. From an average of 91 dph for a single site with 100% apartments, to 34 dph for sites with a mix of houses and apartments and 21 dph for sites consisting solely of houses.

Conclusions on densities

5.16 Following the four assessments several conclusions can be drawn with regards to density patterns throughout Rother:

- The average density of the district wide sample of sites was 25 dph. This is considered low density and below the (old) 30 dph minimum of PPG3;
- However, the assessment showed that significantly above average densities have been achieved in Urban areas, 94 dph, and Suburban areas, 56 dph. Below average densities have been achieved in Urban edge locations, 21 dph.
- In general, the assessment showed that density declined as site area and/or yield increased: District wide sites with fewer than 50 dwellings had an average density of 31 dph, larger sites between 150 and 249 dwellings average 20 dph. Sites of less than one hectare had an average density of 46 dph with larger sites in excess of 7 hectares an average density of 19 dph.
- Sites comprising houses only had typically lower densities (on average 21 dph). Housing schemes with a mix of houses and flats had higher average densities (34 dph).

6 Density scales

A calibrated (existing) density scale

- 6.1 Figure A9 shows the resulting calibrated density scale for Rother. This calibrated density scale represents existing densities, it does not specifically suggest the minimum densities that should be sought, just the range of densities that could be appropriate. In this regard, any final density ‘targets’ that could be set by the policy should not necessarily reflect the lowest point in this range.
- 6.2 It brings together all the information collected and seeks to establish these under different density descriptors – i.e. high density, medium density etc. The important message is that this clearly demonstrates that even in the existing context and character of the district, 30 dph may be considered a low density with much of the current Urban and Suburban areas falling within the 50 – 90 dwelling per hectare zone.
- 6.3 Unsurprisingly, the Urban edge and Village area types have the lowest range and includes the only form of development that, in the Rother context, may be considered ‘low’.
- 6.4 This density range corresponds with data collected as part of the review of past permissions which demonstrated that approvals had been regularly granted for densities commensurate with this scale.

Proposing a recommended future density scale

- 6.5 Figure A10 is similar to Figure A9 but proposes density ranges for each of the five area types. The figure proposes a minimum density for each area type within a range, which steps up towards the higher densities proposed for urban areas. Urban designers have for a long period used density to aid wayfinding, interest, and legibility within the townscape and thus it is accepted that some flexibility within each of the area types is required.

- 6.6 The Urban, Suburban and Village Area type zones broadly reflect the spread of densities that is currently found within each of these zones, with the lower end of the outlying density values from each density range (from Figure A9) removed and the upper end slightly increased.
- 6.7 Urban areas have a proposed density spread of 30 dph, within the medium high, high, and very high categories. In this case there is an ability to introduce a mix of housing typologies including some terraced housing as well as apartments. Urban areas allow for higher densities. This approach accords with guidance within the Framework where sites that are well located, regarding shops, services, and public transport, could accommodate higher densities. There is no upper limit to densities which reflects recent permissions. This also reflects guidance in the Framework (paragraph 129a) which includes proposals to include a significant uplift in densities in appropriate areas.
- 6.8 Suburban areas have a proposed density spread of 40 dph within the medium, medium high and high categories. In this case there is an ability to introduce a mix of housing typologies including some detached, semi-detached, and terraced housing. This approach also accords with guidance within the Framework where locations that are well located regarding shops, services and public transport could accommodate higher densities.
- 6.9 Village areas with development boundaries have a proposed density spread of 20 dph within the low, medium low and medium categories. In this case there is an ability to introduce a mix of housing typologies including some detached, bungalows and semi-detached homes as well as where appropriate some terraced housing.
- 6.10 In the settlement edge area types, the lower end of the existing density range has been increased significantly, with the upper end of the range also increasing but to a lesser extent. The range is within the medium and medium high categories. It is anticipated that sites in these locations would respond to the Live Well Locally overall priority and proposed policies, by introducing a mix of housing typologies including semi-detached and terraced housing not currently seen on these sites. This proposed uplift in densities, compared with existing settlement edge locations, to produce a Live Well Locally area type, will need to be tested through the site

allocation process and densities would need to be varied depending on a location's proximity to shops, services, and public transport.

- 6.11 As part of the development of future policies, beyond the new Rother Local Plan, decisions could be made to reduce the spread of the densities (currently set at intervals ranging from 20 – 40 dph) to achieve higher densities as outlined in paragraph 129 of the Framework. This could have the benefit of increasing the deliverability of these sites.

Key matters for further consideration

- 6.12 Following the calibration and setting of the proposed density scale for Rother the following matters are highlighted for consideration.
- 6.13 The density ranges for each of the area types all propose an uplift in the average densities for the local context and it is important to ensure that they can be delivered appropriately, and consideration at the policy development stage could raise the 'minimum' further.
- 6.14 At this stage, the target density ranges that have been proposed do not include any consideration of amenity, open space nor public realm which needs to be considered in the design of detailed sites or in the densification typologies. Another key cornerstone of this approach to density, and in the calibration of the density scale, is the question of how to ensure access to shops, services and public transport.
- 6.15 The site, scale and nature of specific sites should be considered further as part of any further site-specific assessment (responding to the surrounding design, socio-economic, market and land-use context and ground conditions etc.) which may also have an impact on delivering the higher densities.

7 Density types

7.1 Housing numbers must ultimately be determined by design. However, for the purposes of estimating housing numbers as part of the allocations process the following density types and ranges are proposed through Policy LWL1

Density

7.2 The following density types are proposed by Policy LWL1:

- Urban areas in Bexhill, Battle and Rye: 60 – 90+ dph, with higher densities around transport hubs and town and district centres.
- Suburban areas in Bexhill, Battle, Hastings Fringes and Rye: 45 - 75 dph.
- Live Well Locally areas: 45 - 60 dph.
- Village areas (with development boundaries): 25 - 45 dph.
- Countryside areas (including villages and hamlets without development boundaries): density should reflect the existing character of the area.

Appendix 1: Analysis tables

Figure A1: Density tables key.

