Rother District Council
Town Hall
London Road
Bexhill-on-Sea
East Sussex
TN39 3JX

Rother Local Plan 2025-2042

Part 2 – Site Allocations

Regulation 19 (pre-submission) version

October 2026

Rother
District Council

Table of Contents

Chapter 9: Sub-Area Visions, Site Allocations and Area Policies 10

Chapter 10: Bexhill Sub-Area: Vision, Strategy and Site Allocations.....13

Vision for Bexhill 14

Bexhill – Central Area.....21

Bexhill – Suburban Area 51

West Bexhill Growth Area.....58

North Bexhill Growth Area.....105

Chapter 11: Southern Rother and the Hastings Fringes Sub-Area: Vision, Strategy and Site Allocations.....174

Vision for Southern Rother and the Hastings Fringes 175

Crowhurst.....180

Fairlight Cove 188

Hastings Fringes (Guestling Parish) 192

Guestling Green.....200

Three Oaks.....207

Icklesham.....211

Hastings Fringes (Westfield Parish).....217

Westfield.....222

Chapter 12: Battle and Surrounding Settlements Sub-Area: Vision, Strategy and Site Allocations 231

Vision for Battle and Surrounding Settlements 232

Battle 237

Brightling.....262

Catsfield.....265

Netherfield.....273

Sedlescombe.....278

Chapter 13: Rye and the Eastern Settlements Sub-Area: Vision, Strategy and Site Allocations 300

Vision for Rye and the Eastern Cluster of Settlements 301
Beckley and Four Oaks 307
Broad Oak 314
Camber 322
Iden 333
Northiam 338
Peasmarsh 344
Playden 357
Rye Harbour 363
Chapter 14: Northern Rother Sub-Area: Vision, Strategy and Site Allocations 371
Vision for Northern Rother 372
Burwash 377
Burwash Common 389
Etchingham 395
Hurst Green 402
Robertsbridge 413
Staplecross 430
Flimwell 436
Ticehurst 448
Stonegate 455
Chapter 15: Settlements with Development Boundaries but no site allocations 462
Southern Rother and the Hastings Fringes 463
Rye and the Eastern Settlements 465
Chapter 16: Site Allocations for Gypsies, Travellers and Travelling Showpeople 466

List of Policies

Policy BX1: Bexhill Central Urban Area 23
Policy BX2: Bexhill Cultural Area 25
Policy BX3: London Road – Sackville Road Enhancement Area 27
Policy BX4: Beeching Road Enhancement Area 29
Policy BX5: Land south-east of Beeching Road 31
Policy BX6: Land adjacent to Bexhill Town Hall 35
Policy BX7: Sainsbury's site, 1 Buckhurst Place 37
Policy BX8: Former Bexhill High School site, Down Road 40
Policy BX9: Land south of Terminus Road 42
Policy BX10: Land at 30 Dorset Road 45
Policy BX11: Rear of 11 Endwell Road 47
Policy BX12: Eversley Road Car Park, Eversley Road 49
Policy BX13: Land at Broad Oak Park 53
Policy BX14: Land north of Broadoak Lane 55
Policy BX15: West Bexhill Growth Area - Infrastructure 60
West Bexhill Growth Area – Strategic Masterplan 63
Policy BX16: Gorses Car Park and Open Space, The Gorses 65
Policy BX17: Land off Spindlewood Drive 68
Policy BX18: Land north of Barnhorn Manor Caravan Park 72
Policy BX19: Land south of Barnhorn Road 75
Policy BX20: Land north of Rosewood Park 82
Policy BX21: Land east of Sandhurst Lane 86
Policy BX22: Land at Barnhorn Green 89
Policy BX23: Land south of Sandhurst Lane, Bexhill 92
Policy BX24: Beeches Farm and land north of Barnhorn Road 94
Policy BX25: Land at Northeye and adjoining land 100
Policy BX26: North Bexhill Growth Area - Infrastructure 108
North Bexhill Growth Area – Strategic Masterplan 111
Policy BX27: Land south of Haven Brook Avenue – Infrastructure 113
Policy BX28: Land at Kiteye Farm 115
Policy BX29: Land west of Watermill Lane (south) 118
Policy BX30: Land west of Watermill Lane 120
Policy BX31: Land east of Watermill Lane 124
Policy BX32: Land at Levetts Wood and Oaktree Farm 127
Policy BX33: Land north of Haven Brook Avenue (east) 130

Policy BX34: Land north of Haven Brook Avenue (west) 136
Policy BX35: Land west of Ninfield Road roundabout 139
Policy BX36: Land west of Ninfield Road 142
Policy BX37: Land at St Francis Farm, Ninfield Road 147
Policy BX38: Land at Freezeland Farm, Freezeland Lane 151
Policy BX39: Former Sidley Sports Ground, Glovers Lane 153
Policy BX40: Land adjacent to 276 Turkey Road, Bexhill 155
Policy BX41: Cemetery Lodge, 250 Turkey Road, Bexhill 158
Policy BX42: Our Lady of the Rosary Church, Southlands Road 160
Policy BX43: Land at Worsham Farm (East) 162
Policy BX44: Land at Worsham Farm (West) 165
Policy BX45: Plot 7, Bexhill Enterprise Park, Mount View Street 167
Policy BX46: Bexhill Enterprise Park – Escarpment Site B, Glovers End 170
Policy BX47: Land west of Bexhill Innovation Park, Glovers End 172
Policy CR1: Land at Station Road and Forewood Lane, Crowhurst 181
Policy CR2: Land south of Forewood Rise, Crowhurst 184
Policy CR3: Land adjacent to Station Car Park, Crowhurst 186
Policy FA1: Land east of Waites Lane, Fairlight Cove 189
Policy GU1: Land north of A265, Ivyhouse Lane, Hastings 193
Policy GU2: Brackendale, Rock Lane, Hastings 196
Policy GU3: Rock Lane Urban Fringe Management Area 198
Policy GU4: Wild Meadows, Chapel Lane, Guestling Green 201
Policy GU5: Former Guestling Highways Depot, Guestling Green 204
Policy GU6: Field at Halfhouse, Butchers Lane, Three Oaks 208
Policy IK1: Land adjacent to Little Sherwood Industry Park, Icklesham 212
Policy IK2: Land adjacent to Orchard Close, Icklesham 214
Policy WS1: Land east of Beaney's Lane, Hastings 218
Policy WS2: Land at Moor Farm, Westfield 223
Policy WS3: Land on east side of Cottage Lane, Westfield 226
Policy WS4: Freshfields Farm, Westfield Lane, Westfield 228
Policy BT1: Land south of Hastings Road, Battle. 240
Policy BT2: Land at Breadsell, Battle. 243
Policy BT3: Beech Farm, Battle. 246
Policy BT4: Land at Caldbec House, Battle. 248
Policy BT5: Rutherfords Business Park, Battle. 249
Policy BT6: Land north of Sunny Rise, Battle. 251
Policy BT7: Land adjacent to 1 Loose Farm Cottages, Battle. 253

Policy BT8: Land east of Coronation Gardens, Battle. 254
Policy BT9: Land adjoining Little Brans, Battle. 256
Policy BT10: Battle Market Square, Battle. 259
Policy BRI1: Coldharbour Farm Estate, Brightling. 263
Policy CT1: Land West of B2204, Catsfield. 266
Policy CT2: Land south of Wilton House Equestrian Centre, Catsfield. 268
Policy CT3: Land south of Church Road, Catsfield. 270
Policy NE1: Swallow Barn, Netherfield. 274
Policy NE2: White House Poultry Farm, Netherfield. 276
Policy SD1: Land at Sunningdale, Sedlescombe. 279
Policy SD2: Land at Church Hill Farm, Sedlescombe. 281
Policy SD3: Land at Sedlescombe Sawmills, Sedlescombe. 283
Policy SD4: Land adjacent to St John the Baptist Church, Sedlescombe. 285
Policy SD5: Land at Gate Cottage, Sedlescombe. 287
Policy SD6: Land at Church Hill Farm, Sedlescombe. 289
Policy SD7: Marley Lane Business Park, Marley Lane. 291
Policy SD8: Land at Felon's Field, Marley Lane. 293
Policy SD9: Land north of Gorselands, Sedlescombe. 295
Policy SD10: Land north of Brede Lane, Sedlescombe. 297
Policy BC1: Land South and West of Buddens Green, Beckley Four Oaks 308
Policy BC2: Land East of Hobbs Lane, Beckley Four Oaks 310
Policy BC3: Land west of Oaklea Cottages, Beckley Four Oaks 312
Policy BR1: Land west of A28, Northiam Road 315
Policy BR2: Land west of Tillingham View 317
Policy BR3: Land at Broad Oak Lodge, Chitcombe Road 320
Policy CM1: Land at the Former Putting Green Site, Old Lydd Road, Camber 323
Policy CM2: Land at the Central Car Park, Old Lydd Road, Camber 326
Policy CM3: Lydd Road Garage, Lydd Road, Camber 330
Policy ID1: Land south of Elmsmead, Iden 334
Policy ID2: Land at Street Field, Main Street, Iden 336
Policy NR1: Land south of Northiam Church of England Primary School, Northiam 339
Policy NR2: Land south of Coppards Lane, Northiam 341
Policy PE1: Land south of Main Street, Peasmarsh 345
Policy PE2: Land rear of Pippins, Main Street, Peasmarsh 347
Policy PE3: Tanyard, Main Street, Peasmarsh 350
Policy PE4: Land East of Orchard Way 353
Policy PE5: Land at Malthouse Business Park, The Maltings, Peasmarsh 355

Policy PL1: Land South of Corner House, Rye Road, Playden 358
Policy PL2: Land between Saltcote and The Steps, New England Lane, Playden 360
Policy RH1: Land at Stoneworks Cottages, Harbour Road, Rye Harbour 364
Policy RH2: Harbour Road Employment Area, Rye Harbour 368
Policy BW1: Land north of Shrub Lane, Burwash 378
Policy BW2: Land at 101 Shrub Lane, Burwash 381
Policy BW3: Land east of Shrub Lane (north), Burwash 383
Policy BW4: Land east of Shrub Lane (south), Burwash 386
Policy BWC1: Land south of Heathfield Road, Burwash Common 390
Policy BWC2: Old Orchard Nursery, Heathfield Road, Burwash Common 393
Policy EC1: Land at Oxenbridge Lane, Etchingham 396
Policy EC2: Croft Field, Etchingham 398
Policy HG1: Land south of Iridge Place, London Road, Hurst Green 403
Policy HG2: Land to Rear of The Olde Bakery, London Road, Hurst Green 405
Policy HG3: Land at The Lodge, London Road, Hurst Green 408
Policy RB1: Land south of Heathfield Gardens, Robertsbridge 414
Policy RB2: Grove Farm, Robertsbridge 417
Policy RB3: Vicarage Land, Land south of the western end of Fair Lane, Robertsbridge 421
Policy RB4: Culverwells, Land north of Station Road, Robertsbridge 423
Policy SC1: Land east of Stockwood Meadow, Northiam Road, Staplecross 431
Policy SC2: Land east of Hop Gardens, Northiam Road, Staplecross 433
Policy FW1: Land rear of Fruitfields, High Street, Flimwell 437
Policy FW2: Land south of Hawkhurst Road, Flimwell 440
Policy FW3: Land north of Hawkhurst Road, Flimwell 442
Policy FW4: Land at Cedar Farm, London Road 445
Policy TC1: Land at Steellands Farm, Field Rise, Ticehurst 449
Policy TC2: Orchard Farm, Ticehurst Village 452
Policy SG1: Land at Lymden Lane, Stonegate 456
Policy SG2: Land east of Bardown Road, Stonegate 458
Policy GYP1: Land adjacent to High Views, Loose Farm Lane, Battle 467
Policy GYP2: Land south of Hastings Road, Battle 468
Policy GYP3: Land adjacent to Fir Tree Cottage, Netherfield Hill, Battle 470
Policy GYP4: Land south of Redlands Lane, Salehurst 472
Policy GYP5: Land adjacent to Valentine Ridge, A2100, Mountfield 474

Table of Figures

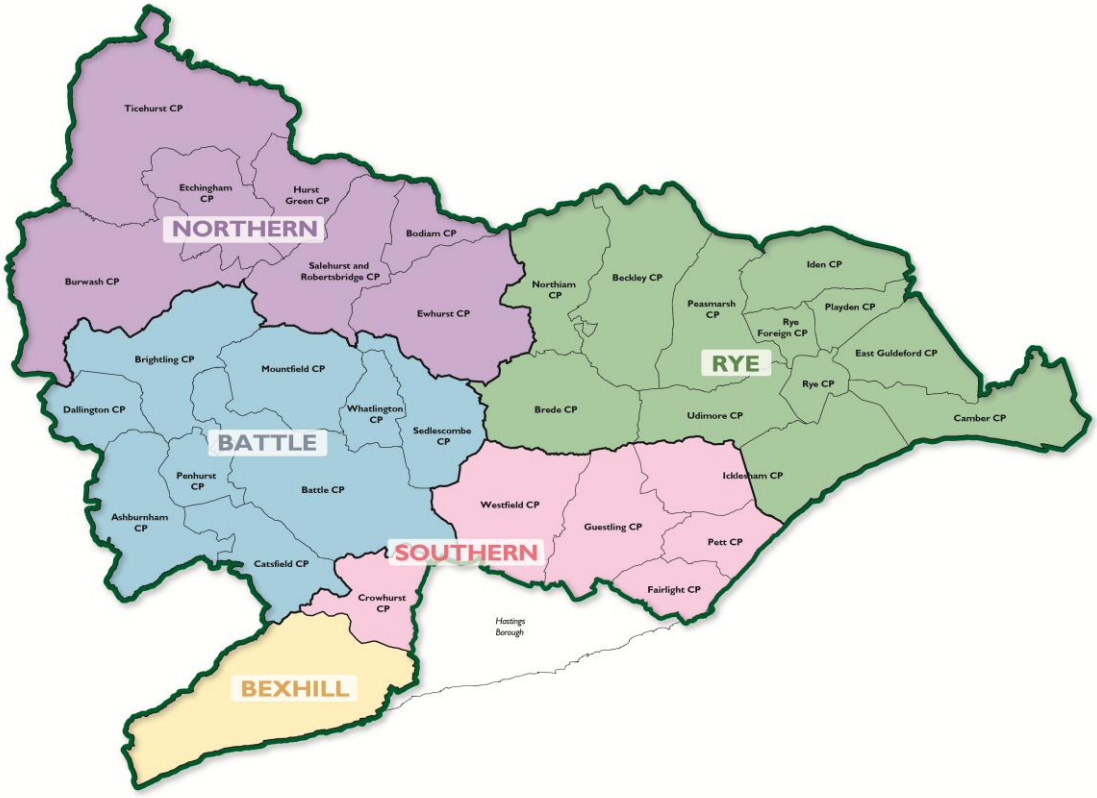
Figure 9.1: Rother District split into the Five Sub-Areas of the Development Strategy 10
Figure 10.1: Bexhill sub-area 15
Figure 10.2: Bexhill - Quantum of Development 19
Figure 10.3: Development boundary for Bexhill 20
Figure 10.4: West Bexhill Growth Area – Strategic Masterplan Diagram 64
Figure 10.5: North Bexhill Growth Area – Strategic Masterplan Diagram 112
Figure 11.1: Southern Rother and the Hastings Fringes, showing radially connected settlements to Hastings 176
Figure 11.2: Southern Rother and the Hastings Fringes Development Strategy: Summary 178
Figure 12.1: Battle and Surrounding Settlements Development Strategy 233
Figure 12.2: Battle and Surrounding Settlements Quantum of Development 236
Figure 13.1: Rye and the Eastern Settlements Cluster 302
Figure 13.2: Rye and Surrounding Settlements Development Strategy: Housing and Employment 305
Figure 14.1: Northern Rother Settlements Development Strategy 373
Figure 14.2: Northern Rother Settlements Development Strategy: Housing & Employment: Summary 376

Chapter 9: Sub-Area Visions, Site Allocations and Area Policies

9.1 Rother's Development Strategy has been split into five spatial sub-areas, as shown in below, which align with the Spatial Strategy detailed in Chapter 2 and Policy SS2 (Spatial Strategy for Rother). Each of the spatial sub-areas has its own vision and identified distribution of development (strategy). The five sub-areas comprise:

- Bexhill;
- Southern Rother and the Hastings Fringes;
- Battle and its cluster of connected settlements;
- Rye and its cluster of connected settlements; and
- Northern Rother – the settlements in the north-east of the district.

Figure 9.1: Rother District split into the Five Sub-Areas of the Development Strategy



9.2 It is recognised that residents will utilise services and facilities in multiple major towns, villages and rural areas within and outside the district, to enable them to live well locally. While there is overlap, for clarity, settlements (and their identified growth potential) have been presented in only one of the five sub-areas.

9.3 In all five sub-areas there is open countryside. This relates to those areas outside of villages with development boundaries and includes farmland, woodland, hamlets and scattered development. Policy SS4 in Chapter 2 sets out the Strategy for the Countryside.

9.4 This chapter of the Local Plan sets out the Vision and Strategy for each of the five sub-areas, together with site allocations and some area-specific policies. It also includes a section for gypsy, traveller and travelling showpeople accommodation.

Site Allocations

9.5 Site allocations identify specific areas of land where development is expected to take place during the Plan Period. They demonstrate how the Local Plan will address Rother's identified needs for housing, employment and other types of development. Site allocations support and help give effect to the Development Strategy for the district. They provide clarity about the locations where new development will be directed to and built, together with supporting infrastructure, so that growth is plan-led and happens in a sustainable way.

9.6 Site allocation policies specify the types of land-uses that are acceptable on specific sites along with guidelines on the amount of development considered to be achievable on them. Site allocations also set out requirements and measures to ensure that development is acceptable and responds positively to its local context. This may include, for example, provisions for protecting and enhancing green blue infrastructure, transport/highway mitigations or design guidance.

9.7 For each site allocation, a development capacity figure is provided. This is an 'indicative' figure for the amount of development that the Council considers is appropriate and deliverable on the site. The capacity figure should not be read prescriptively. The 'actual' amount of development on a site will be determined on a case-by-case basis through the development management process.

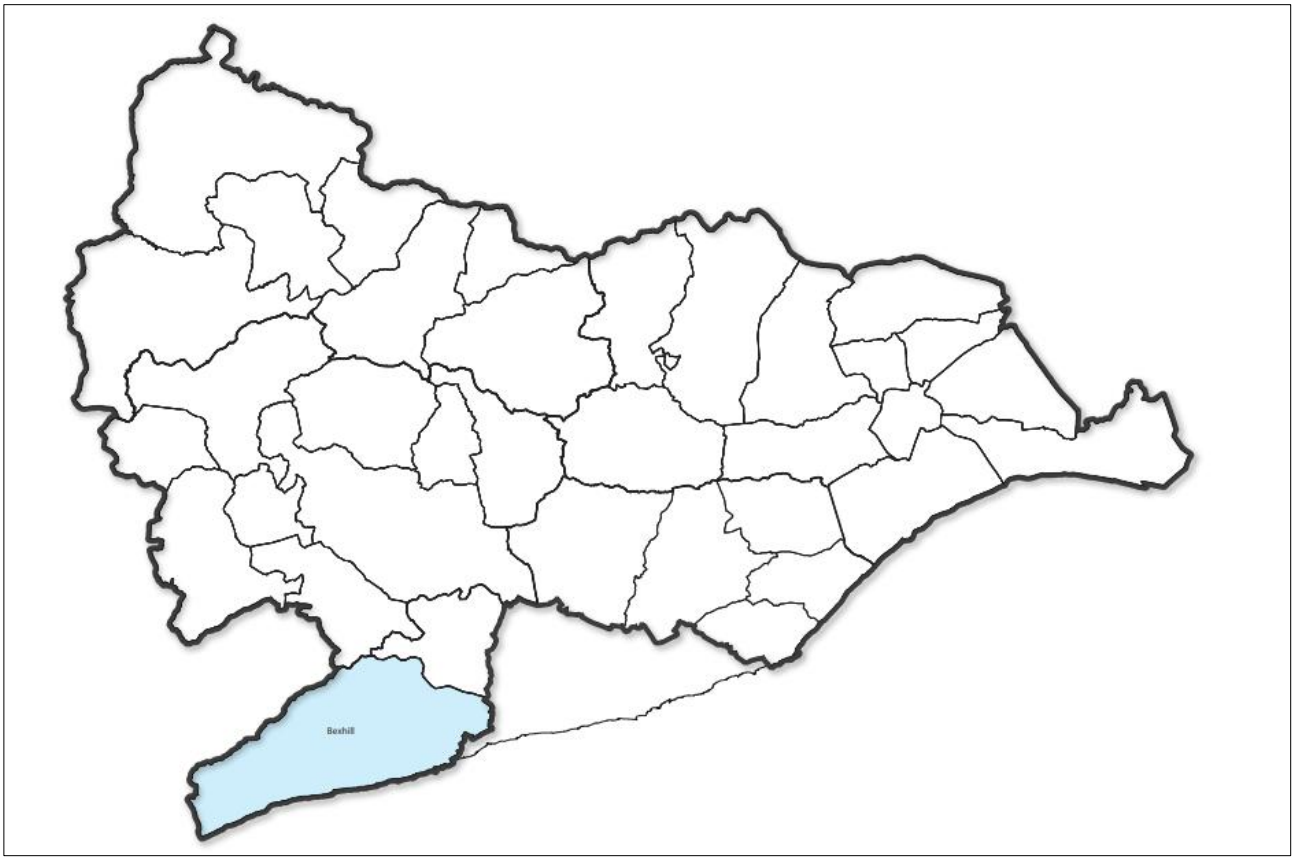
9.8 For site allocations with an existing (extant) planning permission, the development capacity reflects the capacity of the consented scheme, as this has been established as an acceptable amount of development. For housing site allocations where there is not an existing planning permission, the capacity figure is derived by applying a site density figure (in dwellings per hectare) to the 'developable' part of the site.[1] The density figure for sites in different areas of the district has generally been informed by findings of the Density Study (2026), also considering individual site constraints.