Development Location	Development Land	Development Type	Main Dwelling Type
CS: Countryside Areas	GF: Greenfield	NB: New Build	H: Housing
UE: Urban Edge Areas	BF: Brownfield	RD: Redevelopment	H/F: Mix of Housing & Flats
SA: Suburban Areas		CV: Conversion	F: Flats
UA: Urban Areas		CU: Change of Use	F/C: Flats over Commercial

Figure A2: Urban area type density analysis.

ID		Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
	<i>Sites with fewer than 50 dwellings</i>										
DSRY02	53 Cinque Ports Street	Rye	Completed	RR/2011/2629/P	UA	BF	RD	F	10	0.07	147
DSBX28	St Andrew's Church, Wickham Avenue	Bexhill	Completed	RR/2018/273/P	SA	BF	CU	F	11	0.08	133
DSBX33	Bexhill Indoor Market, 28-34 Western Road	Bexhill	Detailed Permission	RR/2019/2302/P	UA	BF	CU	F/C	12	0.09	127
DSBX14	51-55 Ninfield Road	Bexhill	Completed	RR/2012/117/P	SA	BF	RD	F	14	0.04	352
DSBX19	Grand Hotel	Bexhill	Completed	RR/2014/1285/P	UA	BF	RD	F	41	0.12	329
DSBX15	Compass House	Bexhill	Completed	RR/2012/2016/P	SA	BF	RD	F	46	0.27	169
									134	0.68	197
	<i>Sites between 50 and 99 dwellings</i>										
DSRY06	Former Thomas Peacocke School	Rye	Detailed Permission	RR/2017/1778/P	UA	BF	RD	H/F	63	1.42	44
									63	1.42	44
Totals/Averages									197	2.10	94

Figure A3: Suburban area type density analysis.

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
	<i>Sites with fewer than 50 dwellings</i>										
DSBX26	Lindsay Hall, 128 Dorset Road	Bexhill	Completed	RR/2018/13/P	SA	BF	CU	F	14	0.24	58
DSBX27	Olivers Printers, Eastwood Road	Bexhill	Completed	RR/2018/2052/P	SA	BF	RD	H	14	0.25	56
DSBX25	Ancaster Court, 24-28 Hastings Road	Bexhill	Completed	RR/2016/2427/P	SA	BF	CU	F	20	0.28	72
DSBA01	Sunny Rise, North Trade Road	Battle	Completed	RR/2004/822/P	SA	BF	RD	H	24	0.82	29
DSBX16	Auckland House	Bexhill	Completed	RR/2012/806/P	SA	BF	RD	H/F	25	0.41	62
DSBX21	Hillborough House	Bexhill	Completed	RR/2014/687/P	SA	BF	RD	F	27	0.48	56
DSBX18	Alexander Court	Bexhill	Completed	RR/2013/765/P	SA	BF	RD	F	38	0.34	113
									162	2.81	58
	<i>Sites between 50 and 99 dwellings</i>										
DSBX13	Galley Hill Depot	Bexhill	Completed	RR/2011/2332/P	SA	BF	RD	H	65	1.60	41
DSBX17	Sidley Primary School	Bexhill	Completed	RR/2013/596/P	SA	BF	RD	F	64	0.82	78
									129	2.42	53
Totals/Averages									291	5.23	56

Figure A4: Urban edge area type density analysis.

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
	<i>Sites with fewer than 50 dwellings</i>										
DSHF04	Land at Bachelors Bump, Hastings Fringes	Hastings Fringes	Under Construction	RR/2018/2040/P	UE	GF	NB	H	10	0.91	11
DSHF01	Land rear of Woodland's Way, Hastings Fringes	Hastings Fringes	Completed	RR/2012/1576/P	UE	GF	NB	H	14	1.59	9
DSBA03	Land north of North Trade Road	Battle	Under Construction	RR/2018/2666/P	UE	GF	NB	H	20	0.94	21
DSBA05	Land south of North Trade Road	Battle	Detailed Permission	RR/2020/2276/P	UE	GF	NB	H	24	1.41	17
DSHF03	Land at Rock Lane, Hastings Fringes	Hastings Fringes	Completed	RR/2015/1514/P	UE	GF	NB	H	26	0.93	28
DSBX05	Land south of Barnhorn Road	Bexhill	Detailed Permission	RR/2020/1410/P	UE	GF	NB	H	29	1.51	19
									123	7.28	17
	<i>Sites between 50 and 99 dwellings</i>										
DSHF02	Land at Woodland's Way, Hastings Fringes	Hastings Fringes	Completed	RR/2014/2501/P	UE	GF	NB	H	45	1.53	29
DSBA02	Lillybank Farm	Battle	Under Construction	RR/2017/1136/P	UE	GF	NB	H	50	3.39	15
DSRA48	St. Bartholomew's Court	Rye	Completed	RR/2012/1543/P	UE	BF	RD	F	57	1.05	54
DSBA04	Land at Tollgates	Battle	Under Construction	RR/2020/165/P	UE	GF	NB	H	63	3.67	17
									215	9.64	22
	<i>Sites between 100 and 149 dwellings</i>										
DSBX01	Land north of Pebsham Lane	Bexhill	Completed	RR/2014/1223/P	UE	GF	NB	H	108	3.37	32
DSBX02	Land at Preston Hall Farm, Sidley	Bexhill	Completed	RR/2017/2441/P	UE	GF	NB	H	139	5.24	27
									247	8.61	29
	<i>Sites between 150 and 249 dwellings</i>										
DSBX08	Land at Spindlewood Drive	Bexhill	Outline Permission	RR/2017/1705/P	UE	GF	NB	H	160	9.23	17
DSRY01	Land north of Udimore Road	Rye	Completed	RR/2009/1924/P	UE	GF	NB	H	161	10.67	15
DSBX04	Worsham Farm - Phase 1	Bexhill	Under Construction	RR/2016/3245/P	UE	GF	NB	H	200	7.32	27
DSBA06	Land at Blackfriars, Marley Lane	Battle	Detailed Permission	RR/2020/2307/P	UE	GF	NB	H/F	200	6.27	32
DSBX09	Land at Fryatts Way	Bexhill	Outline Permission	RR/2021/1656/P	UE	GF	NB	H	210	11.25	19
DSBX03	Land north of Barnhorn Road	Bexhill	Under Construction	RR/2015/3125/P	UE	GF	NB	H	359	18.76	19
									1290	63.50	20
Totals/Averages									1,875	89.03	21

Figure A5: Village with development boundaries area type density analysis.