9.9 It is important to note that the Local Plan must be read as a whole. The site allocation policies do not cover all the policy requirements that development proposals will be required to comply with.

9.10 The land-uses prescribed by the site allocations respond to and seek to address the identified development needs for Rother. Development requirements and design guidelines have been set out for each site allocation, based on detailed site assessments and having regard to the NPPF and Local Plan policies.

[1] Not all of a site allocation area will be 'developable' as land may be needed for open space or other green blue infrastructure, biodiversity net gain (BNG), highways and public realm, utilities and other land-uses (such as commercial space in allocations for mixed-use development).

Chapter 10: Bexhill Sub-Area: Vision, Strategy and Site Allocations



Vision for Bexhill

Bexhill will be the key focus for sustainable residential and commercial growth, primarily within the urban area on brownfield sites and at its edges through 'live well locally' urban extensions on greenfield sites. There is potential to deliver some 4,474 dwellings and 78,225 sqm of employment floorspace across the Bexhill sub-area through site allocations.

Supporting infrastructure will be delivered to serve the growing local and wider communities that live, work, and visit the area. Development opportunities will be realised across the town, and development densities will be maximised especially within close proximity to the main town centre and key public transport connections including Bexhill railway station.

The 'broad locations' of west and north Bexhill will continue to grow as 'live well locally' urban extensions, developed sensitively and at higher densities where appropriate and sustainable to do so. Development will be well connected to the main urban areas, local neighbourhoods through integrated sustainable transport options, including active travel routes (forming a Bexhill Cycle Network connected to the National cycle network) as well as by car. Growth will only occur in areas that are well connected to the existing transport network, helping to deliver improvements to the junctions and design of the existing A259 and other key routes. There will be improvements in EV charging infrastructure across the sub-area to support a shift to electric vehicles, benefiting air quality and supporting the Plan's Green to the Core objectives.

Connections and accessibility to nearby settlements will be enhanced through improved public transport, active travel and road networks and station capacity. This will ensure that wider services and facilities can continue to be accessed, enabling residents to live well locally and have healthy lifestyles. There will be improvements to health inequalities and wellbeing, enabling communities to lead healthy and active lifestyles.

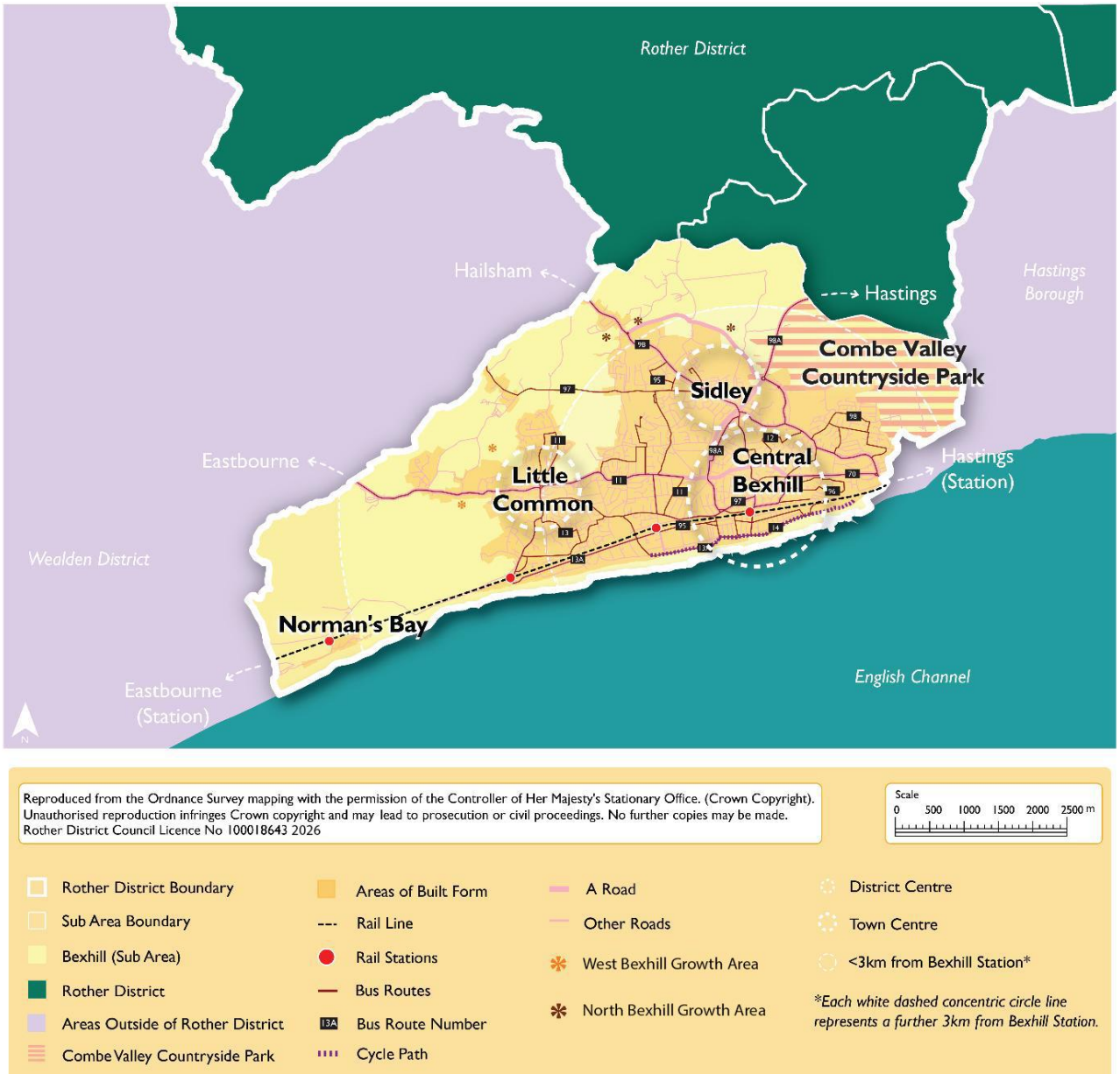
A strong green strategic gap will be retained between Bexhill and Hastings, with the Combe Valley Countryside Park forming an important area for recreation and biodiversity. This will avoid coalescence, ensuring that both larger settlements maintain their distinct identities and landscape character at their edges.

Bexhill's heritage assets will be conserved, and its cultural offer, centred on the Grade I listed De La Warr Pavilion and the seafront, will be enhanced.

Where development is within the hydrological catchment area of the Pevensey Levels, higher standards of sustainable drainage systems will be delivered to avoid negative impacts on the water quality and management of this sensitive environmental area.

Bexhill will also play an active role in the Pevensey Bay to Eastbourne Coastal Management Scheme, which aims to make the coastline more resilient to coastal flooding and erosion. Through collaboration with neighbouring authorities, the Environment Agency, local communities, and partner organisations, opportunities will be explored to deliver wider community, environmental, and infrastructure benefits that align with the priorities of the Local Plan and strengthen resilience along this stretch of coastline.

Figure 10.1: Bexhill sub-area



10.1 The vision for Bexhill reflects how the town is intended to grow and develop over the next 17 years up to 2042. Bexhill is the most sustainable settlement for growth, reflected by its high scoring through the Settlement Study (2024), the only settlement in the district to be rated as "highly sustainable".

10.2 The construction of the Bexhill-Hastings Link Road (Combe Valley Way) and associated roads connecting with the north and north-east of Bexhill have opened up development opportunities including a sustainable new urban extension with housing, business parks, a primary school and green space at North-East Bexhill (under construction) and housing and employment growth to support Sidley (North Bexhill) (allocated for development in the Development and Site Allocations Local Plan 2019). Other larger sites in the western part of Bexhill have planning permissions. The Local Plan identifies further opportunities within the urban area and adjoining or beyond the edge of the existing development boundary with a particular emphasis on opportunities for growth in north-east and west Bexhill.

10.3 In the central part of Bexhill, the redevelopment of brownfield sites offers significant sustainability benefits, with new residents ideally situated to access a wide range of services and facilities and the public transport network. Therefore, in addition to site allocations in this part of the town, the "Bexhill Central Urban Area" has been identified and this is shown in Figure 16. In this location, there will be a presumption that suitable sites for residential development will achieve higher housing densities, and lower amounts of car parking and green infrastructure may be accepted (subject to local needs), compared to on more peripheral sites (which tend to be greenfield). In addition, intensification of existing development will generally be supported, subject to other Local Plan policies. The Bexhill Central Urban Area is the subject of Policy BX1.

10.4 In addition to the Bexhill Urban Area policy and designation, other area-based policies for Bexhill are included. These are the Bexhill Cultural Area (Policy BX2), London Road-Sackville Road Enhancement Area (Policy BX3) and Beeching Road Enhancement Area (Policy BX4). A policy covering Bexhill Town Centre, primary shopping area, and the two district centres of Sidley and Little Common is also included (Policy ECO6).

10.5 While opportunities for further development at north and west Bexhill are identified, it is considered that the east of Bexhill has reached its development limit without expanding into areas of high flood risk, the Combe Valley Countryside Park, or Sites of Special Scientific Interest (SSSI).

10.6 In west Bexhill there are other constraints in relation to the proximity to the environmental sensitivity area of the Pevensey Levels. This places higher importance on sustainable drainage measures within the identified hydrological catchment area. There are known capacity constraints on the A259 western route into Bexhill via Little Common and at the Little Common roundabout. In order to open up opportunities for development in West Bexhill, junction improvements and significant interventions, such as roundabout redesign, will be required to both alleviate road capacity and prioritise shared and active transport options on the existing network. The extent of the necessary measures and how and when they would be required has been informed by transport modelling, liaison with ESCC and National Highways and work on the Infrastructure Delivery Plan.

10.7 The feasibility of the provision of a new transport corridor connecting the A259, west of Little Common roundabout, with Ninfield Road has been assessed. However, there is currently not a reasonable prospect of the delivery of a new road or 'multi-modal corridor' in the West Bexhill area, and this position has been confirmed by East Sussex County Council and National Highways. As such, the Local Plan only includes sites that can access the existing road transport network. However, a new western bypass for Bexhill remains a long-term aspiration of the Council, in order to improve east-west transportation across the district generally, remove heavy traffic from the roads of Bexhill and release more land for development. Any development in west and north Bexhill should focus on providing sustainable, active travel options, helping shift travel patterns and contributing to better connectivity between the edges of the town and the Town Centre and district centres, providing sustainable transport routes.

10.8 In accordance with national planning policy, the development strategy and vision for Bexhill seeks to make as much use as possible of previously developed, or "brownfield" land to accommodate development needs. However, development on greenfield land will be necessary to meet local needs due to the lack of available brownfield sites. It will be essential to ensure that any greenfield growth forming urban extensions are not isolated standalone developments or settlement areas, and that they form part of well-connected and sustainable communities that contribute to radically reducing carbon emissions. For example, the level of new development proposed in West and North Bexhill is likely to require the provision of new primary school capacity, and a new primary school with nursery provision in each of these growth areas will significantly enhance their sustainability credentials by supporting new residents in accessing the services and facilities they need within a reasonable walking distance.

10.9 Any development in Bexhill will need to offer enhancements and biodiversity net gain, while being sensitive to historic landscape character. There are clear opportunities to improve the nature, landscape and recreation value of adjoining greenfield land to development sites to help mitigate the loss of some open land.

10.10 The gap between Bexhill and Hastings/St Leonards is a valuable green lung between the towns. In this location approximately 600 hectares is designated as the Combe Valley Countryside Park to respond to a green infrastructure deficit in the area and provide a key area for leisure, recreation and biodiversity. While the landfill site which is central to the park has ceased to operate, there is continued use for waste collection and these sites are excluded from the Countryside Park in line with ESCC's Waste and Minerals Local Plan. There may also be future opportunities for solar power at the landfill site, which will not in itself become publicly accessible as part of the Countryside Park for many years to come due to the time needed for it to settle and become safe. This is identified through policies of the Plan.

10.11 There are neighbouring smaller settlements surrounding Bexhill that rely on services and facilities within Bexhill and/or Hastings and Battle to help meet local needs. While the majority of residents in nearby Crowhurst, Lunsford Cross, Normans Bay and Catsfield may travel by car to access services and facilities there is potential to strengthen overall public transport opportunities and build on these connections, including outside the local authority boundary such as Ninfield in Wealden. The settlements of Crowhurst and Catsfield have not been included as part of the Bexhill spatial sub-area but are included in the Hastings and Battle sub-areas, so that identified growth is only accounted for once.

10.12 Growth in Bexhill provides a clear opportunity to:

- enable strategic planning matters such as the delivery of strategic infrastructure to be resolved through continuous cross-boundary joint working between RDC and HBC;

- increase the supply of housing and jobs;

- contribute to the enhancement of the Combe Valley Countryside Park by improving access to the countryside while protecting sensitive habitats and species, supporting biodiversity net gain and the priorities and measures of the Local Nature Recovery Strategy, and the maintenance of the water network;

- improve the provision of sustainable bus services, cycling, wheeling and walking opportunities and connections across Bexhill as a whole (including to key transport hubs, specifically Bexhill rail station), and to its neighbouring villages and settlements; and

- improve services and facilities within Bexhill, delivering important infrastructure alongside new development to ensure growth is sustainable and has wider benefits to the whole of the town.

10.13 Figure 10.2 sets out the quantum of development allocated in the Bexhill sub-area in terms of the numbers of dwellings and the amount of employment floorspace to be delivered over the Plan period. These figures have been derived from the total amount of development allocated through the site allocations.

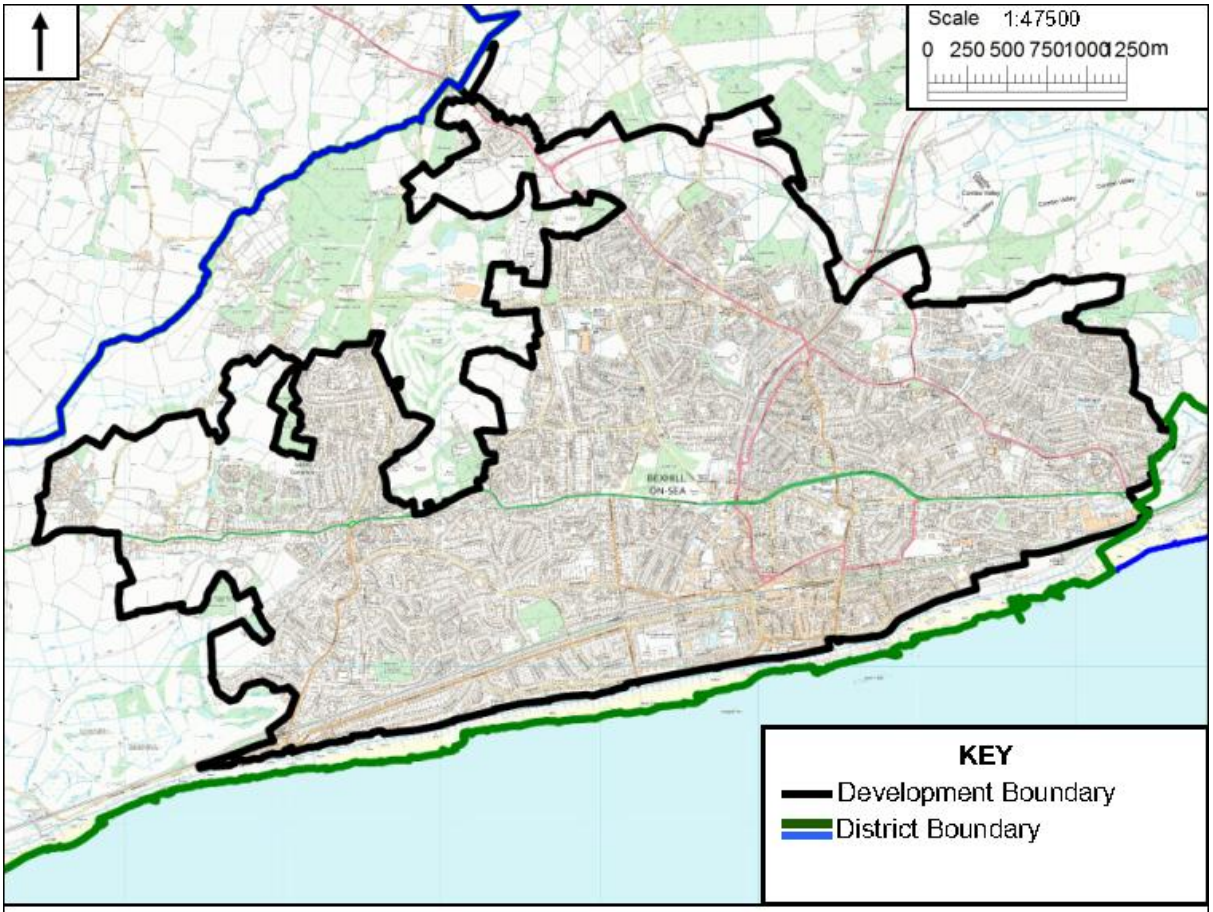
Figure 10.2: Bexhill - Quantum of Development

Settlement Area	Total housing (dwelling nos)	Total employment floorspace (sqm)
Bexhill	4,474	78,225

Sustainability Coding for Settlements (Source: Rother Settlement Study, 2024)

Highly sustainable	Very Good sustainability	Good sustainability	Fair sustainability	Poor sustainability	Very Poor sustainability

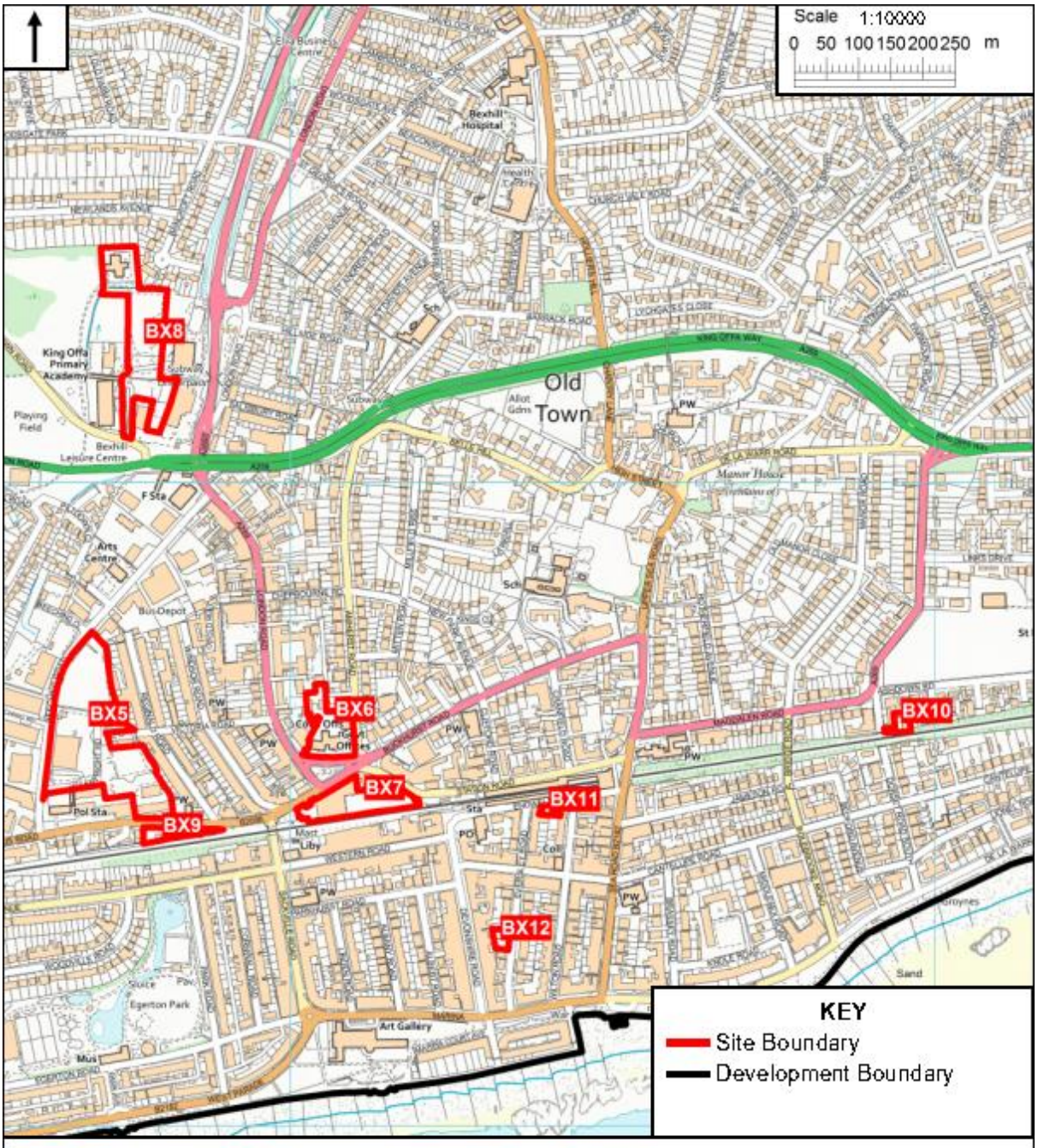
Figure 10.3: Development boundary for Bexhill