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
	<i>Sites with fewer than 50 dwellings</i>										
DSRA53	Bracon House, High Street	Etchingham	Completed	RR/2016/2487/P	SA	BF	RD	H/F	10	0.18	57
DSRA03	Land adj 78 Shrub Lane	Burwash	Completed	RR/2013/1708/P	UE	GF	NB	H/F	10	0.38	26
DSRA04	Land at London Road	Hurst Green	Completed	RR/2013/1884/P	UE	GF	NB	H	10	0.34	29
DSRA20	Land at Singehurst	Ticehurst	Detailed Permission	RR/2020/585/P	UE	GF	NB	H	10	1.08	9
DSRA58	Ashwood	Burwash Common	Detailed Permission	RR/2021/1608/P	SA	BF	RD	H/F	10	0.23	44
DSRA21	Land at Churchill Farm	Sedlescombe	Outline Permission	RR/2018/3064/P	UE	GF	NB	H	10	0.47	21
DSRA05	Land at Chitcombe Road	Broad Oak	Completed	RR/2014/2005/P	UE	GF	NB	H	13	0.44	30
DSRA14	Land off Main Road	Icklesham	Under Construction	RR/2019/243/P	UE	GF	NB	H	15	0.64	23
DSRA56	Former Market Garden	Fairlight Cove	Under Construction	RR/2017/457/P	SA	BF	RD	H	16	0.61	26
DSRA17	Land East of Foundry Close	Hurst Green	Detailed Permission	RR/2019/2194/P	UE	GF	NB	H	20	0.80	25
DSRA16	Land at Grove Farm	Robertsbridge	Detailed Permission	RR/2017/1629/P	UE	GF	NB	H	24	0.95	25
DSRA13	Land at Darvel Down	Netherfield	Under Construction	RR/2017/2308/P	UE	GF	NB	H	25	1.04	24
DSRA08	Land east of Cricketers Field	Staplecross	Completed	RR/2016/647/P	UE	GF	NB	H	26	0.82	32
DSRA15	Land at Hillbury Field	Ticehurst	Under Construction	RR/2019/2818/P	UE	GF	NB	H	30	1.97	15
DSRA19	Land at Strand Meadow	Burwash	Detailed Permission	RR/2020/1822/P	UE	GF	NB	H	30	1.89	16
DSRA18	Land south of Godden's Gill	Northiam	Detailed Permission	RR/2019/2738/P	UE	GF	NB	H	34	1.08	32
DSRA54	The Maltings	Peasmarsh	Completed	RR/2016/4/P	SA	BF	RD	H/F	36	0.59	61
DSRA12	Land at Westfield Down	Westfield	Under Construction	RR/2017/1293/P	UE	GF	NB	H	39	1.20	33
									368	14.68	25
	<i>Sites between 50 and 99 dwellings</i>										
DSRA07	Land at Donsmead	Northiam	Completed	RR/2015/545/P	UE	GF	NB	H	66	2.86	23
DSRA57	Hodson's Mill	Robertsbridge	Detailed Permission	RR/2017/382/P	SA	BF	RD	H/F	96	3.73	26
									162	6.58	25
Totals/Averages									530	21.27	25

Figure A6: District wide density analysis by yield.

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
	<i>Sites with fewer than 50 dwellings</i>										
DSHF01	Land rear of Woodland's Way, Hastings Fringes	Hastings Fringes	Completed	RR/2012/1576/P	UE	GF	NB	H	14	1.59	9
DSRY02	53 Cinque Ports Street	Rye	Completed	RR/2011/2629/P	UA	BF	RD	F	10	0.07	147
DSBX28	St Andrew's Church, Wickham Avenue	Bexhill	Completed	RR/2018/273/P	SA	BF	CU	F	11	0.08	133
DSBX33	Bexhill Indoor Market, 28-34 Western Road	Bexhill	Detailed Permission	RR/2019/2302/P	UA	BF	CU	F/C	12	0.09	127
DSBX14	51-55 Ninfield Road	Bexhill	Completed	RR/2012/117/P	SA	BF	RD	F	14	0.04	352
DSBX19	Grand Hotel	Bexhill	Completed	RR/2014/1285/P	UA	BF	RD	F	41	0.12	329
DSBX15	Compass House	Bexhill	Completed	RR/2012/2016/P	SA	BF	RD	F	46	0.27	169
DSBX26	Lindsay Hall, 128 Dorset Road	Bexhill	Completed	RR/2018/13/P	SA	BF	CU	F	14	0.24	58
DSBX27	Olivers Printers, Eastwood Road	Bexhill	Completed	RR/2018/2052/P	SA	BF	RD	H	14	0.25	56
DSBX25	Ancaster Court, 24-28 Hastings Road	Bexhill	Completed	RR/2016/2427/P	SA	BF	CU	F	20	0.28	72
DSBA01	Sunny Rise, North Trade Road	Battle	Completed	RR/2004/822/P	SA	BF	RD	H	24	0.82	29
DSBX16	Auckland House	Bexhill	Completed	RR/2012/806/P	SA	BF	RD	H/F	25	0.41	62
DSBX21	Hillborough House	Bexhill	Completed	RR/2014/687/P	SA	BF	RD	F	27	0.48	56
DSBX18	Alexander Court	Bexhill	Completed	RR/2013/765/P	SA	BF	RD	F	38	0.34	113
DSHF04	Land at Bachelors Bump, Hastings Fringes	Hastings Fringes	Under Construction	RR/2018/2040/P	UE	GF	NB	H	10	0.91	11
DSHF01	Land rear of Woodland's Way, Hastings Fringes	Hastings Fringes	Completed	RR/2012/1576/P	UE	GF	NB	H	14	1.59	9
DSBA03	Land north of North Trade Road	Battle	Under Construction	RR/2018/2666/P	UE	GF	NB	H	20	0.94	21
DSBA05	Land south of North Trade Road	Battle	Detailed Permission	RR/2020/2276/P	UE	GF	NB	H	24	1.41	17
DSHF03	Land at Rock Lane, Hastings Fringes	Hastings Fringes	Completed	RR/2015/1514/P	UE	GF	NB	H	26	0.93	28
DSBX05	Land south of Barnhorn Road	Bexhill	Detailed Permission	RR/2020/1410/P	UE	GF	NB	H	29	1.51	19
DSRA53	Bracon House, High Street	Etchingham	Completed	RR/2016/2487/P	SA	BF	RD	H/F	10	0.18	57
DSRA03	Land adj 78 Shrub Lane	Burwash	Completed	RR/2013/1708/P	UE	GF	NB	H/F	10	0.38	26
DSRA04	Land at London Road	Hurst Green	Completed	RR/2013/1884/P	UE	GF	NB	H	10	0.34	29
DSRA20	Land at Singehurst	Ticehurst	Detailed Permission	RR/2020/585/P	UE	GF	NB	H	10	1.08	9
DSRA58	Ashwood	Burwash Common	Detailed Permission	RR/2021/1608/P	SA	BF	RD	H/F	10	0.23	44
DSRA21	Land at Churchill Farm	Sedlescombe	Outline Permission	RR/2018/3064/P	UE	GF	NB	H	10	0.47	21
DSRA05	Land at Chitcombe Road	Broad Oak	Completed	RR/2014/2005/P	UE	GF	NB	H	13	0.44	30
DSRA14	Land off Main Road	Icklesham	Under Construction	RR/2019/243/P	UE	GF	NB	H	15	0.64	23
DSRA56	Former Market Garden	Fairlight Cove	Under Construction	RR/2017/457/P	SA	BF	RD	H	16	0.61	26
DSRA17	Land East of Foundry Close	Hurst Green	Detailed Permission	RR/2019/2194/P	UE	GF	NB	H	20	0.80	25

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
DSRA16	Land at Grove Farm	Robertsbridge	Detailed Permission	RR/2017/1629/P	UE	GF	NB	H	24	0.95	25
DSRA13	Land at Darvel Down	Netherfield	Under Construction	RR/2017/2308/P	UE	GF	NB	H	25	1.04	24
DSRA08	Land east of Cricketers Field	Staplecross	Completed	RR/2016/647/P	UE	GF	NB	H	26	0.82	32
DSRA15	Land at Hillbury Field	Ticehurst	Under Construction	RR/2019/2818/P	UE	GF	NB	H	30	1.97	15
DSRA19	Land at Strand Meadow	Burwash	Detailed Permission	RR/2020/1822/P	UE	GF	NB	H	30	1.89	16
DSRA18	Land south of Godden's Gill	Northiam	Detailed Permission	RR/2019/2738/P	UE	GF	NB	H	34	1.08	32
DSRA54	The Maltings	Peasmarsh	Completed	RR/2016/4/P	SA	BF	RD	H/F	36	0.59	61
DSRA12	Land at Westfield Down	Westfield	Under Construction	RR/2017/1293/P	UE	GF	NB	H	39	1.20	33
									787	25.46	31
	<i>Sites between 50 and 99 dwellings</i>										
DSRY06	Former Thomas Peacocke School	Rye	Detailed Permission	RR/2017/1778/P	UA	BF	RD	H/F	63	1.42	44
DSBX13	Galley Hill Depot	Bexhill	Completed	RR/2011/2332/P	SA	BF	RD	H	65	1.60	41
DSBX17	Sidley Primary School	Bexhill	Completed	RR/2013/596/P	SA	BF	RD	F	64	0.82	78
DSHF02	Land at Woodland's Way, Hastings Fringes	Hastings Fringes	Completed	RR/2014/2501/P	UE	GF	NB	H	45	1.53	29
DSBA02	Lillybank Farm	Battle	Under Construction	RR/2017/1136/P	UE	GF	NB	H	50	3.39	15
DSRA48	St. Bartholomew's Court	Rye	Completed	RR/2012/1543/P	UE	BF	RD	F	57	1.05	54
DSBA04	Land at Tollgates	Battle	Under Construction	RR/2020/165/P	UE	GF	NB	H	63	3.67	17
DSRA07	Land at Donsmead	Northiam	Completed	RR/2015/545/P	UE	GF	NB	H	66	2.86	23
DSRA57	Hodson's Mill	Robertsbridge	Detailed Permission	RR/2017/382/P	SA	BF	RD	H/F	96	3.73	26
									569	20.06	28
	<i>Sites between 100 and 149 dwellings</i>										
DSBX01	Land north of Pebsham Lane	Bexhill	Completed	RR/2014/1223/P	UE	GF	NB	H	108	3.37	32
DSBX02	Land at Preston Hall Farm, Sidley	Bexhill	Completed	RR/2017/2441/P	UE	GF	NB	H	139	5.24	27
									247	8.61	29
	<i>Sites between 150 and 249 dwellings</i>										
DSBX08	Land at Spindlewood Drive	Bexhill	Outline Permission	RR/2017/1705/P	UE	GF	NB	H	160	9.23	17
DSRY01	Land north of Udimore Road	Rye	Completed	RR/2009/1924/P	UE	GF	NB	H	161	10.67	15
DSBX04	Worsham Farm - Phase 1	Bexhill	Under Construction	RR/2016/3245/P	UE	GF	NB	H	200	7.32	27
DSBA06	Land at Blackfriars, Marley Lane	Battle	Detailed Permission	RR/2020/2307/P	UE	GF	NB	H/F	200	6.27	32
DSBX09	Land at Fryatts Way	Bexhill	Outline Permission	RR/2021/1656/P	UE	GF	NB	H	210	11.25	19
DSBX03	Land north of Barnhorn Road	Bexhill	Under Construction	RR/2015/3125/P	UE	GF	NB	H	359	18.76	19
									1290	63.50	20

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
Totals/Averages									2893	117.62	25

Figure A7: District wide density analysis by area.