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Bexhill – Central Area

Parish: Bexhill



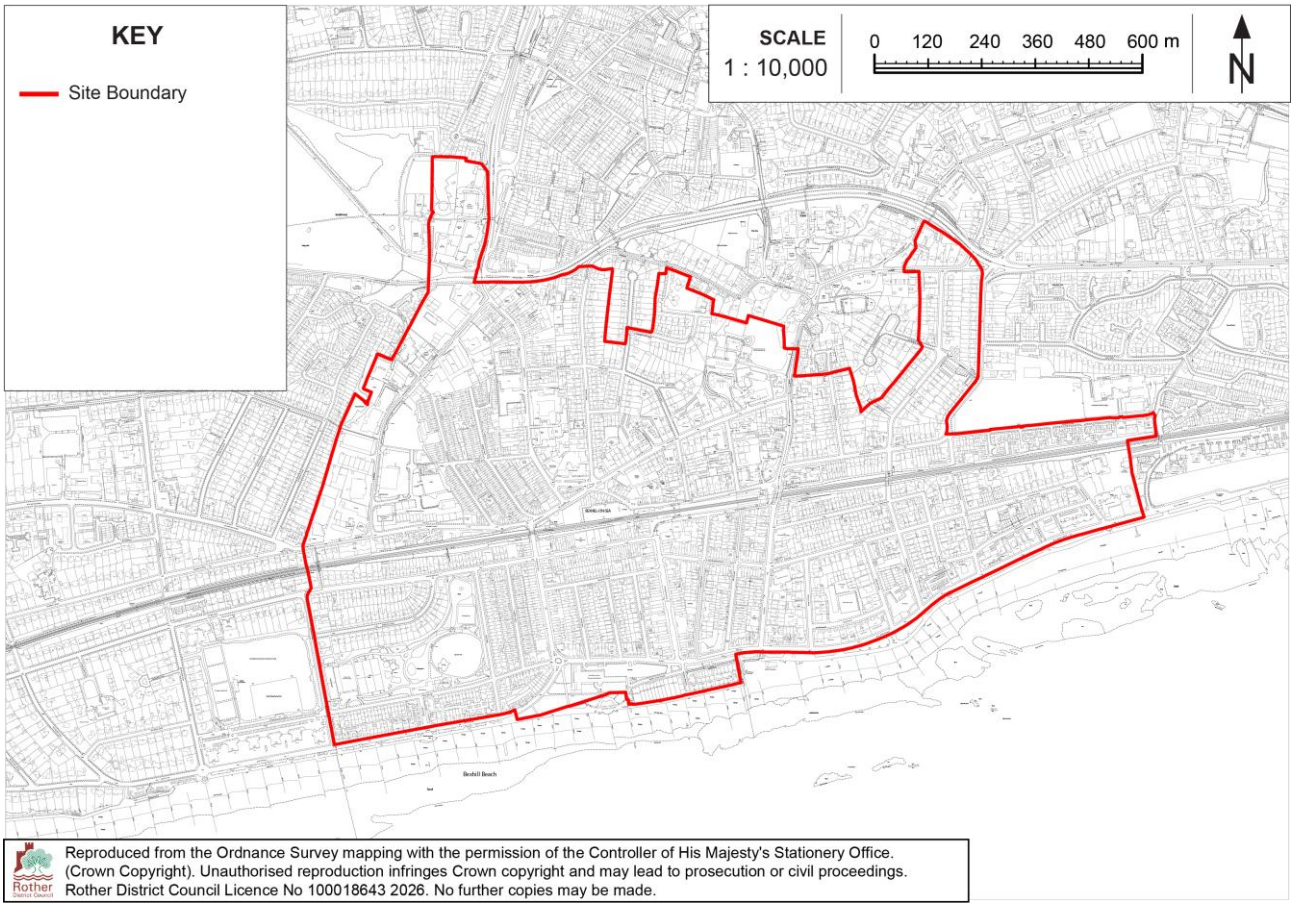
Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

10.14 The central area of Bexhill benefits from an excellent range of services and facilities, cultural assets, access to the mainline railway station and good bus services. However, there are things that need improving, including more pedestrian and cycle-friendly routes to enable people to travel around sustainably. There are also constraints including flood risks, and important assets that require protection, including public open spaces and the two Conservation Areas.

10.15 In the main, opportunities for development in the central area will arise on brownfield sites. In accordance with national planning policy, it is important that developments make the best use of land, and avoid homes being built at low densities.

10.16 Bexhill is benefiting from £20 million government funding through the Pride in Place Programme. To plan how the funding will be spent to improve the town, the Bexhill-on-Sea Place Plan, and an associated 4-Year Investment Plan, has been developed by the Bexhill Neighbourhood Board, a partnership of local stakeholders. The Place Plan encompasses the entire town of Bexhill, with strategic emphasis on the town centre. The Place Plan and the Local Plan are intended to align closely in their shared vision for improving Bexhill. This includes celebrating Bexhill's heritage and enhancing the public realm, supporting opportunities for residents through improved access to skills, jobs and housing, and strengthening connections between the town centre, the coast, natural assets and neighbouring communities. Together, these plans provide a coordinated framework for investment, spatial planning and delivery over the coming decade and beyond.

Policy BX1: Bexhill Central Urban Area



1. New residential development within the designated Bexhill Central Urban Area, as defined on the Policies Map, must make optimal use of land and seek to achieve densities of at least 110 dwellings per hectare, unless there are strong reasons why this would be inappropriate.

2. In the Bexhill Central Urban Area, car parking requirements for new residential developments will usually be lower than for areas that are less well served by public transport[2]. Improvements to pedestrian and cycle infrastructure, including safe and convenient connections to public transport facilities will be required.

3. Proposals that intensify existing development to increase densities will generally be supported, provided they demonstrate high-quality design, preserve or enhance the significance of any heritage assets (whether designated or non-designated) and protect residential amenity.

4. All development should incorporate measures to support climate resilience and sustainability, including energy-efficient design, sustainable drainage systems (SuDS)

[2] Refer to the latest version of East Sussex County Council's guidance on Parking at New Developments.

and biodiversity enhancements in accordance with the Local Plan policies and the Core Measures identified in the Local Nature Recovery Strategy. Where appropriate, the Urban Greening Factor (UGF) should be used to assess and guide the quantity and quality of green infrastructure provided on-site, in line with Natural England's Green Infrastructure Framework.

5. Larger-scale developments should incorporate a mix of uses that complement existing services and facilities in the town and deliver necessary improvements to infrastructure in accordance with Policy INF1 (Strategic Infrastructure Requirements).

6. Within the Bexhill Town Centre Conservation Area, and where development affects any other heritage asset, development must accord with Policy HER1. Development within or adjacent to a Conservation Area must preserve and enhance the character or appearance of the Conservation Area, responding carefully to the area's heritage context, particularly in terms of scale, materials and street frontage.

7. Within the Bexhill Town Centre and Primary Shopping Area, development must accord with Policy ECO6 of the Local Plan.

10.17 In planning for the future of Bexhill, a distinction is made between the central urban area and suburban areas. The Bexhill Central Urban Area has been identified as an area within reasonable walking distance of Bexhill mainline railway station and the services and facilities within Bexhill Town Centre. It includes the designated Town Centre and Primary Shopping Area, as well as the Beeching Road business area (see Policy BX4) and some key brownfield sites for redevelopment, identified by separate site allocation policies in this chapter.

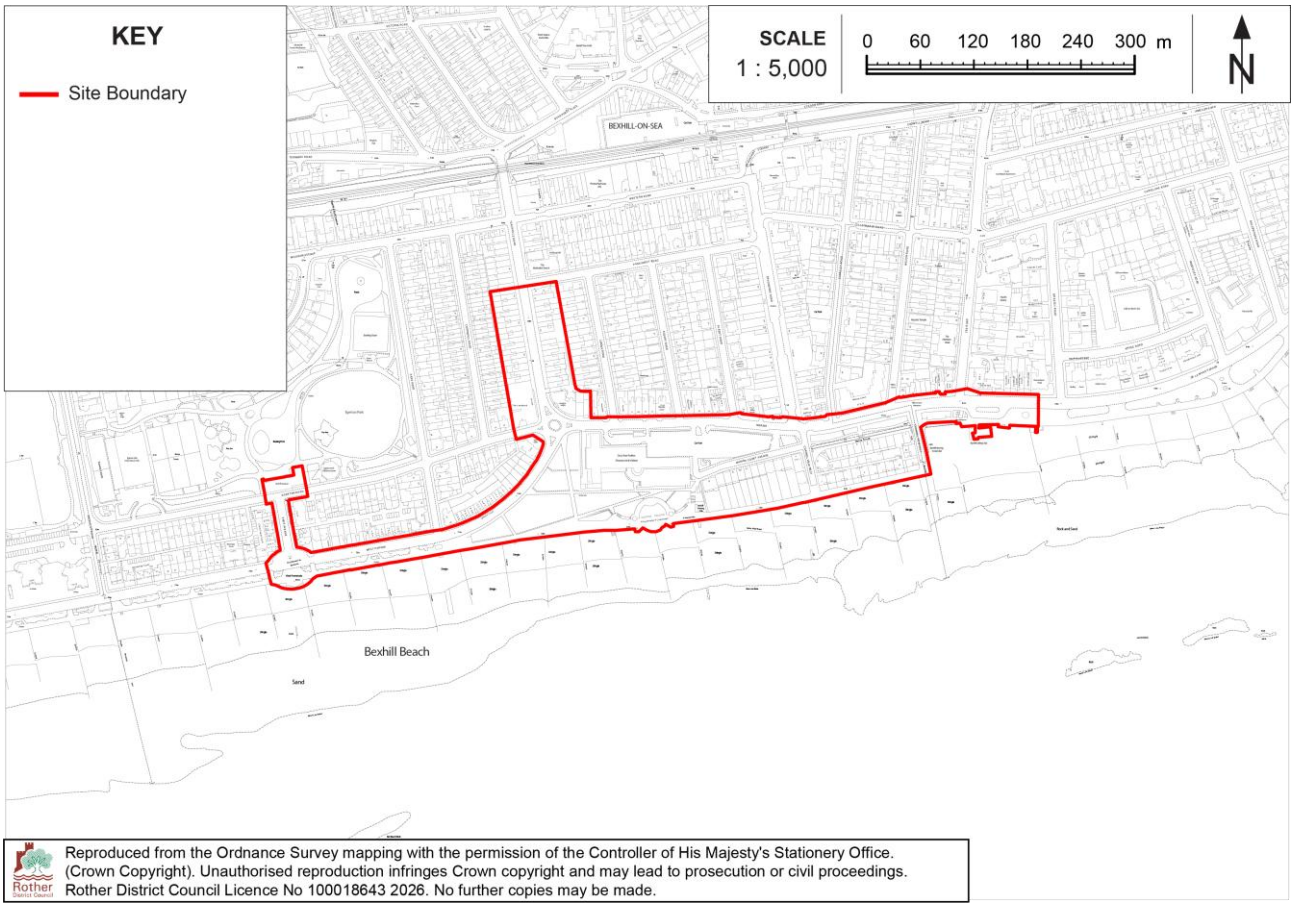
10.18 The area also contains key heritage assets, including the Bexhill Town Centre Conservation Area and it adjoins the Old Town Conservation Area. It is also home to key facilities and attractions for residents and visitors, including Egerton Park, Bexhill Leisure Centre, Bexhill Museum and the Grade I listed De La Warr Pavilion. It overlaps with the Bexhill Cultural Area (Policy BX2).

10.19 This area accommodates a mix of uses and building typologies, and its proximity to public transport and services makes it a strategic location for residential intensification. In accordance with national planning policy, the use of minimum density standards in this area is considered appropriate.

10.20 To support higher densities, external residential amenity space provision may need to be reconfigured and reallocated. This could include through the provision of smaller private gardens, first-floor courtyards, roof terraces and shared communal spaces. These arrangements will be acceptable where the overall design quality is high, the proposal accords with the policies of the Live Well Locally and Housing chapters, and national guidance[3], and residential amenity is protected.

10.21 While opportunities for new greenspaces and biodiversity enhancements may be more limited in the central urban area due to its built-up nature and lack of space, meaningful interventions can still be successful, as detailed in the "Urban Nature" Priorities and Core Measures in the East Sussex and Brighton and Hove Local Nature Recovery Strategy.

Policy BX2: Bexhill Cultural Area



[3] e.g. National Design Guide, National Model Design Code, Building for a Healthy Life.

1. Bexhill Cultural Area is defined on the Policies Map and will be the primary focus for arts, culture and tourism activities within the town. Within the cultural area, the loss of significant existing arts, culture, leisure and tourism uses will be resisted.

2. Improvements to the quality of the public realm to complement the arts, culture and tourism offer, to improve the quality of the promenade experience, to strengthen connections between the beach and the town, and create a sense of place in keeping with the destination role of the seafront will be supported.

3. Façade restoration to reinstate the original architectural features at Marina Arcade will be supported, subject to compatibility with other Local Plan policies.

4. Additional infrastructure, including high-quality visitor accommodation in accordance with Policy ECO7, to support cultural activity and facilities in close proximity to the Cultural Area will be encouraged, subject to compatibility with other Local Plan policies.

10.22 The Policy designates a "cultural area" to focus the enhancement of the activity and facilities offer, to improve patronage and the evening economy around the seafront as a significant amenity asset to the town.

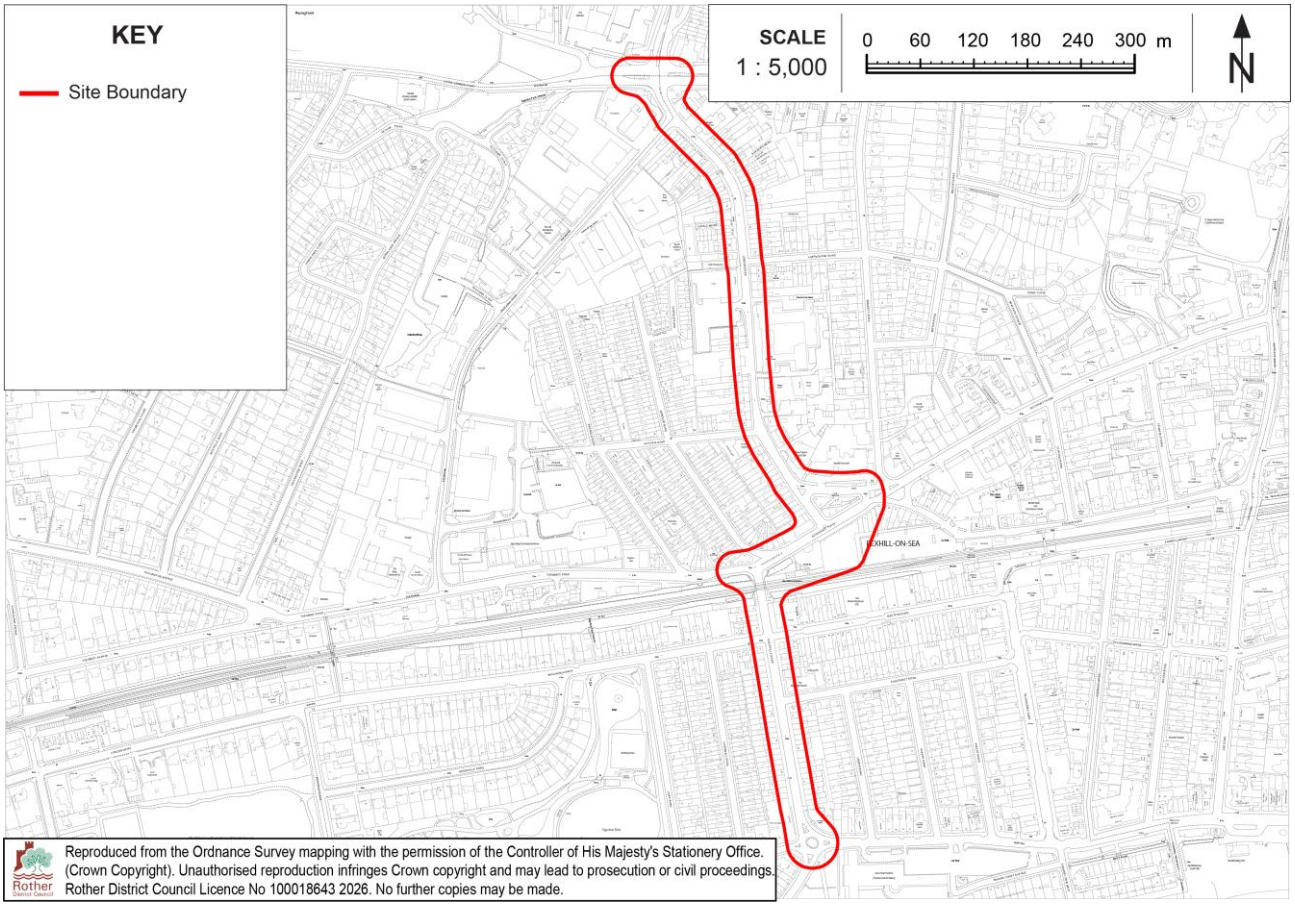
10.23 The arts, cultural and heritage offer in Bexhill is centred around the Grade I listed De La Warr Pavilion, which is internationally renowned for art installations and as a venue for live music; the adjacent, Grade II listed Colonnade and, further west, Bexhill Museum and Egerton Park. On the seafront itself are further facilities and heritage assets including the Bexhill Rowing and Sailing Clubs; the Grade II listed terrace of residential properties Marina Court Avenue; Marina Arcade, which comprises a mix of commercial and residential uses; and the war memorial.

10.24 The De La Warr Pavilion, the seafront and its surrounding area is seen as a significant asset and hub for cultural and social activity within the town, being the focal point for festivals and events. The area is critical in not only providing an important local amenity and areas of public open space including blue and green infrastructure but also attracting visitors from further afield.

10.25 The Rother and Hastings Tourism and Visitor Accommodation Study identifies central Bexhill as a strategic "tourism focus area", where high-quality visitor accommodation will

be supported. There is a particular need for additional hotel accommodation in the town centre. Proposals will be considered in accordance with Policy ECO7.

Policy BX3: London Road – Sackville Road Enhancement Area



1. The London Road – Sackville Road Enhancement Area, as shown on the Policies Map, is identified as a focus for townscape improvements to enhance this important gateway into Bexhill. Proposals will be supported where:

    i. Clear enhancements to the public realm are achieved, resulting in a stronger sense of place;

    ii. The commercial environment for business and visitors is improved;

    iii. The living conditions and amenities of residents are improved; and

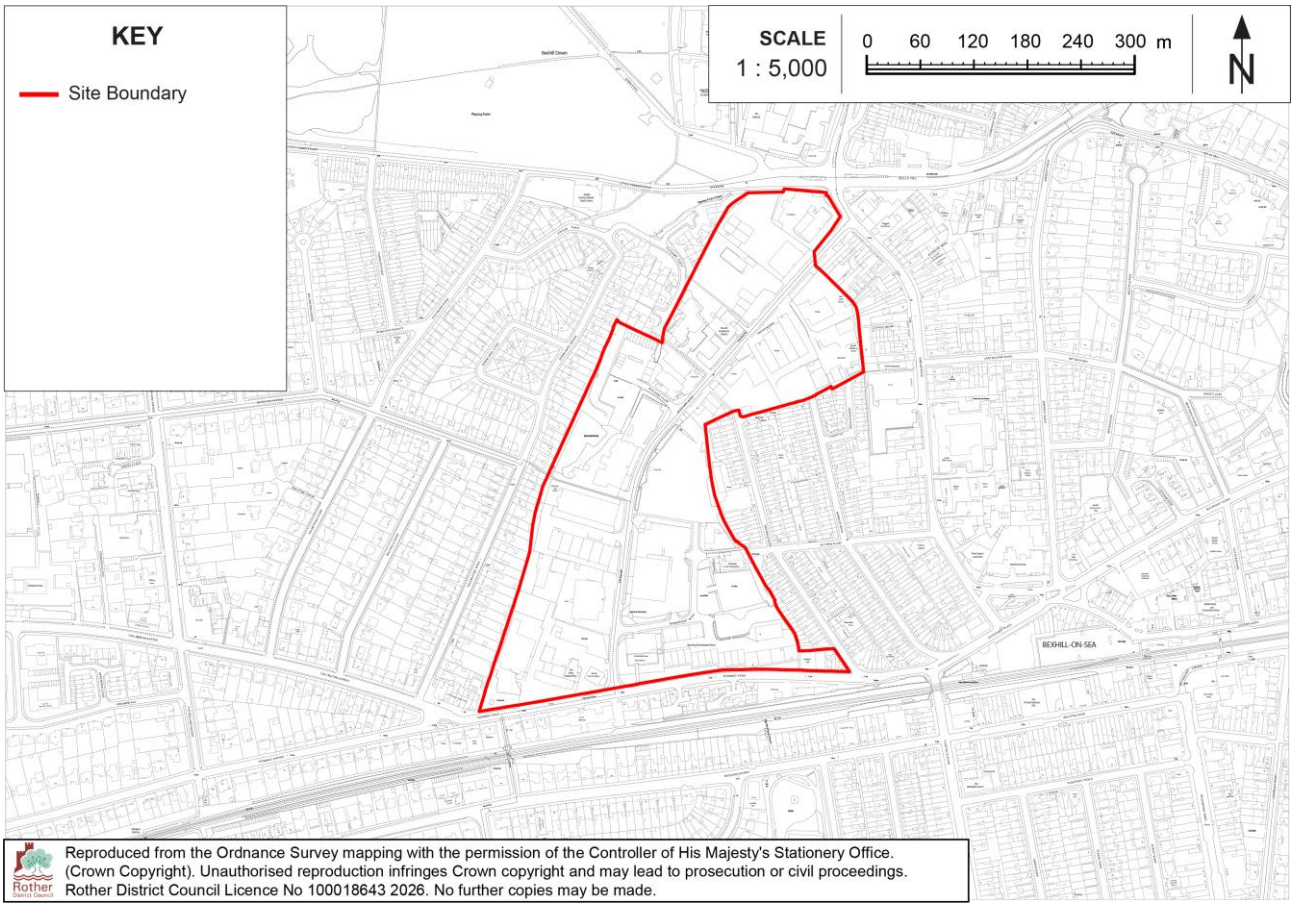
    iv. Improvements in terms of the safe and convenient movement for active travel and public transport and vehicles are secured.