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
	<i>Sites of less than 1 hectare</i>										
DSRA17	Land East of Foundry Close	Hurst Green	Detailed Permission	RR/2019/2194/P	UE	GF	NB	H	20	0.80	25
DSRA16	Land at Grove Farm	Robertsbridge	Detailed Permission	RR/2017/1629/P	UE	GF	NB	H	24	0.95	25
DSRA21	Land at Churchill Farm	Sedlescombe	Outline Permission	RR/2018/3064/P	UE	GF	NB	H	10	0.47	21
DSRA05	Land at Chitcombe Road	Broad Oak	Completed	RR/2014/2005/P	UE	GF	NB	H	13	0.44	30
DSRA14	Land off Main Road	Icklesham	Under Construction	RR/2019/243/P	UE	GF	NB	H	15	0.64	23
DSRA56	Former Market Garden	Fairlight Cove	Under Construction	RR/2017/457/P	SA	BF	RD	H	16	0.61	26
DSRA04	Land at London Road	Hurst Green	Completed	RR/2013/1884/P	UE	GF	NB	H	10	0.34	29
DSHF03	Land at Rock Lane, Hastings Fringes	Hastings Fringes	Completed	RR/2015/1514/P	UE	GF	NB	H	26	0.93	28
DSBA03	Land north of North Trade Road	Battle	Under Construction	RR/2018/2666/P	UE	GF	NB	H	20	0.94	21
DSRY02	53 Cinque Ports Street	Rye	Completed	RR/2011/2629/P	UA	BF	RD	F	10	0.07	147
DSBX28	St Andrew's Church, Wickham Avenue	Bexhill	Completed	RR/2018/273/P	SA	BF	CU	F	11	0.08	133
DSBX33	Bexhill Indoor Market, 28-34 Western Road	Bexhill	Detailed Permission	RR/2019/2302/P	UA	BF	CU	F/C	12	0.09	127
DSBX14	51-55 Ninfield Road	Bexhill	Completed	RR/2012/117/P	SA	BF	RD	F	14	0.04	352
DSBX19	Grand Hotel	Bexhill	Completed	RR/2014/1285/P	UA	BF	RD	F	41	0.12	329
DSBX15	Compass House	Bexhill	Completed	RR/2012/2016/P	SA	BF	RD	F	46	0.27	169
DSBX26	Lindsay Hall, 128 Dorset Road	Bexhill	Completed	RR/2018/13/P	SA	BF	CU	F	14	0.24	58
DSBX27	Olivers Printers, Eastwood Road	Bexhill	Completed	RR/2018/2052/P	SA	BF	RD	H	14	0.25	56
DSBX25	Ancaster Court, 24-28 Hastings Road	Bexhill	Completed	RR/2016/2427/P	SA	BF	CU	F	20	0.28	72
DSBA01	Sunny Rise, North Trade Road	Battle	Completed	RR/2004/822/P	SA	BF	RD	H	24	0.82	29
DSBX16	Auckland House	Bexhill	Completed	RR/2012/806/P	SA	BF	RD	H/F	25	0.41	62
DSBX21	Hillborough House	Bexhill	Completed	RR/2014/687/P	SA	BF	RD	F	27	0.48	56

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
DSBX18	Alexander Court	Bexhill	Completed	RR/2013/765/P	SA	BF	RD	F	38	0.34	113
DSHF04	Land at Bachelors Bump, Hastings Fringes	Hastings Fringes	Under Construction	RR/2018/2040/P	UE	GF	NB	H	10	0.91	11
DSBX17	Sidley Primary School	Bexhill	Completed	RR/2013/596/P	SA	BF	RD	F	64	0.82	78
DSRA54	The Maltings	Peasmarsh	Completed	RR/2016/4/P	SA	BF	RD	H/F	36	0.59	61
DSRA08	Land east of Cricketers Field	Staplecross	Completed	RR/2016/647/P	UE	GF	NB	H	26	0.82	32
									616	13.52	46
	<i>Sites between 1 and 1.99 hectares</i>										
DSRA13	Land at Darvel Down	Netherfield	Under Construction	RR/2017/2308/P	UE	GF	NB	H	25	1.04	24
DSRA15	Land at Hillbury Field	Ticehurst	Under Construction	RR/2019/2818/P	UE	GF	NB	H	30	1.97	15
DSRA19	Land at Strand Meadow	Burwash	Detailed Permission	RR/2020/1822/P	UE	GF	NB	H	30	1.89	16
DSRA18	Land south of Godden's Gill	Northiam	Detailed Permission	RR/2019/2738/P	UE	GF	NB	H	34	1.08	32
DSRA12	Land at Westfield Down	Westfield	Under Construction	RR/2017/1293/P	UE	GF	NB	H	39	1.20	33
DSRY06	Former Thomas Peacocke School	Rye	Detailed Permission	RR/2017/1778/P	UA	BF	RD	H/F	63	1.42	44
DSBX13	Galley Hill Depot	Bexhill	Completed	RR/2011/2332/P	SA	BF	RD	H	65	1.60	41
DSRA48	St. Bartholomew's Court	Rye	Completed	RR/2012/1543/P	UE	BF	RD	F	57	1.05	54
DSHF02	Land at Woodland's Way	Hastings Fringes	Completed	RR/2014/2501/P	UE	GF	NB	H	45	1.53	29
DSRA20	Land at Singehurst	Ticehurst	Detailed Permission	RR/2020/585/P	UE	GF	NB	H	10	1.08	9
DSBA05	Land south of North Trade Road	Battle	Detailed Permission	RR/2020/2276/P	UE	GF	NB	H	24	1.41	17
DSBX05	Land south of Barnhorn Road	Bexhill	Detailed Permission	RR/2020/1410/P	UE	GF	NB	H	29	1.51	19
DSHF01	Land rear of Woodland's Way	Hastings Fringes	Completed	RR/2012/1576/P	UE	GF	NB	H	14	1.59	9
									465	18.36	25
	<i>Sites between 2 and 3.99 hectares</i>										
DSBA02	Lillybank Farm	Battle	Under Construction	RR/2017/1136/P	UE	GF	NB	H	50	3.39	15
DSBX01	Land north of Pebsham Lane	Bexhill	Completed	RR/2014/1223/P	UE	GF	NB	H	108	3.37	32
DSBA04	Land at Tollgates	Battle	Under Construction	RR/2020/165/P	UE	GF	NB	H	63	3.67	17
DSRA07	Land at Donsmead	Northiam	Completed	RR/2015/545/P	UE	GF	NB	H	66	2.86	23
DSRA57	Hodson's Mill	Robertsbridge	Detailed Permission	RR/2017/382/P	SA	BF	RD	H/F	96	3.73	26
									383	17.01	23
	<i>Sites between 4 and 6.99 hectares</i>										
DSBX02	Land at Preston Hall Farm, Sidley	Bexhill	Completed	RR/2017/2441/P	UE	GF	NB	H	139	5.24	27
DSBA06	Land at Blackfriars, Marley Lane	Battle	Detailed Permission	RR/2020/2307/P	UE	GF	NB	H/F	200	6.27	32

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
									339	11.51	29
	<i>Sites in excess of 7 hectares</i>										
DSBX08	Land at Spindlewood Drive	Bexhill	Outline Permission	RR/2017/1705/P	UE	GF	NB	H	160	9.23	17
DSRY01	Land north of Udimore Road	Rye	Completed	RR/2009/1924/P	UE	GF	NB	H	161	10.67	15
DSBX03	Land north of Barnhorn Road	Bexhill	Under Construction	RR/2015/3125/P	UE	GF	NB	H	359	18.76	19
DSBX04	Worsham Farm - Phase 1	Bexhill	Under Construction	RR/2016/3245/P	UE	GF	NB	H	200	7.32	27
DSBX09	Land at Fryatts Way	Bexhill	Outline Permission	RR/2021/1656/P	UE	GF	NB	H	210	11.25	19
									1,090	57.23	19
Totals/Averages									2,893	117.62	25

Figure A8: District wide density analysis by mix of dwellings.

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
	<i>Flats</i>										
DSRY02	53 Cinque Ports Street	Rye	Completed	RR/2011/2629/P	UA	BF	RD	F	10	0.07	147
DSBX28	St Andrew's Church, Wickham Avenue	Bexhill	Completed	RR/2018/273/P	SA	BF	CU	F	11	0.08	133
DSBX33	Bexhill Indoor Market, 28-34 Western Road	Bexhill	Detailed Permission	RR/2019/2302/P	UA	BF	CU	F/C	12	0.09	127
DSBX14	51-55 Ninfield Road	Bexhill	Completed	RR/2012/117/P	SA	BF	RD	F	14	0.04	352
DSBX19	Grand Hotel	Bexhill	Completed	RR/2014/1285/P	UA	BF	RD	F	41	0.12	329
DSBX15	Compass House	Bexhill	Completed	RR/2012/2016/P	SA	BF	RD	F	46	0.27	169
DSBX26	Lindsay Hall, 128 Dorset Road	Bexhill	Completed	RR/2018/13/P	SA	BF	CU	F	14	0.24	58
DSBX25	Ancaster Court, 24-28 Hastings Road	Bexhill	Completed	RR/2016/2427/P	SA	BF	CU	F	20	0.28	72
DSRA48	St. Bartholomew's Court	Rye	Completed	RR/2012/1543/P	UE	BF	RD	F	57	1.05	54
DSBX21	Hillborough House	Bexhill	Completed	RR/2014/687/P	SA	BF	RD	F	27	0.48	56
DSBX18	Alexander Court	Bexhill	Completed	RR/2013/765/P	SA	BF	RD	F	38	0.34	113
DSBX17	Sidley Primary School	Bexhill	Completed	RR/2013/596/P	SA	BF	RD	F	64	0.82	78
									354	3.88	91
	<i>Flats + Houses</i>										
DSRA53	Bracon House, High Street	Etchingham	Completed	RR/2016/2487/P	SA	BF	RD	H/F	10	0.18	57
DSRA03	Land adj 78 Shrub Lane	Burwash	Completed	RR/2013/1708/P	UE	GF	NB	H/F	10	0.38	26