2. The District Council will work with partners, including East Sussex County Council, to meet the objectives of this policy.

10.26 The London Road – Sackville Road corridor is an important gateway to Bexhill town centre, seafront and Cultural Area (see Policy BX2). However, there are shortcomings in its operation and appearance in terms of the public realm. Impeded traffic flows, queuing traffic, lack of off-street parking, poor presentation of shopfronts and prominent advertising all serve to degrade the local environment. The significance of these streets to the appeal of, and approach to, the town centre warrants policy support for their enhancement. Priorities include improvements to pedestrian safety, active travel and public transport connections, public realm enhancements and support for the commercial environment.

10.27 The Area adjoins the Cultural Area (Policy BX2) and the Beeching Road Enhancement Area (Policy BX4) and lies within the Bexhill Urban Area (Policy BX1), as well as adjoining some key brownfield sites allocated for redevelopment. It is intended that all these policies work together to complement each other and secure improvements and appropriate new development in this central area of Bexhill. Sackville Road also lies within the Bexhill Conservation Area and therefore any enhancements will need to be appropriate and take account of relevant heritage considerations.

Policy BX4: Beeching Road Enhancement Area



Within the Beeching Road Enhancement Area, as shown on the Policies Map, new employment and community uses which complement existing uses will be supported. New development should meet the following criteria:

1. Include clear enhancements to the public realm;

2. Protect the amenity of adjoining residents and businesses;

3. Provide or financially contribute to the delivery of improved active travel infrastructure, including measures to encourage the use of public transport, integrating with any applicable schemes within the Local Cycling and Walking Infrastructure Plan and the East Sussex Local Transport Plan;

4. Be of a high design quality, contributing to improving the appearance of the locality, in accordance with Policy LWL5;

5. Make efficient use of land, contributing to intensifying existing employment areas and diversifying the employment mix;

6. Take opportunities, where relevant, to enhance the setting of the Grade II listed former Bexhill West Station.

10.28 The Beeching Road enhancement area comprises the Beeching Road industrial estate, which is the largest industrial area in Bexhill. It includes a mixture of uses, not limited to employment but also accommodating the Police and Fire Stations, the Bexhill Diagnostic Centre and community uses including a Day Centre, Scout Hall and public car parking areas.

10.29 This policy supports delivery of the Bexhill-on-Sea Place Plan, including exemplar projects for creative workspace activation, public realm improvements, and employment intensification.

10.30 The Grade II listed former Bexhill West Station building at the southern edge of the Beeching Road estate plays an important role in providing a gateway to the area which should be enhanced. There is also some high-quality new development within the area, such as the Beeching Road Studios. However, much of the existing building stock and public realm remain uninspiring and of varying quality. This policy seeks to secure improvements to the appearance and design of the area and to support the diversification and intensification of the employment mix, as well as complementing improvements within the neighbouring London Road- Sackville Road Enhancement Area (Policy BX3). The Bexhill-on-Sea Place Plan particularly supports the creative industries and circular economy uses, in line with its proposals for a reuse hub and workspace activation.

10.31 Active travel improvements are required in this area to provide safe and convenient routes and related infrastructure, not only within the Enhancement Area itself but also to link to the town centre, bus stops and the railway station.

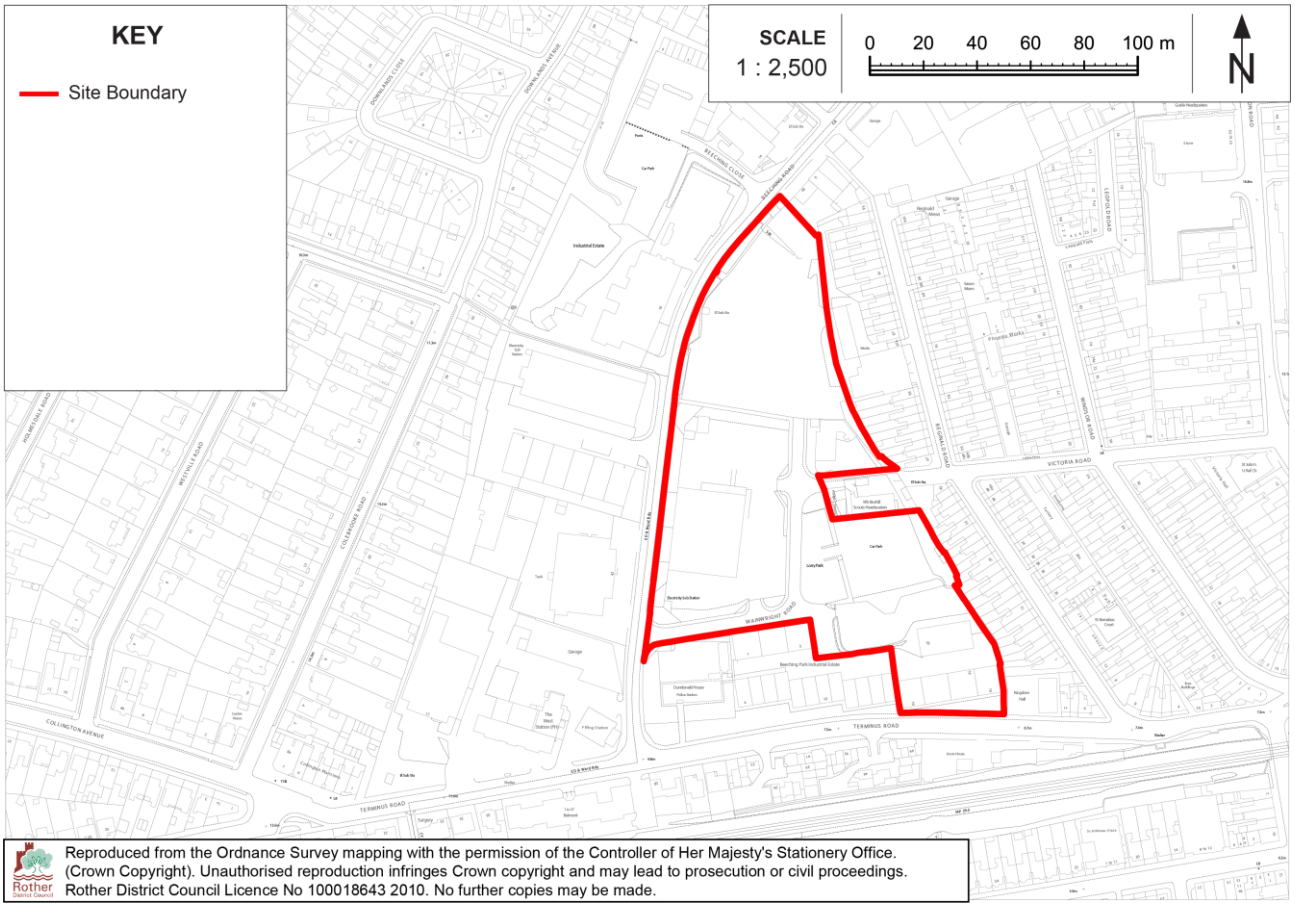
10.32 Parts of the area are at risk of surface water flooding, and development proposals will need to comply with Policies ENV1 to ENV3

10.33 The area lies within the Bexhill Urban Area and the requirements of Policy BX1 also apply to development proposals within it.

10.34 The Beeching Road Enhancement Area includes a largely vacant plot in the south-eastern section of the industrial estate, which is also separately allocated for a residential-led

mixed use development through Policy BX5. Development proposals for the BX5 area will also need to comply with Policy BX4 through the provision of an improved public realm, and improved active travel connections to Beeching Road, Terminus Road and Victoria Road/ Reginald Road and onwards towards the Town Centre.

Policy BX5: Land south-east of Beeching Road



The site is allocated for a residential-led, mixed-use development comprising:

a. Some 200 dwellings comprising a mix of terraced houses, maisonettes and apartments;

b. Commercial uses, subject to demand, which could include convenience floorspace (retail) use limited to food and ancillary retail sales, or other employment uses;

c. Community uses which could include a medical centre, community hub and public car parking.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Comply with the requirements of Policies BX1 (Bexhill Urban Area) and BX4 (Beeching Road Enhancement Area) including through the provision of an improved public realm, and improved pedestrian and cycle connections to Beeching Road, Terminus Road and Victoria Road/ Reginald Road and onwards towards the Town Centre;

iii. Provide financial contributions towards the improvement of public transport to serve the development;

iv. If retail development is included, provide a direct frontage onto Terminus Road to make a positive contribution to linked trips and create a visual connection with the Town Centre;

v. Ensure the protection of the residential amenities of adjoining and new occupiers;

vi. Include an assessment of the options to re-provide the existing coach and lorry park, in liaison with the District Council, and make suitable alternative provision if required;

vii. Include an 8-metre built development exclusion zone from either side of the main river culverts which pass through the site, to allow access to the existing outfall;

viii. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment.

10.35 This is a brownfield site in the south-eastern part of the Beeching Road industrial estate. It is within the Urban Area Type, has a site size of 2.81 hectares and an indicative developable area of 2 hectares. It is allocated for some 200 dwellings as part of a mixed-use scheme at an indicative residential density of 120 dwellings per hectare.

10.36 The site is likely to come forward for redevelopment in phases, with the central section (recently cleared) available in the short term. The northern section (also cleared) could accommodate a new GP surgery. The existing commercial and industrial units in the eastern and southern parts of the site are currently occupied but could become available

for redevelopment later on in the Plan period, subject to the relocation of the current occupiers. The area currently used for public car parking in the eastern part of the site could potentially be relocated for redevelopment, but this would require careful consideration to prevent any adverse effects on the wider Beeching Road enhancement area or nearby Bexhill town centre.

10.37 There are significant level differences across the site, falling from Beeching Road in the west towards the eastern boundary. The northern section of the site has been cleared, while the southern section includes some older style industrial buildings (some vacant) as well as a veterinary surgery and scout hut, and areas used for coach and public car parking. There is a Police Station adjacent to the site and predominantly two-storey residential properties along the eastern boundary (Reginald Road).

10.38 There are two culverts which run through the site which would have a bearing on the siting of new buildings, requiring an 8 metres easement from each side of the culverts. The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment), and a large portion of the site is at risk of surface water flooding. Therefore, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed, together with a site-specific flood risk assessment and appropriate Sustainable Drainage (SuDS) in accordance with Policies ENV1-3. Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Development will need to be sympathetic to the surface water ponding in the southern part of the site. A sequential approach should be undertaken, by locating the most vulnerable aspects of development in areas of lowest flood risk.

- Consideration of land raising and flood storage compensation would be required if development is to be located within the areas at risk of flooding. Flood storage compensation would need to be provided on a level-for-level, volume-for-volume basis and would need to be accompanied by site-specific hydraulic modelling (including the culverted Egerton Stream) evidencing that ground modifications did not impact on flood risk elsewhere.

- Blockage modelling should be conducted as part of an FRA to assess the residual risk associated with potential blockage of the culverts on the Egerton Stream beneath Beeching Road and Terminus Road.

- A buffer distance from the Main River (at least 8m) will need to be maintained to allow access and maintenance.

- Where possible the existing culvert should be removed and the channel re-naturalised.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

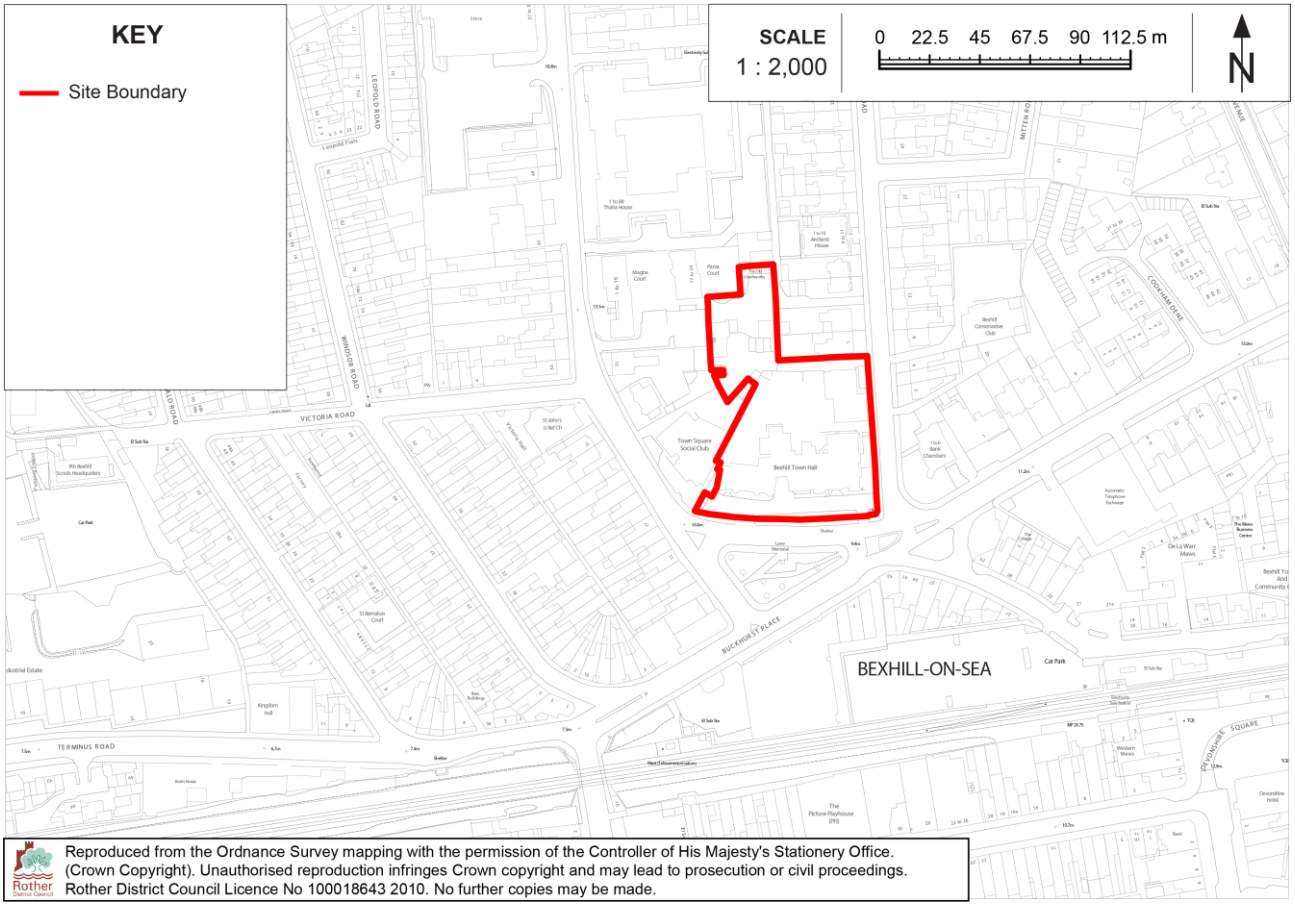
- A Flood Response Plan will be required as the primary access route within the site (Wainright Road) is predicted to be affected during the surface water 1% AEP plus climate change event.

10.39 The site's sustainable location, in walking distance of Bexhill town centre and railway station, and adjacent to a large residential area to the east and within the Bexhill Urban Area (Policy BX1) makes it suitable for high density residential development. However, this will need to be sensitively designed and sited to ensure the protection of the amenity of future occupiers, having regard to the adjoining industrial estate.

10.40 Convenience goods retail could also be acceptable at the site, subject to the proposal passing the sequential test and a retail impact assessment in accordance with Policy ECO6 (given the site's edge of centre location), although the site was allocated for this use in the previous Local Plan (adopted 2019) and such a use has not come forward in that time. Additional commercial and business development could be accommodated as part of the site's redevelopment, which should include the re-provision of any existing employment floorspace lost adjacent to the site's southern boundary. Community uses would also be suitable within the site, and the retention of some public car parking.

10.41 The site is close to the A259 which is part of the Strategic Road Network and therefore an appropriate Transport Assessment will be required in accordance with Policy INF2, and there will be a need to comply with any requirements of National Highways and the Local Highway Authority.

Policy BX6: Land adjacent to Bexhill Town Hall



The site is allocated for a mixed-use development comprising:

a. The retention of Bexhill Town Hall;

b. The retention of existing office accommodation in the Amherst Road building;

c. The conversion of Villa 1 and Villa 2 from office accommodation to residential use comprising some 8 apartments;

d. The construction of a new residential building in the north-western part of the site to accommodate some 28 apartments.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Preserve the setting of the Grade II listed building, Bexhill Town Hall;

iii. Protect the residential amenity of adjoining occupiers;

iv. Include improved pedestrian and cycle links to the new residential parts of the development;

v. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.42 This is a brownfield site within Bexhill Town Centre. It is within the Urban Area Type, has a site size of 0.6 hectares and an indicative developable area (for a new building) of 0.1 hectares. It is allocated for some 36 dwellings as part of a mixed-use scheme at an indicative residential density of 200 dwellings per hectare.

10.43 The eastern part of the site contains Bexhill Town Hall, a Grade II listed building, and a 20th century, four storey office building to the rear. Both of these buildings are in use as offices and would be retained. The western part of the site contains a pair of Victorian villas with 20th century extensions, also currently in office use on short-term commercial leases, and an open yard to the rear which formerly accommodated a mechanic's business.

10.44 The western part of the site provides an opportunity for redevelopment for residential use, through the construction of a new residential building within the open yard in the north-western section (which is likely to come forward in the short term), and the conversion of the Villas (which could come forward later in the Plan period). Given the sustainable location and the constrained nature of the site, a high density, high-quality residential development is appropriate. While some car parking for the new residential development may be achieved on site, the development should take advantage of its sustainable location and include measures to encourage and improve pedestrian and cycle use and access to public transport.

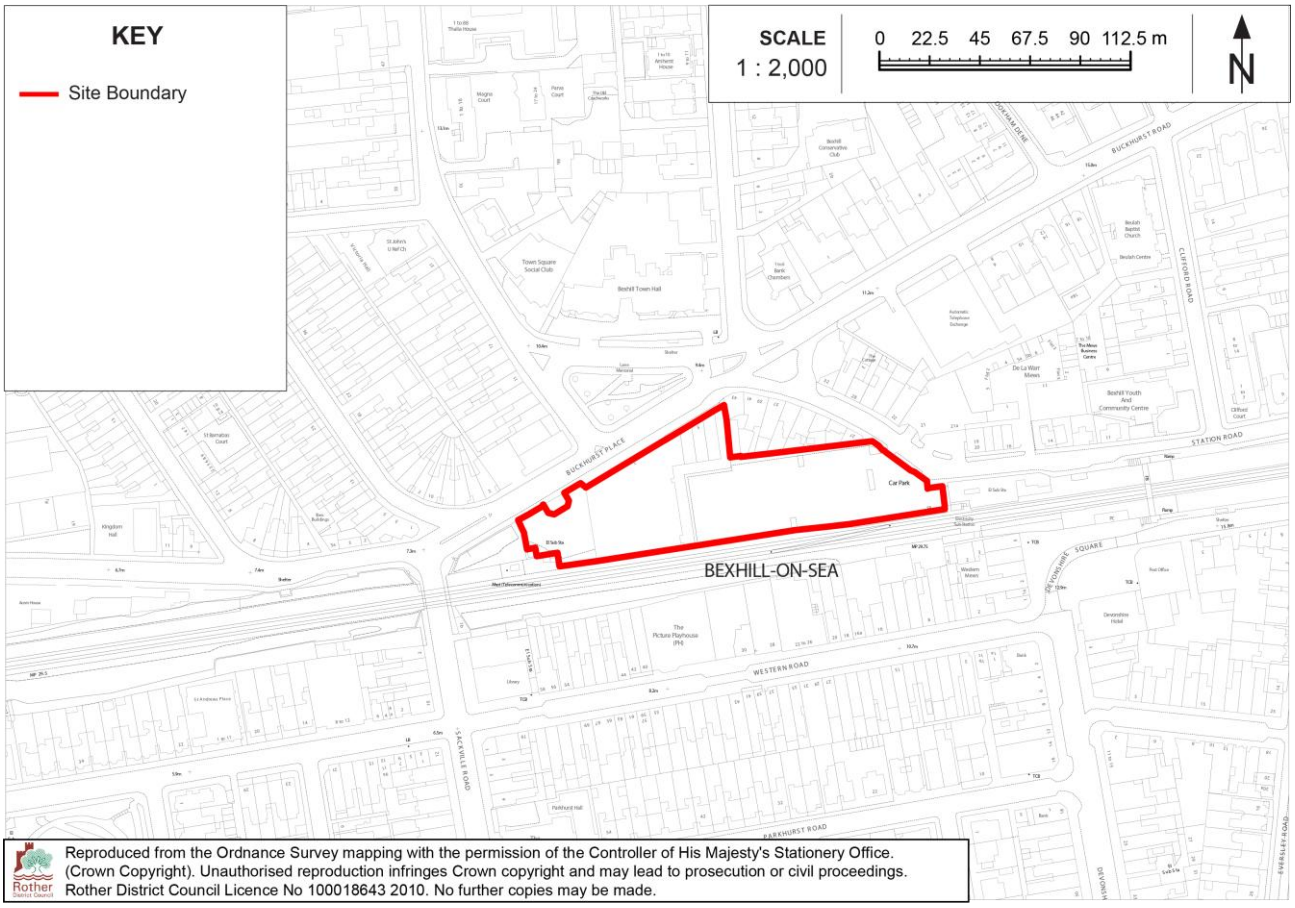
10.45 The loss of offices (a main Town Centre use, as defined in national planning policy) is generally resisted through planning policy, however, legislation grants significant "permitted development" rights for the conversion of small offices to residential uses, although these may not apply in this case due to the site adjoining a listed building. Notwithstanding this, the Villas are not ideally suited to office use, being originally converted from residential use. The small loss of converted office space would be offset

by the benefits arising from the provision of 8 new residential units in a highly sustainable location within walking distance of services, facilities and public transport.

10.46 Southern Water has advised that the site may have limited local network (sewerage) capacity, and phasing of development may therefore be needed alongside network reinforcement prior to occupation of the total number of dwellings.

10.47 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels hydrological catchment), and part of the site is at risk of surface water flooding. Therefore, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed, together with a site-specific flood risk assessment and appropriate Sustainable Drainage (SuDS) in accordance with Policies ENV1-3.

Policy BX7: Sainsbury's site, 1 Buckhurst Place



The site is allocated for a mixed-use redevelopment comprising:

a. Retention of the retail (supermarket) use together with separate small retail units fronting Town Hall Square; and

b. Up to 75 dwellings comprising apartments above the retail use.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Be informed by a comprehensive site masterplan which demonstrates how the retail and residential uses, public realm, landscaping, car parking and access will be accommodated within the site;

iii. Include clear enhancements to the public realm including an improved active frontage onto Buckhurst Place/ Town Hall Square;

iv. Protect the amenity of adjoining residents and businesses;

v. Provide for improved active travel and public transport infrastructure within the site and linking it to Buckhurst Place and Station Road and onwards towards the railway station;

vi. Include the conservation and appropriate re-display of the three concrete murals by Henry Collins and Joyce Millicent Pallot currently within the site;

vii. Preserve the setting of the nearby Grade II listed buildings, The Lane Memorial and Bexhill Town Hall, and the Bexhill Town Centre Conservation Area;

viii. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider;

ix. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment.

10.48 The site comprises a two storey, 1970s building which accommodates a supermarket and a separate small residential unit on its ground floor, an adjoining large car parking area accessed from Station Road, and a service yard. It is within Bexhill town centre but outside the Conservation Area, and just north of the railway line.

10.49 The site is within the Urban Area Type, has a site size of 0.67 hectares and an indicative developable area of 0.4 hectares (excluding car parking). It is allocated for some 75 dwellings as part of a mixed-use scheme at an indicative residential density of 180 dwellings per hectare.

10.50 The site offers an opportunity for redevelopment to improve its appearance, public realm, access, and its relationship with the town centre. Its sustainable location and large size mean that it could accommodate a high number of residential units at a high density above retail use, which should be retained on the ground floor.

10.51 The site has some heritage sensitivities including its proximity to listed buildings and the conservation area and also three concrete murals within the site, which are recognised for their importance by the 20th Century Society. The policy requirements reflect these.

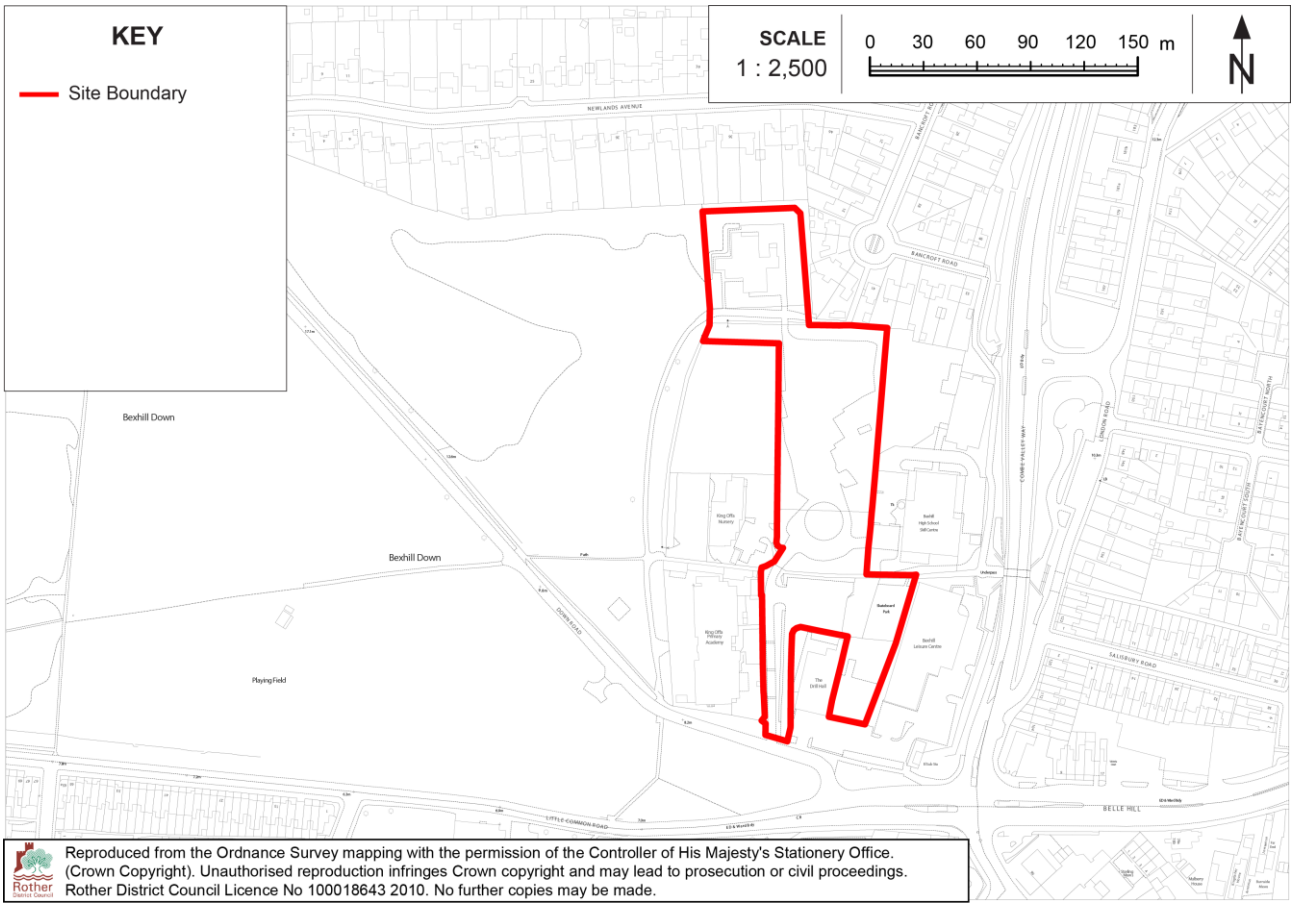
10.52 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment), and part of the site is at risk of surface water flooding. Therefore, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed, together with a site-specific flood risk assessment and appropriate Sustainable Drainage (SuDS) in accordance with Policies ENV1-3. Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users and potentially locating the more vulnerable aspects of the development in lower risk areas (e.g. in the eastern part of the site).

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

- A Flood Response Plan will be required if properties or primary access routes are shown to be impacted during the design flood event.

Policy BX8: Former Bexhill High School site, Down Road



The site is allocated for a residential development comprising some 80 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Be delivered through a comprehensive masterplan, ensuring a coordinated approach to housing, open space, landscaping, and public realm;

iii. Provide a Green Infrastructure framework that retains and enhances habitats, alongside Sustainable Drainage (SuDS) measures;

iv. Provide children's play space within public open space, in accordance with the approved masterplan;

v. Provide vehicular access from Down Road incorporating necessary on-site and off-site highways works;

vi. Provide internal pedestrian and cycle connections, retaining the existing Public Rights of Way and incorporating north–south linkages to the east of the site;

vii. Maintain access to the adjacent Leisure Centre and Drill Hall;

viii. Retain and enhance existing landscape buffers, particularly on the northern boundary;

ix. Provide ancillary car/coach drop-off areas for the adjacent school;

x. Prepare and implement a Travel Plan to support sustainable travel choices for residents.

10.53 This vacant, brownfield site, formerly occupied by Bexhill High School, is located north of the Town Centre close to the junction of Combe Valley Way and the A259 and forms a prominent gateway to the town. Bexhill Leisure Centre and a former Skills Centre lie to the east, with King Offa Primary School to the west, and a large area of public open space, Bexhill Down, further west. There is a Ministry of Defence (MoD) Drill Hall to the south.

10.54 The site is within the Urban Area Type, has a site size of 1.65 hectares and an indicative developable area of 1 hectare. It is allocated for some 80 dwellings at an indicative residential density of 80 dwellings per hectare. It is acknowledged this is below the density required through Policy BX1, however this site is subject to a planning permission for a lower number of dwellings and the allocation reflects a compromise, taking into account the site constraints.

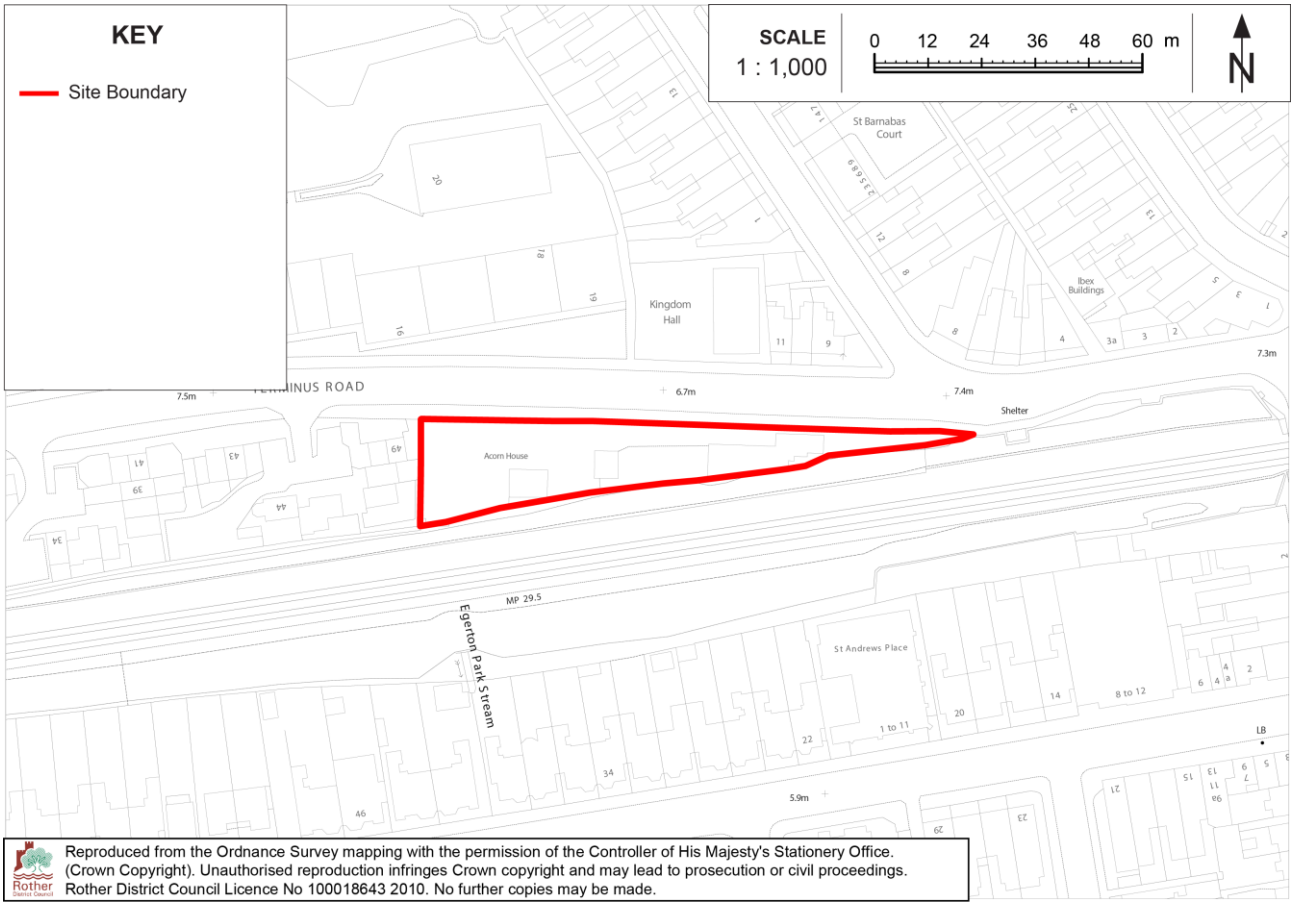
10.55 Two public footpaths cross the site, providing connections from Bancroft Road to Bexhill Down and linking to the Combe Valley Way underpass. An Archaeological Notification Area covers part of the site broadly in the southern section and development would need to comply with Policy HER1. The northern section of the site is bordered by a wider Area that Could become of Importance for Biodiversity (ACIB), as defined by the East Sussex Local Nature Recover Strategy (LNRS). Any proposed scheme will be required to contribute to the measures and objectives of the LNRS.

10.56 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment), and the southern part of the site is within Flood Zone 2 and at risk of surface water flooding. Therefore, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed, together with a site-specific flood risk assessment and appropriate Sustainable Drainage (SuDS) in accordance with Policies ENV1-3.

10.57 The allocation seeks to deliver a high-quality, accessible residential development within walking distance of the Town Centre and public transport connections.

10.58 The site is very close to the A259 which is part of the Strategic Road Network. Therefore, an appropriate Transport Assessment will be required in accordance with Policy INF2 and there will be a need to comply with any requirements from National Highways and the Local Highway Authority.

Policy BX9: Land south of Terminus Road



The site is allocated for residential development comprising some 14 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Retain and enhance existing boundary landscaping on the southern boundary;

iii. Improve the appearance of the frontage onto Terminus Road, including appropriate landscaping;

iv. Include suitable boundary fencing and noise mitigation measures on the southern boundary to protect the amenity of future occupiers;

v. Retain an 8-metre built development exclusion zone from the main river culvert along the western boundary;

vi. Be planned to ensure future access to existing sewerage infrastructure (surface water culvert in the western part of the site) for maintenance and upsizing purposes;

vii. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment.

10.59 This is a brownfield site currently occupied by car sales and car wash businesses and a small office, and an adjoining small plot of land.

10.60 The site is within the Urban Area Type, has a site size of 0.19 hectares and an indicative developable area of 0.13 hectare. It is allocated for some 14 dwellings at an indicative residential density of 108 dwellings per hectare.

10.61 The site is bound by the railway line to the south and residential development to the west, with the Beeching Road industrial estate on the opposite side of the road to the north. Network Rail has highlighted the need for suitable boundary fencing and noise mitigation measures to protect future occupiers.

10.62 There are an underground surface water culvert and a separate main river culvert in the western part of the site, which will influence the layout of the development. It is expected that built development on the site will be restricted to the eastern part of the site.

10.63 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment), and the western part of the site is at risk of surface water flooding. Therefore, early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed, together with a site-specific flood risk assessment and appropriate Sustainable Drainage (SuDS) in accordance with Policies ENV1-3. Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Development will need to be sympathetic to the surface water ponding in the western part of the site. A sequential approach should be undertaken, by locating the most vulnerable aspects of development in areas of lowest flood risk.

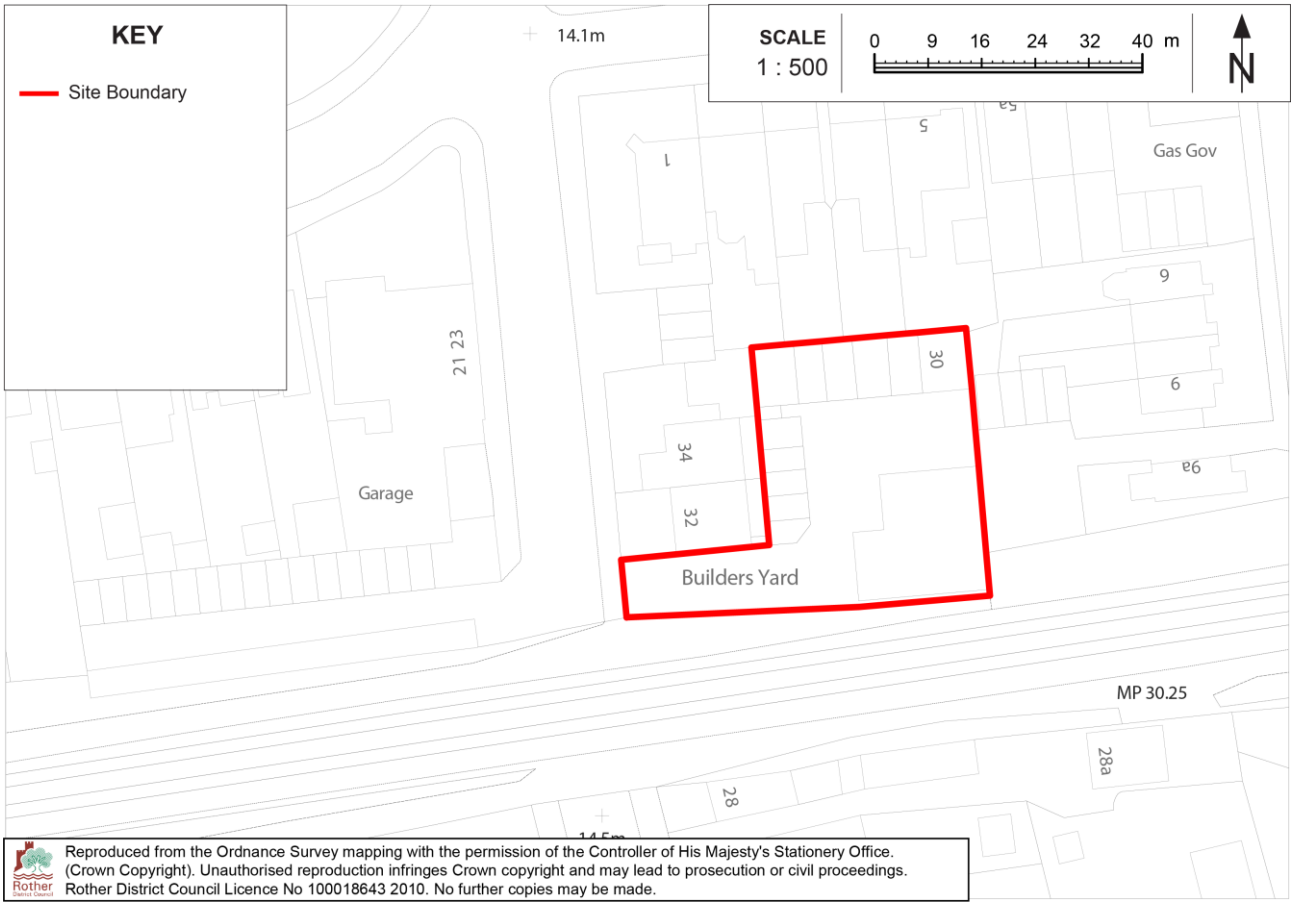
- Blockage modelling should be conducted as part of an FRA to assess the residual risk associated with potential blockage of the culverts on the Egerton Stream beneath the railway line and Terminus Road.

- A buffer distance from the Main River (at least 8m) will need to be maintained to allow access and maintenance.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

10.64 Previous planning appeal decisions have considered the car sales business within the site not to be an employment use and accepted that a solely residential scheme could be provided on the site without having an unacceptable impact on the Council's employment land supply. The appeal decisions indicated that the site may only be suitable for a three-storey block of flats, given the characteristics of the locality. The inclusion of the plot to the east will result in the loss of a small office, however, this will not significantly affect the employment land supply and will allow for more dwellings on this constrained site.

Policy BX10: Land at 30 Dorset Road



The site is allocated for a residential development comprising some 8 dwellings.

Development on this site must:

i. Enhance the existing access to Dorset Road to appropriately service the development;

ii. Include a suitable pedestrian link to Dorset Road;

iii. Ensure that development does not unreasonably harm the amenities of nearby residential development in terms of loss of light, massing or overlooking;

iv. Include suitable boundary fencing and noise mitigation measures on the southern boundary to protect the amenity of future occupiers.

10.65 The brownfield site is located behind a pair of semi-detached dwellings at Nos. 32 and 34 Dorset Road in and is currently in use as a builders' yard.