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
DSRA57	Hodson's Mill	Robertsbridge	Detailed Permission	RR/2017/382/P	SA	BF	RD	H/F	96	3.73	26
DSBA06	Land at Blackfriars, Marley Lane	Battle	Detailed Permission	RR/2020/2307/P	UE	GF	NB	H/F	200	6.27	32
DSRA54	The Maltings	Peasmarsh	Completed	RR/2016/4/P	SA	BF	RD	H/F	36	0.59	61
DSBX16	Auckland House	Bexhill	Completed	RR/2012/806/P	SA	BF	RD	H/F	25	0.41	62
DSRA58	Ashwood	Burwash Common	Detailed Permission	RR/2021/1608/P	SA	BF	RD	H/F	10	0.23	44
DSRY06	Former Thomas Peacocke School	Rye	Detailed Permission	RR/2017/1778/P	UA	BF	RD	H/F	63	1.42	44
									450	13.19	34
	<i>Houses</i>										
DSBA02	Lillybank Farm	Battle	Under Construction	RR/2017/1136/P	UE	GF	NB	H	50	3.39	15
DSBX01	Land north of Pebsham Lane	Bexhill	Completed	RR/2014/1223/P	UE	GF	NB	H	108	3.37	32
DSBA04	Land at Tollgates	Battle	Under Construction	RR/2020/165/P	UE	GF	NB	H	63	3.67	17
DSRA07	Land at Donsmead	Northiam	Completed	RR/2015/545/P	UE	GF	NB	H	66	2.86	23
DSRA04	Land at London Road	Hurst Green	Completed	RR/2013/1884/P	UE	GF	NB	H	10	0.34	29
DSHF03	Land at Rock Lane, Hastings Fringes	Hastings Fringes	Completed	RR/2015/1514/P	UE	GF	NB	H	26	0.93	28
DSBA03	Land north of North Trade Road	Battle	Under Construction	RR/2018/2666/P	UE	GF	NB	H	20	0.94	21
DSRA08	Land east of Cricketers Field	Staplecross	Completed	RR/2016/647/P	UE	GF	NB	H	26	0.82	32
DSHF04	Land at Bachelors Bump, Hastings Fringes	Hastings Fringes	Under Construction	RR/2018/2040/P	UE	GF	NB	H	10	0.91	11
DSRA21	Land at Churchill Farm	Sedlescombe	Outline Permission	RR/2018/3064/P	UE	GF	NB	H	10	0.47	21
DSRA05	Land at Chitcombe Road	Broad Oak	Completed	RR/2014/2005/P	UE	GF	NB	H	13	0.44	30
DSRA14	Land off Main Road	Icklesham	Under Construction	RR/2019/243/P	UE	GF	NB	H	15	0.64	23
DSRA56	Former Market Garden	Fairlight Cove	Under Construction	RR/2017/457/P	SA	BF	RD	H	16	0.61	26
DSBX27	Olivers Printers, Eastwood Road	Bexhill	Completed	RR/2018/2052/P	SA	BF	RD	H	14	0.25	56
DSRA17	Land East of Foundry Close	Hurst Green	Detailed Permission	RR/2019/2194/P	UE	GF	NB	H	20	0.80	25
DSRA16	Land at Grove Farm	Robertsbridge	Detailed Permission	RR/2017/1629/P	UE	GF	NB	H	24	0.95	25
DSBX13	Galley Hill Depot	Bexhill	Completed	RR/2011/2332/P	SA	BF	RD	H	65	1.60	41
DSHF02	Land at Woodland's Way	Hastings Fringes	Completed	RR/2014/2501/P	UE	GF	NB	H	45	1.53	29
DSRA20	Land at Singehurst	Ticehurst	Detailed Permission	RR/2020/585/P	UE	GF	NB	H	10	1.08	9
DSBA05	Land south of North Trade Road	Battle	Detailed Permission	RR/2020/2276/P	UE	GF	NB	H	24	1.41	17
DSBX05	Land south of Barnhorn Road	Bexhill	Detailed Permission	RR/2020/1410/P	UE	GF	NB	H	29	1.51	19
DSHF01	Land rear of Woodland's Way	Hastings Fringes	Completed	RR/2012/1576/P	UE	GF	NB	H	14	1.59	9
DSBA01	Sunny Rise, North Trade Road	Battle	Completed	RR/2004/822/P	SA	BF	RD	H	24	0.82	29
DSRA13	Land at Darvel Down	Netherfield	Under Construction	RR/2017/2308/P	UE	GF	NB	H	25	1.04	24

ID	Site	Settlement	Status	Planning Ref.	Development			Main Dwelling Type	Units (d)	Net site area	
					Location	Land	Type			Area (h)	Density (dph)
DSRA15	Land at Hillbury Field	Ticehurst	Under Construction	RR/2019/2818/P	UE	GF	NB	H	30	1.97	15
DSRA19	Land at Strand Meadow	Burwash	Detailed Permission	RR/2020/1822/P	UE	GF	NB	H	30	1.89	16
DSRA18	Land south of Godden's Gill	Northiam	Detailed Permission	RR/2019/2738/P	UE	GF	NB	H	34	1.08	32
DSRA12	Land at Westfield Down	Westfield	Under Construction	RR/2017/1293/P	UE	GF	NB	H	39	1.20	33
DSBX02	Land at Preston Hall Farm, Sidley	Bexhill	Completed	RR/2017/2441/P	UE	GF	NB	H	139	5.24	27
DSBX08	Land at Spindlewood Drive	Bexhill	Outline Permission	RR/2017/1705/P	UE	GF	NB	H	160	9.23	17
DSRY01	Land north of Udimore Road	Rye	Completed	RR/2009/1924/P	UE	GF	NB	H	161	10.67	15
DSBX03	Land north of Barnhorn Road	Bexhill	Under Construction	RR/2015/3125/P	UE	GF	NB	H	359	18.76	19
DSBX04	Worsham Farm - Phase 1	Bexhill	Under Construction	RR/2016/3245/P	UE	GF	NB	H	200	7.32	27
DSBX09	Land at Fryatts Way	Bexhill	Outline Permission	RR/2021/1656/P	UE	GF	NB	H	210	11.25	19
									2,089	100.55	21
Totals/Averages									2,893	117.62	25

Appendix 2: Density scales

Figure A9: Existing density scale for Rother.