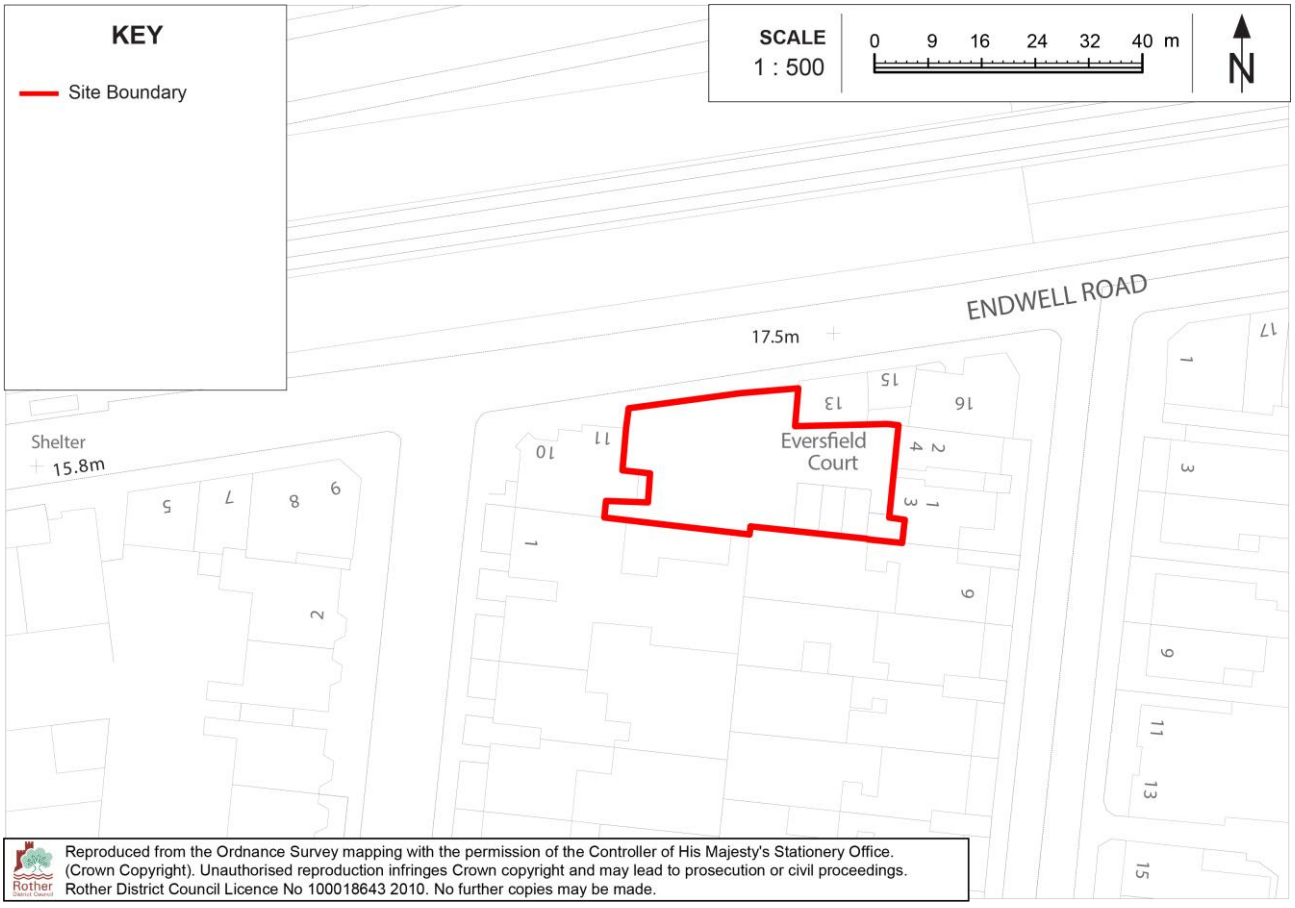
10.66 The site is within the Urban Area Type, has a site size of 0.08 hectares and an indicative developable area of 0.06 hectare. It is allocated for some 8 dwellings at an indicative residential density of 120 dwellings per hectare.

10.67 The south side of the site adjoins the railway embankment. Network Rail has highlighted the need for suitable boundary fencing and noise mitigation measures to protect future occupiers.

10.68 Outline planning permission was granted in 2024 for redevelopment of the existing builders' yard to provide 8 flats with associated landscaping and parking with all matters reserved except for access which has not yet been implemented.

10.69 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment) although it is not shown to be at risk of flooding. Nevertheless, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

Policy BX11: Rear of 11 Endwell Road



The site is allocated for a residential development comprising some 6 dwellings.

Development on this site must:

i. Include new pedestrian links to Endwell Road;

ii. Ensure that it does not unreasonably harm the amenities of nearby residential development in terms of loss of light, massing or overlooking;

iii. Ensure an active frontage is provided along Endwell Road;

iv. Preserve and enhance the character and appearance of the Bexhill Town Centre Conservation Area in accordance with Policy HER1.

10.70 The site is located on Endwell Road within Bexhill Town Centre and the Town Centre Conservation Area. It comprises a privately-owned car park with 13 parking spaces and a

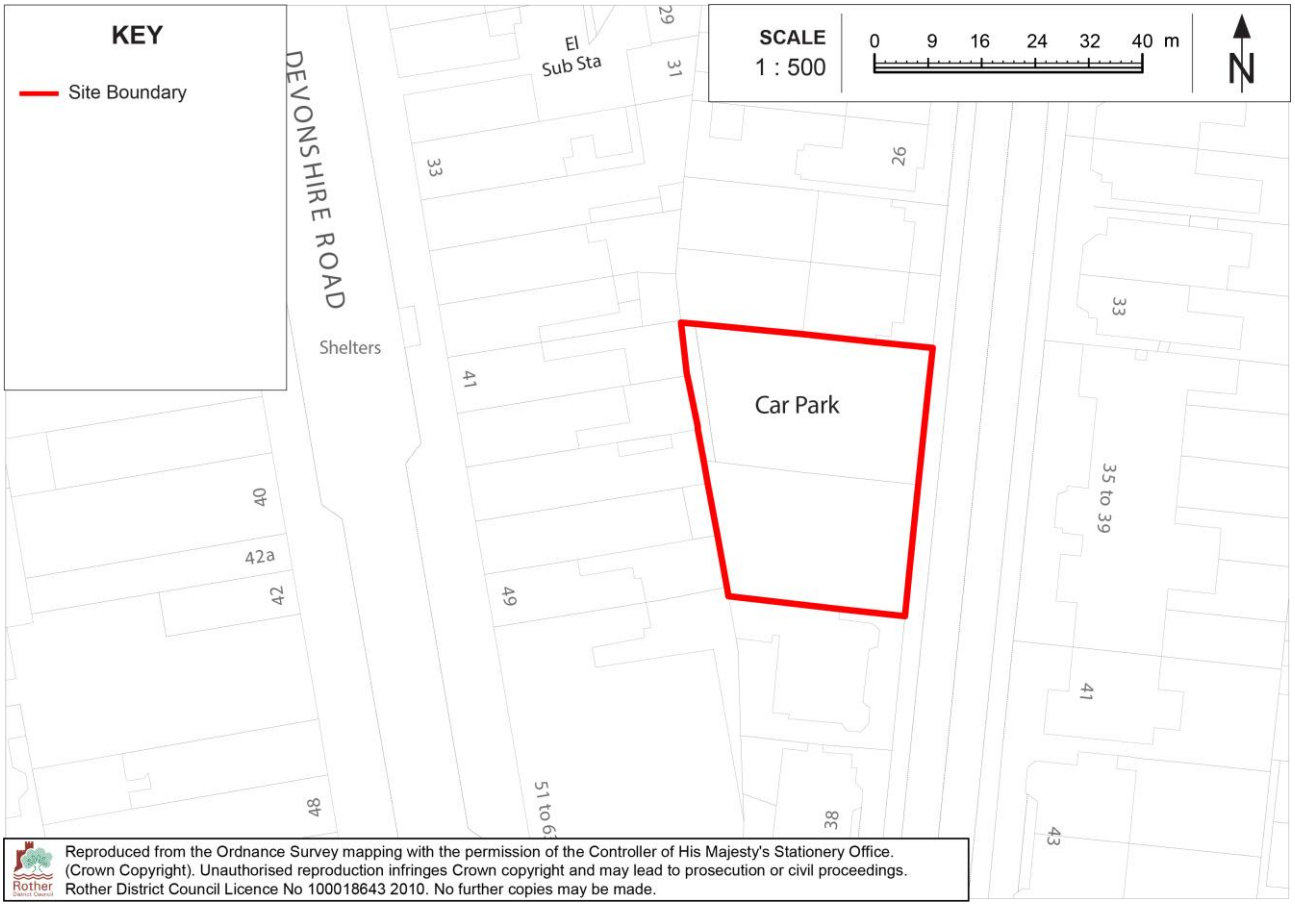
single storey triple-bay garage. It is flanked by mixed-use commercial and residential development on either side.

10.71 The site is within the Urban Area Type, has a site size of 0.04 hectares and an indicative developable area of 0.03 hectare. It is allocated for some 8 dwellings at an indicative residential density of 200 dwellings per hectare.

10.72 Planning permission was granted in 2024 for the demolition of the garage block and provision of a 3-storey building containing 6 flats, which has not yet been implemented.

10.73 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment) although it is not shown to be at risk of flooding. Nevertheless, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

Policy BX12: Eversley Road Car Park, Eversley Road



The site is allocated for a mixed-use development comprising:

a. Some 10 dwellings

b. The retention of public car-parking (circa ten spaces)

Development on this site must:

i. Ensure that it does not unreasonably harm the amenities of nearby residential development in terms of loss of light, massing or overlooking;

ii. Preserve and enhance the character and appearance of the Bexhill Town Centre Conservation Area;

iii. Include improvements to the public realm including on its boundary with the highway at Eversley Road;

iv. Include improvements to active travel connections and infrastructure, including, subject to an assessment of need, public cycle parking within the site.

10.74 The site is a public car park, providing some 35 spaces accessible from Bexhill Town Centre, in a largely residential street. It is within the Town Centre Conservation Area but just outside the primary shopping area and town centre.

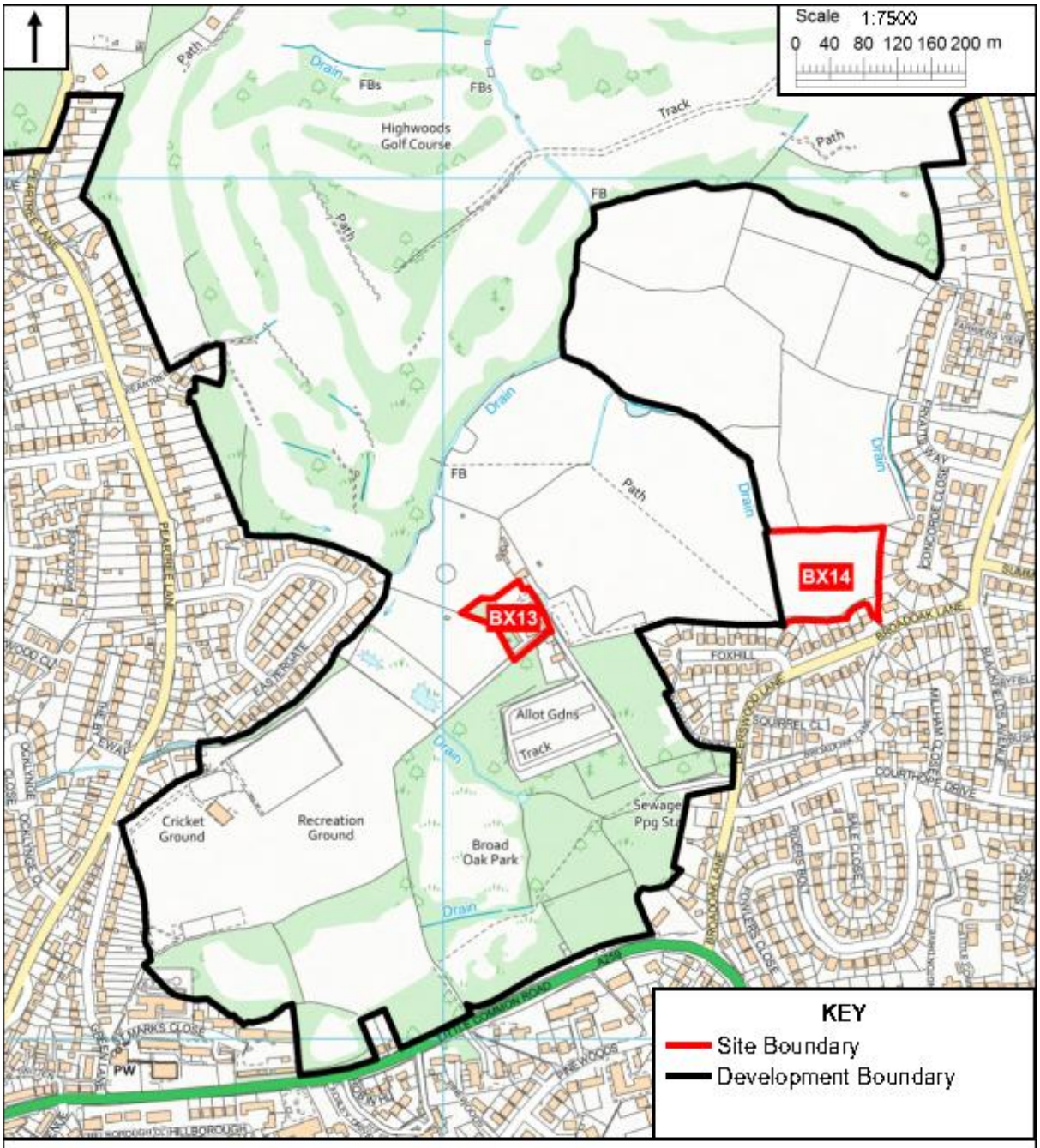
10.75 The site is within the Urban Area Type, has a site size of 0.05 hectares and an indicative developable area of 0.05 hectares. It is allocated for some 10 dwellings as part of a mixed-use scheme at an indicative residential density of 200 dwellings per hectare. A careful design will be required to protect the amenity of adjacent properties and the character of the Conservation Area.

10.76 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment) although it is not shown to be at any significant risk of flooding. Nevertheless, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

10.77 While the redevelopment of the site would reduce the number of public car parking spaces, this is a sustainable location within a short walk of the railway station and bus services. There is ample on-street parking nearby and a large public car park at the De La Warr Pavilion, within a short walk of the site. The benefits of providing additional dwellings in this location are considered to over-ride the small loss of car parking.

Bexhill – Suburban Area

Parish: Bexhill

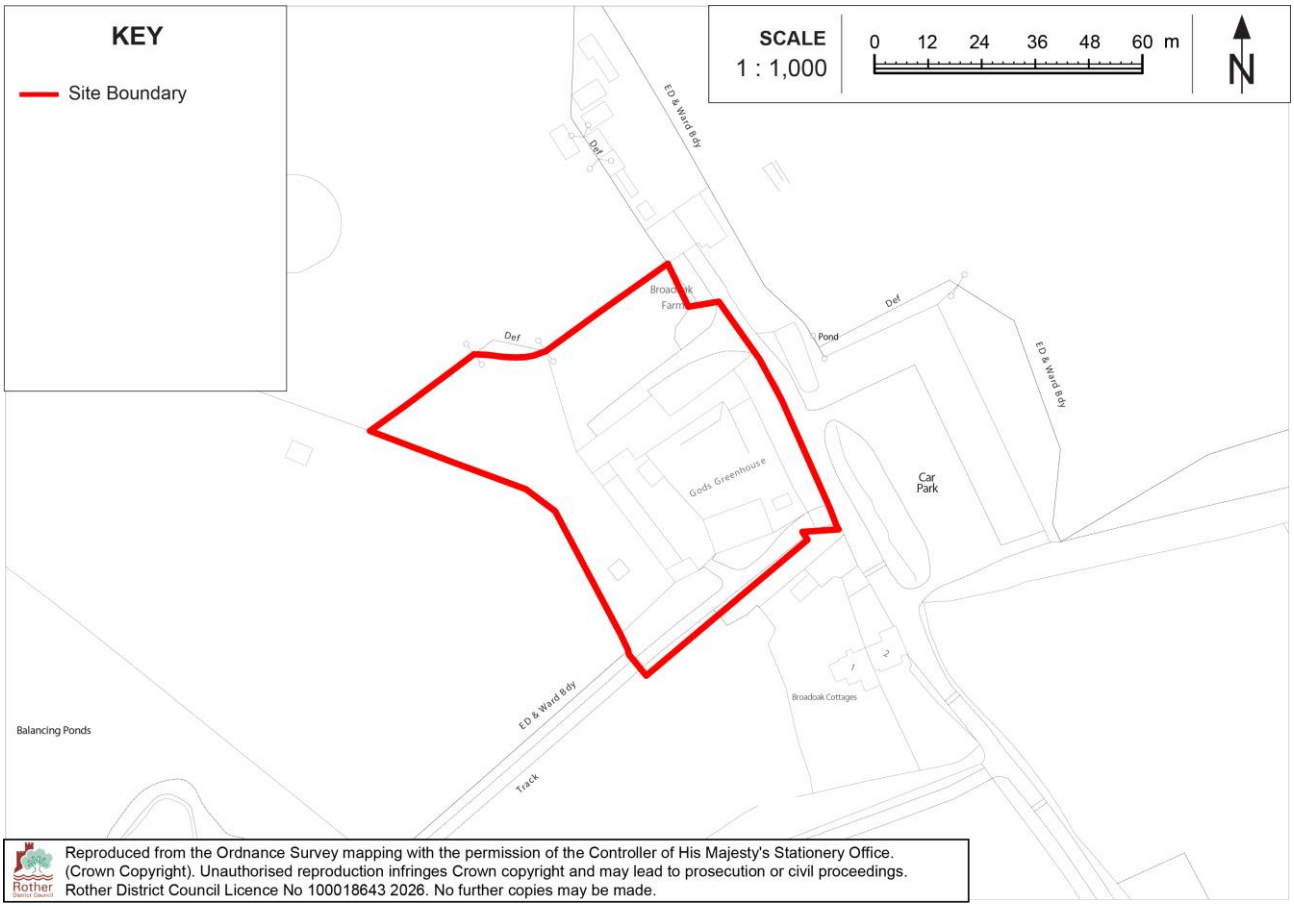


Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

10.78 The suburban area of Bexhill covers a large area outside the central urban area. The map above illustrates only a portion of it, focusing on locations where allocation sites are included. Generally, suburban areas are less centrally located in relation to key services, facilities and public transport connections, although some parts of the Bexhill suburban area do benefit from good access, including to the district centres at Sidley and Little Common.

10.79 In this area there are opportunities for both brownfield and greenfield development. While the higher densities typical of the central urban area may not suit all suburban contexts, medium-density development can support walkability and local service viability. In accordance with national planning policy, it remains important that developments avoid homes being built at low densities and make optimal use of the potential of each site. Development should also respond positively to local character and contribute to a sense of place.

Policy BX13: Land at Broad Oak Park



The site is allocated for residential development comprising some 8 dwellings.

Development on this site must:

i. Take a farmstead approach to the site layout, retaining as much of the existing historic building fabric as possible, as informed by a historic building assessment and heritage assessment;

ii. Where new buildings are proposed these should be of an appropriate scale and design to ensure that any structure is not overbearing upon the historic farmyard;

iii. Be of an agrarian character in terms of materiality and design (including any associated parking areas);

iv. Maintain access to the Public Right of Way (Bexhill 65) adjacent to the site's south-eastern boundary;

v. Maintain, protect and enhance the woodland within the south-western part of the site and trees on other site boundaries, in accordance with Policy LAN3;

vi. Be informed by a Land Contamination Survey in accordance with Policy ENV5;

vii. Be subject to Habitats Regulations Assessment screening and incorporate necessary mitigation to ensure no adverse effect on the integrity of the Pevensey Levels, including appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3;

viii. Be informed by Ecological Surveys in accordance with Policy ENV8;

ix. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment.

10.80 The site comprises former agricultural buildings, last in use for small-scale commercial/ community uses, associated car parking and an adjoining small area of woodland. It is accessed via a narrow lane which also leads to the adjoining large area of public open space at Broad Oak Park. It is outside the Development Boundary of Bexhill and has a rural setting, close to grazing fields, woodland and open space. Nevertheless, as a brownfield site it is relatively close to the amenities of Bexhill and suitable in principle for small-scale residential redevelopment, providing it is sensitively designed to take account of the historic use of the site, the non-designated heritage asset of the remaining historic farmstead buildings and its rural setting.

10.81 The site is within the Suburban Area Type, has a site size of 0.44 hectares and an indicative developable area of 0.2 hectares. It is allocated for some 8 dwellings at an indicative residential density of 40 dwellings per hectare.

10.82 Woodland adjacent to the south-eastern boundary of the site forms part of a wider Area that Could become of Importance for Biodiversity (ACIB), as defined by the East Sussex Local Nature Recover Strategy (LNRS). Any proposed scheme will be required to contribute to the measures and objectives of the LNRS.

10.83 The site lies within the Pevensey Levels Hydrological Catchment and is partly at risk of surface water flooding. Therefore, the proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with

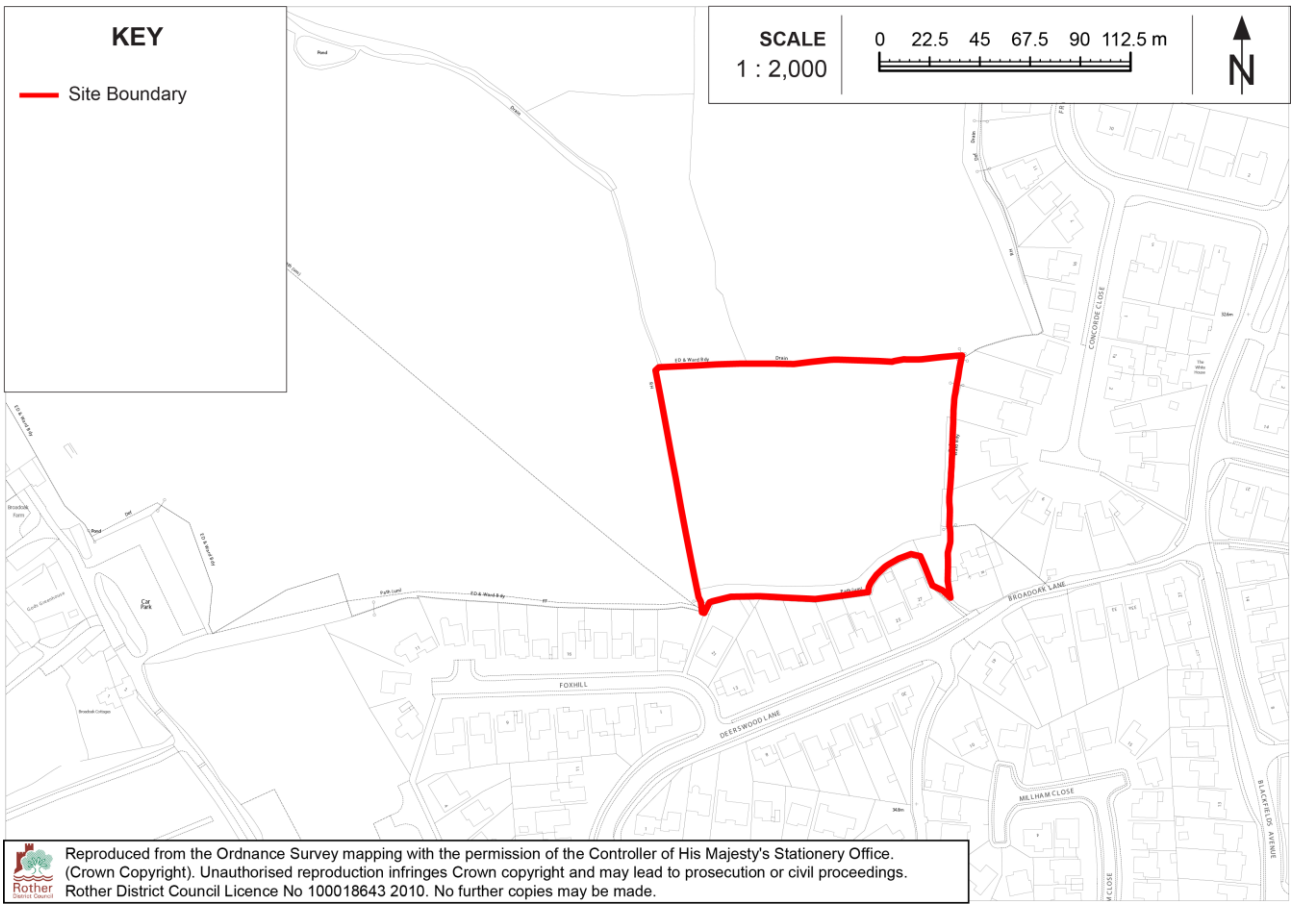
Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed, together with a site-specific flood risk assessment. Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Development will need to be sympathetic to the surface water ponding in the centre of the site. A sequential approach should be undertaken, by locating the most vulnerable aspects of development in areas of lowest flood risk.

- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

Policy BX14: Land north of Broadoak Lane



The site is allocated for residential development comprising some 35 dwellings.

Development on this site must:

i. Secure a replacement area of public open space in a suitable location, to be agreed by the Council and provided prior to the commencement of development and thereafter retained as public open space;

ii. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

iii. Include vehicular access from the adjoining land to the north;

iv. Include pedestrian links to the existing public footpath (Bexhill 26a) on the southern boundary;

v. Retain and enhance existing mature trees and hedges on the site boundaries, other than where short sections need to be removed to facilitate access, which should be minimised as far as possible;

vi. Provide additional planting, street trees and landscape management and biodiversity enhancements, informed by a Landscape and Ecological Management Plan;

vii. Be subject to Habitats Regulations Assessment screening and incorporate necessary mitigation to ensure no adverse effect on the integrity of the Pevensey Levels, including appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3;

viii. Implement a Construction Environment Management Plan and Construction Management Plan addressing biodiversity, pollution prevention, air quality, noise mitigation, and contamination risks.

10.84 The site comprises an area of open space consisting of a sloping grassed field with treed boundaries on the edge of a residential area, just south of an area of land currently being developed with 210 dwellings.

10.85 The site is within the Suburban Area Type, has a site size of 1.26 hectares and an indicative developable area of 1 hectare. It is allocated for some 35 dwellings at an indicative residential density of 35 dwellings per hectare.

10.86 National planning policy seeks to prevent existing open space from being built on unless certain criteria are met, including that the loss resulting from the development would be

replaced by equivalent or better provision in a suitable location. This is also a condition of a deed of dedication with Fields in Trust, which the site is currently subject to (together with the adjoining, larger Broad Oak Park). While the deed of dedication is not a planning matter, it does mean that an alternative, equivalent area of public open space would need to be identified and dedicated before this field could be released for an alternative use. This would also satisfy the national planning policy requirement. The council, as landowner, is currently seeking to develop proposals to satisfy the Fields in Trust requirement, which would retain the same level of open space for public access within the same catchment area.

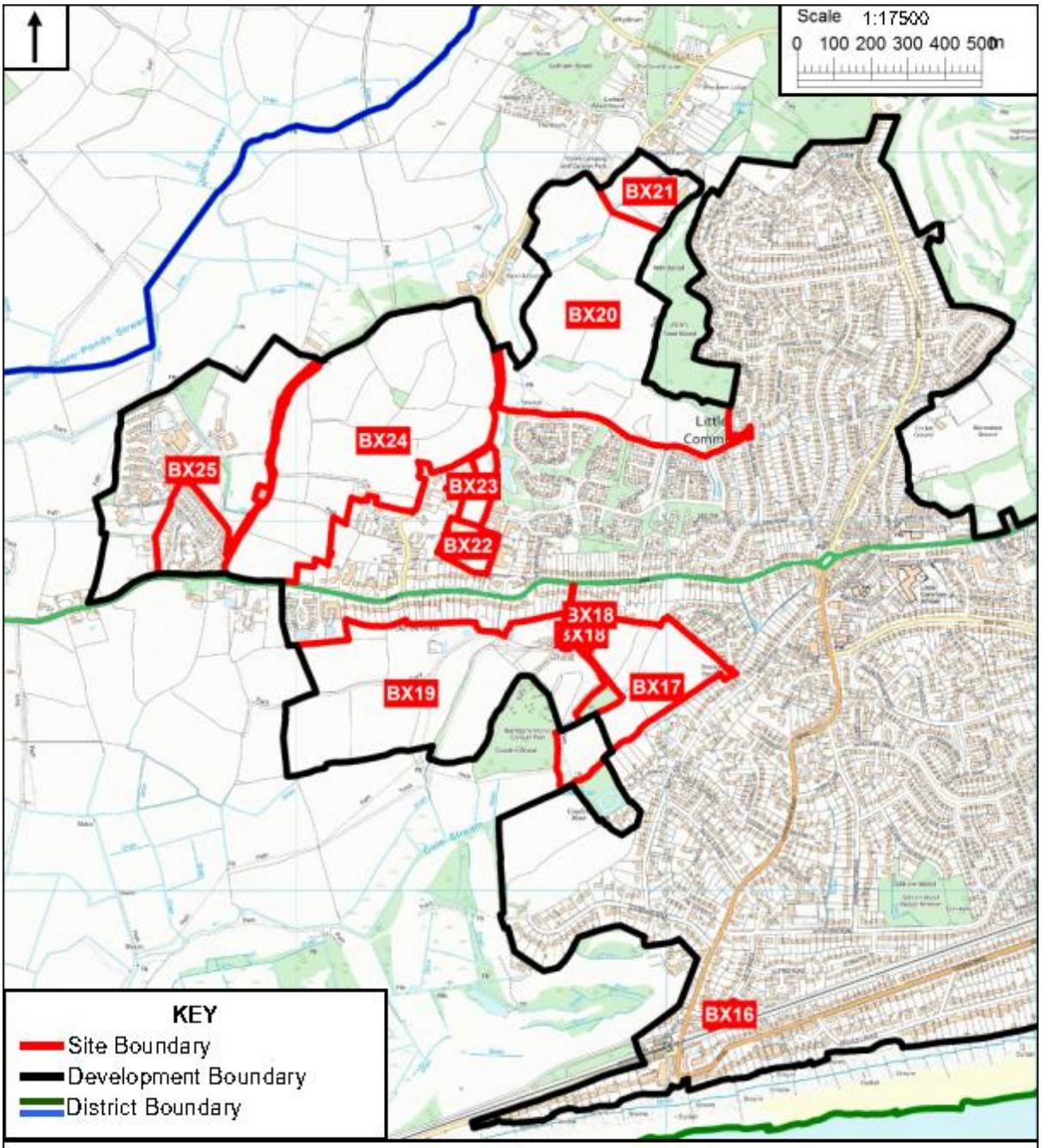
10.87 On completion of the adjoining development, the site will be surrounded by residential development on three sides. Given the significant need for housing and the adjoining, larger area of public open space to the west, the release of this limited parcel of land can be accepted, on the basis that an equivalent replacement area of open space will be identified and secured by the Council as landowner prior to the commencement of development.

10.88 There is a public footpath on the southern edge of the site but no suitable vehicular access point from Broadoak Lane, although pedestrian links could be provided. Therefore, vehicular access would need to be via the adjoining land to the north. It is likely that financial contributions towards bus services would be required as part of the development, as the area is relatively poorly served.

10.89 The site lies within the Pevensey Levels Hydrological Catchment. Therefore, the proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

West Bexhill Growth Area

Parish: Bexhill



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

10.90 The largest sites suitable for development in West Bexhill are on greenfield land, although there are also some brownfield opportunities. Some substantial sites already have planning permission or are delegated to approve, or were allocated in the previous Local Plan. This Local Plan takes forward these sites, together with some additional large sites.

10.91 Impacts of development in this area on the A259 Barnhorn Road and the Habitats sites at the Pevensey Levels in particular will need to be carefully considered through planning applications. A new western road bypass of Bexhill is not anticipated for delivery during the Plan period, and consequently the allocations work within the limitations of the existing road network.

10.92 The site allocations and the specific site requirements have been carefully considered, taking into account existing constraints in the West Bexhill area, including:

- Its proximity to the environmentally sensitive area of the Pevensey Levels, meaning any new development must incorporate careful sustainable drainage (SuDS) solutions comprising at least three treatment stages in accordance with Policy ENV3;
- Impacts on the A259 trunk road, including the Little Common Roundabout;
- The road network away from the A259, which (particularly in the west) comprises narrow, winding country lanes unsuited to additional traffic;
- Its sensitive landscape setting, with long views into the countryside to the south-west and north;
- Areas at risk of flooding, which effectively encircle the Growth Area to the south and north;
- The distance of many large sites from services, facilities and public transport connections in Bexhill and Little Common, meaning that without careful planning and provision of infrastructure, new residential development could be unsustainable and largely car dependent.

Policy BX15: West Bexhill Growth Area - Infrastructure

1. New development within the West Bexhill Growth Area must appropriately contribute to the infrastructure required to create a sustainable, "Live Well Locally" community that also meets the Local Plan's overall priorities of being "Green to the Core" and creating "A Thriving Local Economy".

2. Infrastructure will be required to be provided in a timely manner, either by direct provision or through proportionate (to the respective quantum of residential development) financial contributions attached to the respective planning permissions.

3. The development of sites which are the subject of policies BX17, BX18, BX19, BX20, BX21, BX22, BX23, BX24 and BX25 shall contribute to shared infrastructure to serve those sites through:

    i. Improvements to the strategic and local road networks (including any improvements to the wider road network in the Bexhill area) that are necessary to make the impacts of development acceptable, in accordance with the requirements of National Highways and the Highway Authority;

    ii. Improvements to pedestrian and cycling infrastructure to support and enable active travel, including new and improved safe and attractive routes to Little Common District Centre and Cooden Beach railway station;

    iii. Improvements to public transport including in terms of its provision and infrastructure;

    iv. The provision of a new Primary School with Early Years Nursery provision, to serve the West Bexhill area within site BX24, when required by the Education Authority;

    v. A comprehensive network of Green and Blue Infrastructure, including attractive and landscaped public open spaces with retained mature trees and ponds, play areas for all ages, and areas for habitat creation and biodiversity enhancements, having regard to the qualitative and quantitative deficits identified by the Rother Green and Blue Infrastructure Study (2026) and the Measures and Priorities identified in the Local Nature Recovery Strategy;

vi. The provision of outdoor sports facilities including formal playing pitches (which may be all-weather pitches) to meet the needs of new residents, with appropriate supporting infrastructure;

vii. The provision of indoor meeting places within sites BX20 and BX24;

viii. Incorporation of appropriate Sustainable Drainage Systems (SuDS) with at least three treatment stages in accordance with Policy ENV3, with development subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that development can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site;

ix. The provision of an overarching foul drainage strategy, in conjunction with Southern Water. Occupation of development to be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.93 There is a need for a master-planning approach to the West Bexhill Growth Area to ensure the creation of a Live Well Locally sustainable community. A strategic masterplan diagram is shown at Figure 10.4 below.

10.94 The West Bexhill Strategic Masterplan provides an overarching spatial framework for coordinating development across the Growth Area. It identifies the broad relationship between development areas, local shops and services, education, health and community infrastructure, sports and recreation, strategic green and open space, retained woodland, tree belts and hedgerows, key heritage assets and the principal movement network. It also illustrates public transport connections and how individual development sites should contribute to a connected strategic active travel network, including links to existing routes, planned improvements and identified network gaps or connections that need to be secured.

10.95 The masterplan is strategic and indicative rather than a detailed design or layout for individual sites. Development proposals should respond positively to the spatial principles shown, while the precise disposition of development, streets, spaces and infrastructure will be determined through the relevant site allocation policies, other policies of the Local Plan and, where required, more detailed site masterplanning. Particular importance should be given to maintaining connections between development sites and with surrounding neighbourhoods, integrating and connecting green and blue infrastructure,

and ensuring that local shops and services, health and community facilities, the proposed primary school, sports and recreation provision and other infrastructure are accessible by walking, wheeling, cycling and public transport.

10.96 New residential and employment development must be supported by new and improved infrastructure. This is identified in the Infrastructure Delivery Plan (IDP) and Policy BX15. The IDP will be subject to regular review, ensuring it takes account of the latest available information including on development phasing and viability. Impacts on infrastructure in adjoining Authorities is also a consideration, given the close proximity of parts of the Growth Area to the district boundary.

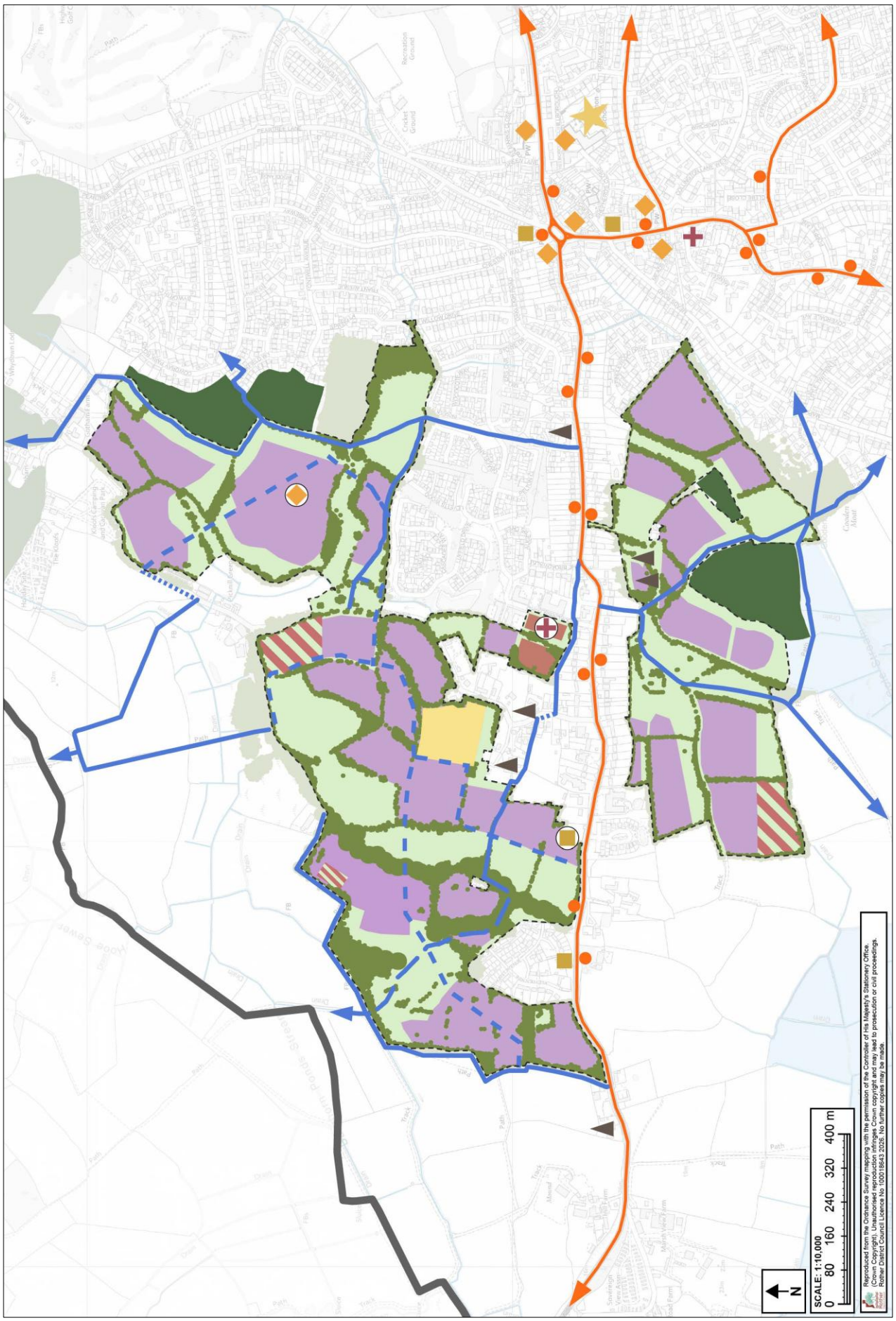
10.97 It is appreciated that some of the individual sites listed in Policy BX15 already benefit from planning permission (or are delegated to approve subject to a Section 106 agreement). In these cases, the infrastructure requirements of the individual site would have been secured through the permission, and this policy does not change that. However, the sites are included to allow for a situation where an existing planning permission may not be implemented.

West Bexhill Growth Area – Strategic Masterplan

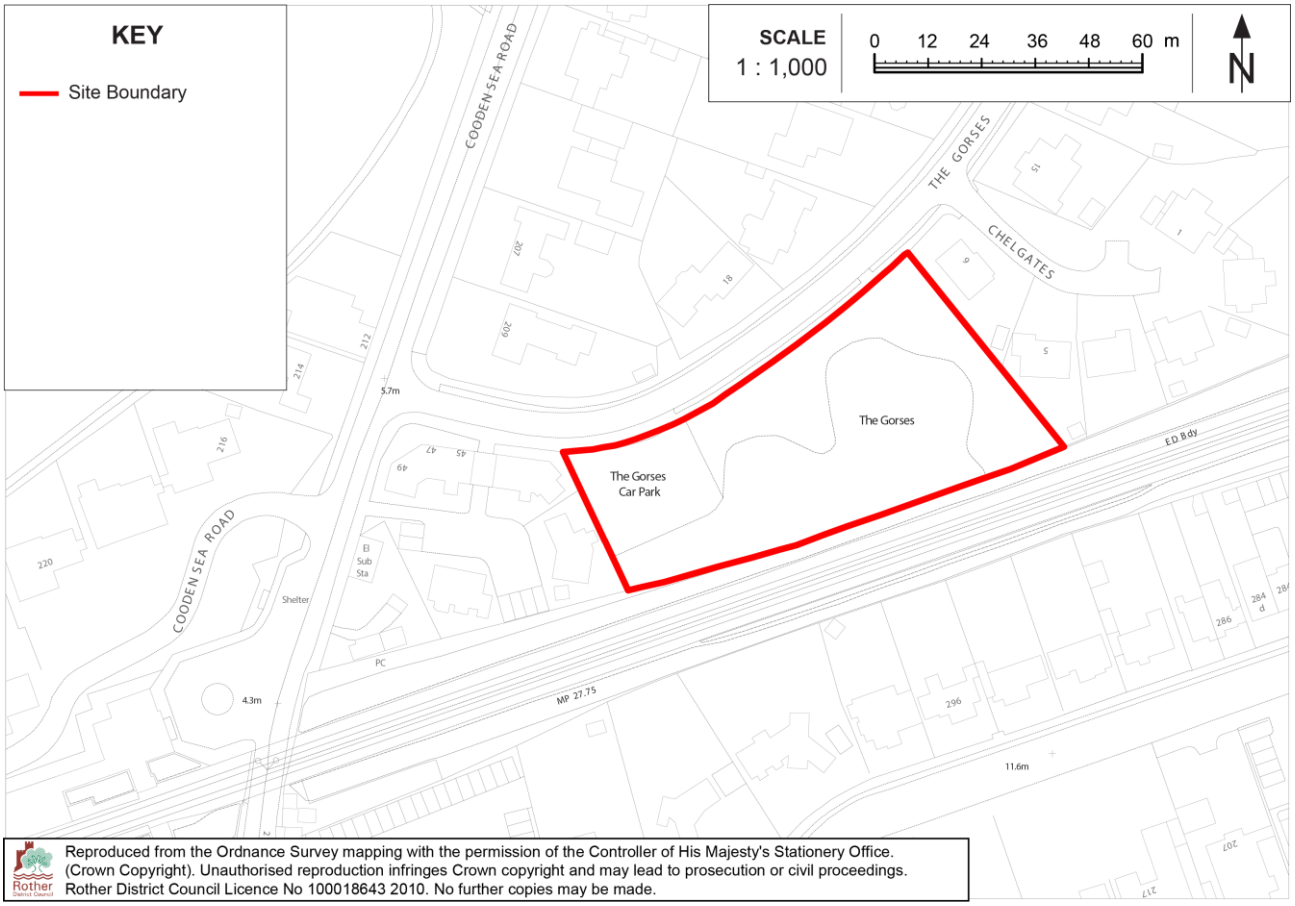
Strategic Masterplan Key:

Development:		**Green & Open Space:**	
	Growth Area Boundary		Ancient Woodland
	Development Area		Woodland, Tree Belts & Hedgerows
	Local Shops & Services		Open Space / Green Infrastructure
	Proposed Local Shops and Services		Sports & Recreation
	Existing Primary School		Proposed Sports and Recreation
	Existing Secondary School		Listed Buildings
	Potential Location for a Primary School		District Boundary
	Employment Area		
Transport Infrastructure:		**Health & Community:**	
	Existing Bus Route		Existing GP / Health Facility
	Existing Bus Stop		Proposed GP / Health Facility
	Proposed / Enhanced Public Transport Corridor		Existing Community Facility
	Principal Development Access		Proposed Community Facility
Strategic Active Travel Network:			
	PROW - Public Right-of-Way & Existing Strategic Active Travel Route		
	Proposed upgrade of Strategic Active Travel Route		
	LCWIP Route / Planned Active Travel Improvement		
	Strategic Active Travel Connection to be Incorporated Within Development		
	Strategic Network Gap / Connection Required		

Figure 10.4: West Bexhill Growth Area – Strategic Masterplan Diagram



Policy BX16: Gorses Car Park and Open Space, The Gorses



The site is allocated for residential development comprising some 10 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Comprise of small (1-3 bedroom) dwellings to address the needs for small dwellings in the district;

iii. Be limited to the existing, hard-surfaced public car parking area and not extend into the area of public open space within the site, unless any loss (which should be minimised as far as possible) would be replaced by equivalent provision in terms of quantity and quality in a suitable location;

iv. Include measures to protect and enhance biodiversity within the site;

v. Be subject to Habitats Regulations Assessment screening and incorporate necessary mitigation to ensure no adverse effect on the integrity of the Pevensey Levels, including appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3;

vi. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment;

vii. Include suitable boundary fencing and noise mitigation measures on the southern boundary to protect the amenity of future occupiers.