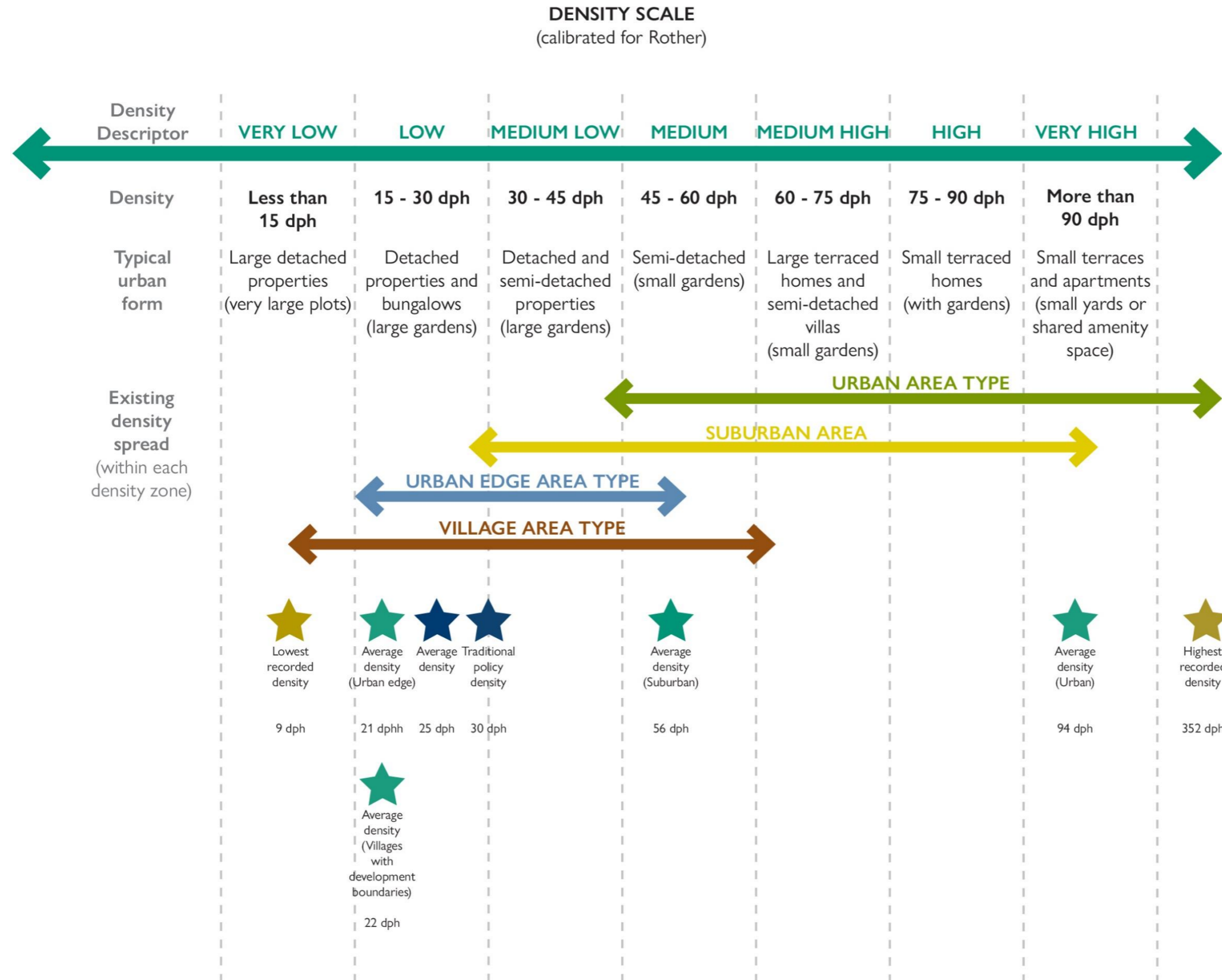
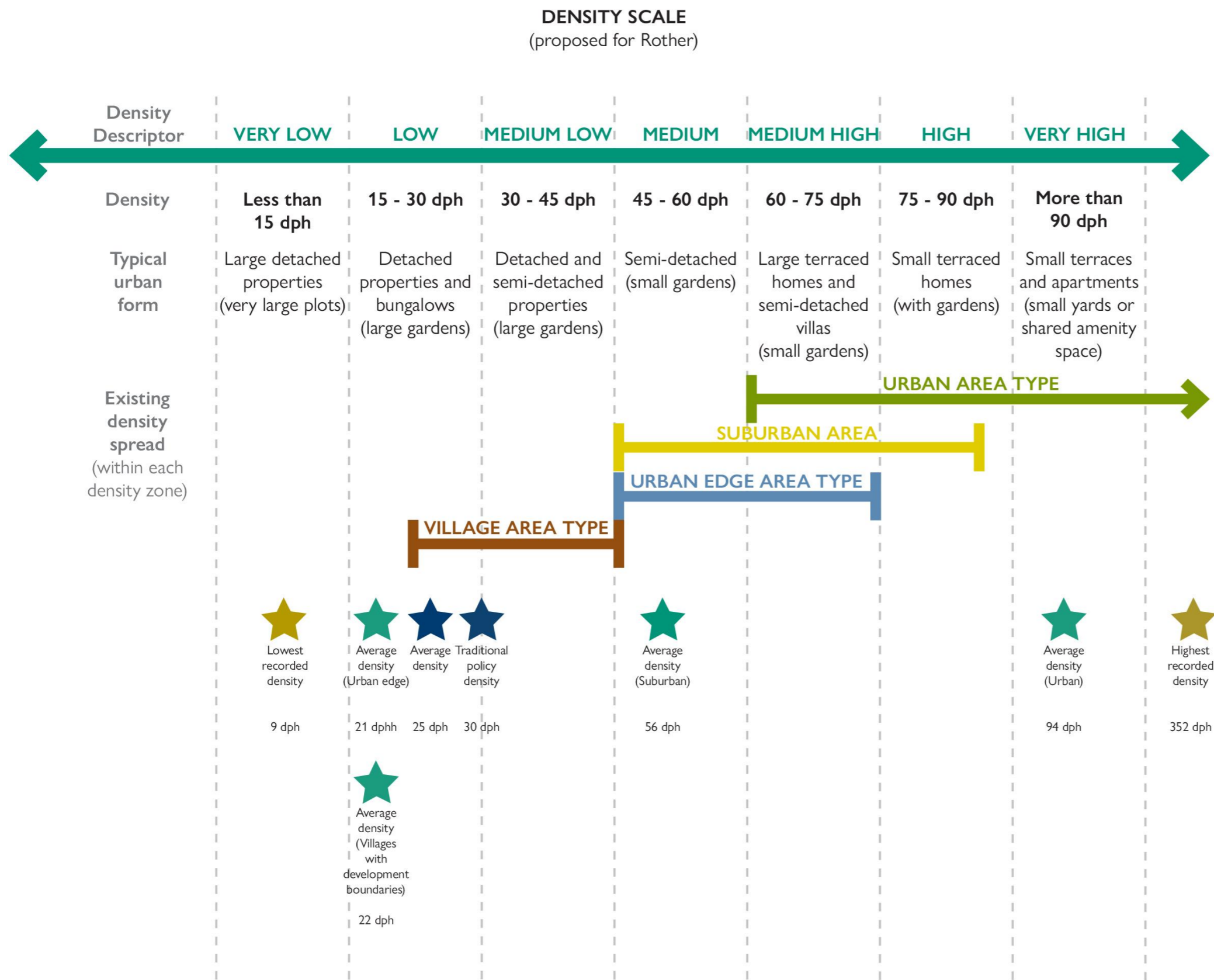


Figure A10: Proposed density scale for Rother.





Rother District Council

Town Hall

London Road

Bexhill-on-Sea

East Sussex