10.98 The site comprises a small public car park and an adjoining larger area of public open space consisting of grassed and wooded areas. It is located in a relatively sustainable location within walking distance of Cooden Beach railway station and is bounded by residential development to the east and west.

10.99 The site is within the Suburban Area Type, has a site size of 0.39 hectares and an indicative developable area of 0.06 hectares. It is allocated for some 10 dwellings at an indicative residential density of 166 dwellings per hectare.

10.100 There is ample on-street parking in the local area available for users of the nearby railway station, and consequently, the loss of the public car park is considered acceptable, on the basis that its redevelopment would allow for the provision of small dwellings, boosting the housing supply of this accommodation type in this area of Bexhill.

10.101 However, the loss of the public open space within the site would be contrary to national planning policy and consequently, any impact would need to be minimised as far as possible, and any loss replaced by equivalent provision in terms of quantity and quality in a suitable location.

10.102 Given the site's close proximity to the Pevensey Levels SSSI, Ramsar site and SAC, and the fact that the scrubland to the south of the car park is defined as an Area that Could become of Importance for Biodiversity (ACIB) in the East Sussex Local Nature Recover Strategy (LNRS), the development would need to include measures to protect and enhance biodiversity, and contribute to the measures and objectives of the LNRS.

10.103 The site lies within the Pevensey Levels Hydrological Catchment. Therefore, the proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three

treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed. Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

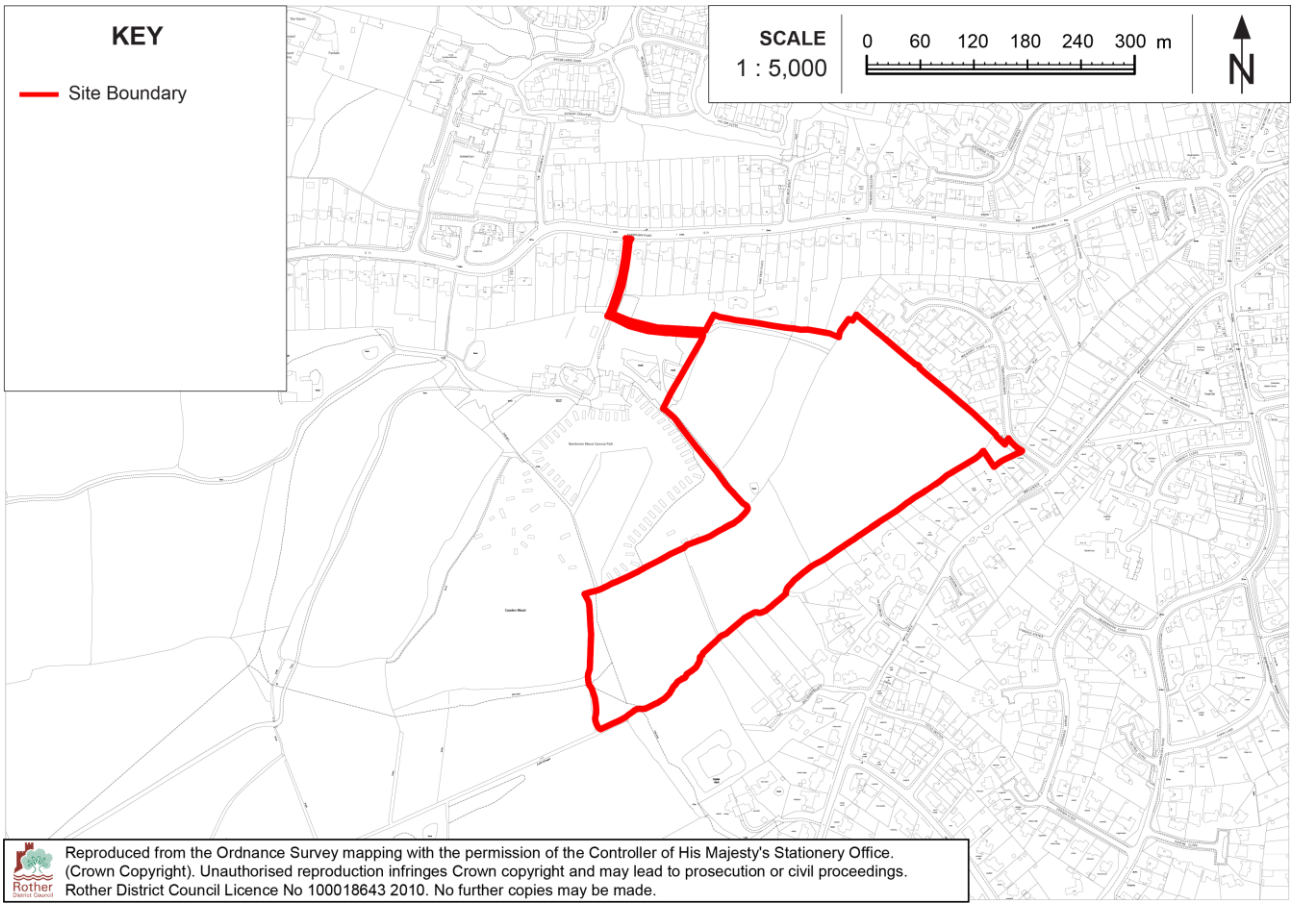
- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users. A sequential approach should be undertaken, by locating the most vulnerable aspects of development in areas of lowest flood risk.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

- A Flood Response Plan will also be required.

10.104 The site is close to the railway line and Network Rail has highlighted the need for boundary fencing and appropriate noise mitigation measures to protect the amenity of the new dwellings. The siting and design of this would be for determination at planning application stage.

Policy BX17: Land off Spindlewood Drive



The site is allocated for residential development comprising some 146 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide highway access from Spindlewood Drive and Barnhorn Road, including offsite highway works to make the development acceptable in highway terms;

iii. Provide a pedestrian footpath link to Barnhorn Road and footpath improvements at the Spindlewood Drive access;

iv. Provide children's play space in the form of both a Locally Equipped Area for Play (LEAP) and a Local Area for Play (LAP);

v. Provide a green corridor through the centre of the site between two areas of existing adjacent woodland areas for ecological and public recreational use. The corridor will include the retention and enhancement of the existing pond only for ecological value and not as part of the SuDS system, which should form part of an enhanced buffer to the adjacent Ancient Woodland;

vi. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the south-west boundary, between the edge of development and the ancient woodland;

vii. Retain and enhance existing boundary planting, particularly in relation to the existing Tree Preservation Orders on adjacent sites and the north and northeastern boundaries of the site;

viii. Include provision for any protected species found to be using the site, including appropriate mitigation and/or compensation for any loss of habitat, retaining physical linkages through the central wildlife corridor;

ix. Be subject to Habitats Regulations Assessment screening and incorporate necessary mitigation to ensure no adverse effect on the integrity of the Pevensey Levels, including appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3;

x. Protect the amenity of adjoining residential properties to the north, north-east and south-east, and the existing character of the countryside and farm complex to the south-west and west;

xi. Provide improvements to existing local bus stop infrastructure and make financial contribution towards improving local bus services.

10.105 This greenfield site lies to the south of Barnhorn Road and west of Spindlewood Drive, Little Common. It is within the Suburban Area Type, has a site size of 7.3 hectares and an indicative developable area of 3.4 hectares. It is allocated for some 146 dwellings at an indicative residential density of 43 dwellings per hectare.

10.106 The site can be accessed from both Spindlewood Drive and Barnhorn Road and is close to bus services, shops and community facilities within Little Common District Centre. Highway impacts must be carefully assessed, with any proposals required to deliver appropriate off-site mitigation. This includes consideration of cumulative impacts from other developments. One of the accesses is to come from the A259 which is part of the Strategic Road Network. Any proposed upgrade/improvement of an existing SRN access

will need to be fully assessed by National Highways in line with the relevant guidance set out in DfT Circular 01/2022 and the Design Manual for Roads and Bridges (DMRB). Improvements to pedestrian and sustainable transport links are essential. This includes a direct pedestrian route from the site to Barnhorn Road, footway improvements at the Spindlewood Drive access, upgraded bus stop infrastructure, and financial contributions towards improved local bus services. A site-specific travel plan will be required to ensure the use of sustainable transport is maximised.

10.107 The site lies within the Pevensey Levels Hydrological Catchment. Habitats Regulations Assessment screening will be needed, to demonstrate beyond reasonable scientific doubt that the development can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site. The proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

10.108 There are also areas of the site that are within Flood Zones 2 and 3 which overlaps with areas at risk of surface water flooding. This is predominantly in the south-western part of the site and along the southern boundary. A site-specific flood risk assessment will be needed.

10.109 The south-western field provides open views towards the Levels and must be kept free of built development to protect the landscape setting. This area is considered most suitable for SuDS infrastructure, enabling the retention of its open character.

10.110 A connection to the nearest point in the foul sewerage network with adequate capacity will be required, agreed with the service provider. Development layout should also account for the existing wastewater pumping station at Spindlewood Drive to avoid land use conflicts.

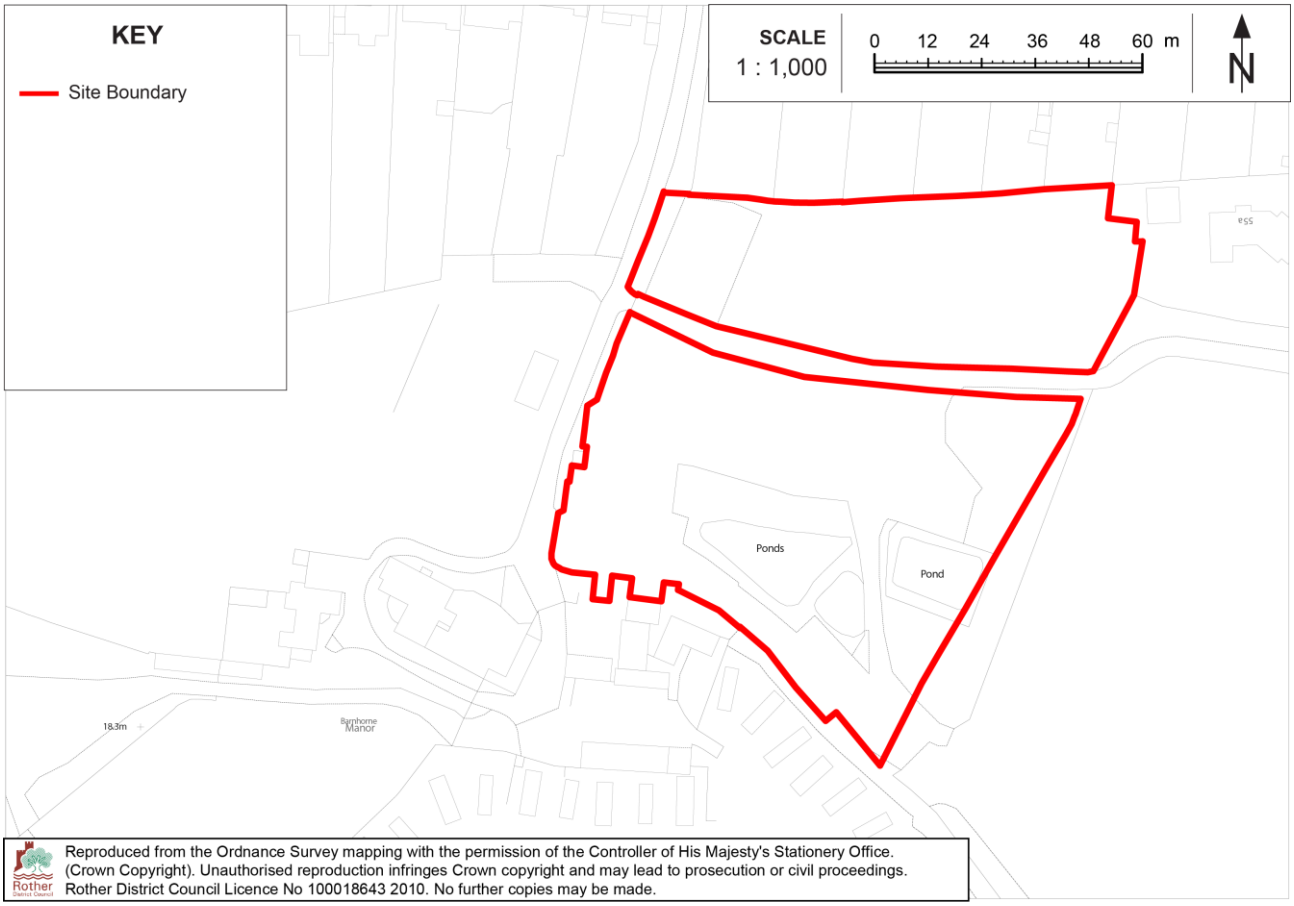
10.111 There are two bands of trees that run through the site linking a wooded area to the north with Ancient Woodland to the south. This is an important landscape feature within the site and acts as a wildlife corridor between the two areas of woodland that should be retained for ecological and recreational open space. Part of the area may be suitable for children's play space. It is recognised that the existing track bisecting the corridor (or an alternative to it) will need to be made up as part of the internal vehicular movement network. Appropriate mitigation measures to enable the safe movement of wildlife

through the corridor will need to be incorporated in the detailed design. There is also a pond in this area which should be retained and enhanced for ecological purposes only and not as part of the SuDS. The pond lies adjacent to the Ancient Woodland and provides existing habitat for protected species. It would therefore be appropriate to include this area within an enhanced buffer zone to the woodland and to restrict public access to it.

10.112 Elsewhere, a minimum 15m buffer between development and the Ancient Woodland should be maintained and other appropriate wildlife mitigation measures informed by a full evaluation of the site's ecological value and potential will be required. The southern part of the site forms part of an Area that Could become of Importance for Biodiversity (ACIB), as defined in the East Sussex Local Nature Recover Strategy (LNRS), and the ancient woodland is defined in the same document as an Area of Particular Importance for Biodiversity (APIB). The development would need to include measures to protect and enhance biodiversity and contribute to the measures and objectives of the LNRS.

10.113 The north-west part of the site adjacent to the historic medieval farm complex is identified as an Archaeological Notification Area and a geophysical survey of the site has identified the potential for archaeological remains to be present throughout this whole field. It will be necessary to clarify the significance of these features through trial trench testing prior to the detailed layout of development on the site being designed so that any important remains can be retained in situ.

Policy BX18: Land north of Barnhorn Manor Caravan Park



The site is allocated for residential development comprising some 20 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Utilise the same access from Barnhorn Road as the adjacent site subject to Policy BX17 of this Plan, including all necessary improvements to the access as required by National Highways;

iii. Provide for pedestrian and cycle links to the adjacent sites subject to Policies BX17 and BX19 of this Plan and to the existing public footpath network;

iv. Protect the setting and preserve or enhance the significance of the Grade II Listed Building, Barnhorn Manor, Lower Barnhorne, to the west of the site;

v. Include a landscaping scheme to enhance the appearance of the development which includes the protection and retention of trees on the site boundaries;

vi. Be subject to Habitats Regulations Assessment screening and incorporate necessary mitigation to ensure no adverse effect on the integrity of the Pevensey Levels, including appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3;

vii. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.114 This site lies just west of the land subject to Policy BX17. It is within the Live Well Locally Area Type, has a site size of 1 hectare and an indicative developable area of 0.5 hectares. It is allocated for some 20 dwellings at an indicative residential density of 40 dwellings per hectare.

10.115 The site previously contained a number of agricultural buildings including livestock barns although most of these have now been demolished, as agricultural activity in the area has been reduced. The site is sandwiched in between existing residential development on the southern side of Barnhorn Road and Oak Tree Place, planned residential development to the east, and Barnhorn Manor Caravan Park to the south (which is itself contained within the land subject to Policy BX19).

10.116 The site provides an opportunity for a small extension to the residential development at the adjoining site (BX17), utilising the same access point from A259/Barnhorn Road, part of the Strategic Road Network (SRN). Any proposed upgrade/improvement of an existing SRN access will need to be fully assessed by National Highways in line with the relevant guidance set out in DfT Circular 01/2022 and the Design Manual for Roads and Bridges (DMRB).

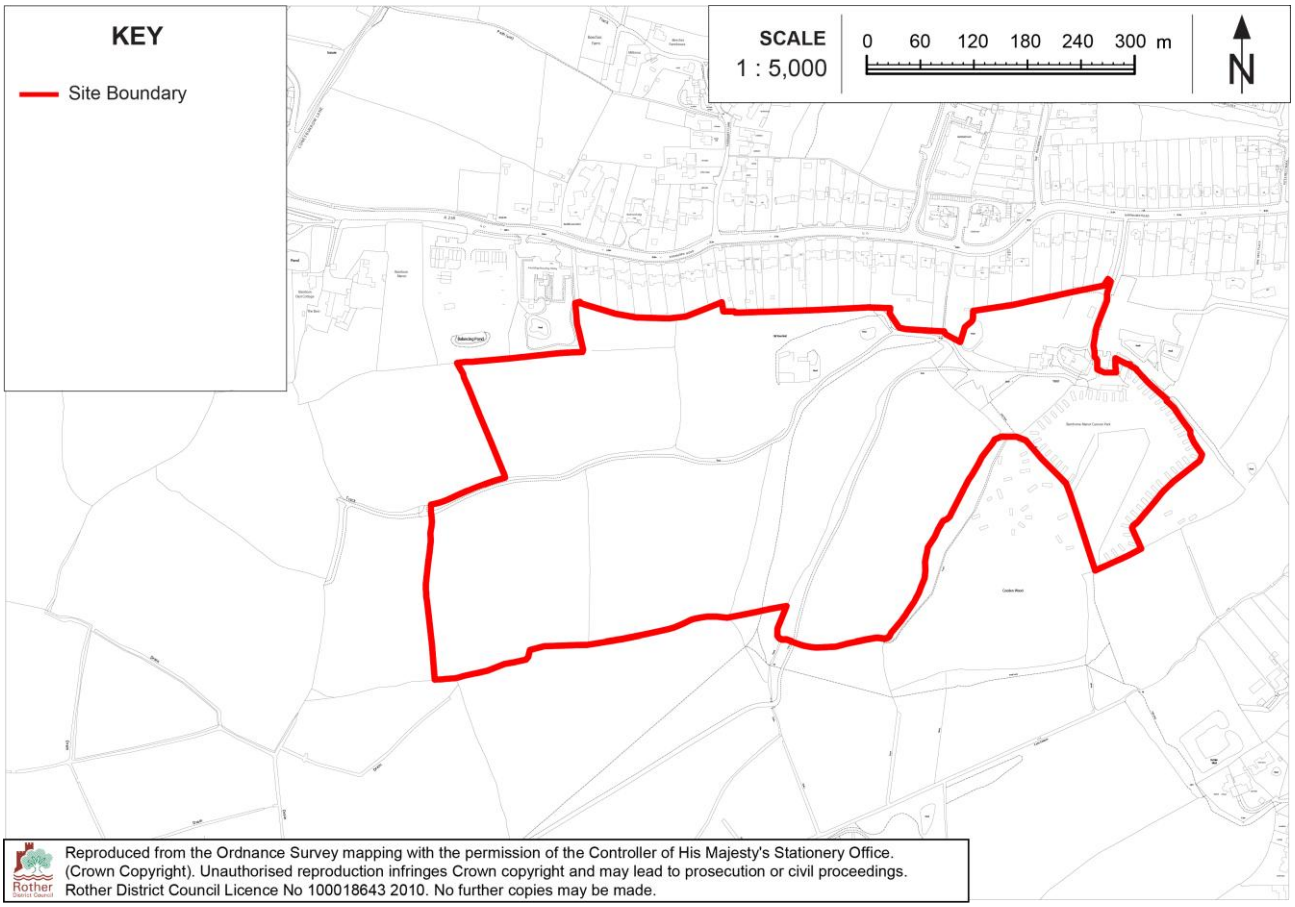
10.117 The site lies within the Pevensey Levels Hydrological Catchment and there are small areas at risk of surface water flooding including waterbodies in the eastern part of the site. Therefore, the proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-

application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

10.118 The site is within an Archaeological Notification Area, and there is a grade II listed building, Barnhorne Manor, Lower Barnhorne, just to the west. The need to protect the setting of the listed building reduces the overall suitable developable area of the site. The development will need to be of an appropriate scale and layout and include suitable landscaping and extent of built development, to ensure no unacceptable harm to the significance of the listed building. Development should respond positively to the principal drive approaching Barnhorn Manor by ensuring that the approach remains legible as part of a more rural, estate-influenced setting, rather than being enclosed or dominated by standard suburban frontage. This could be achieved through a generous landscape buffer, tree-lined avenue or comparable green edge along the drive, together with a carefully considered layout that preserves visual separation and avoids presenting the new housing as the primary spatial focus on the approach to the manor.

10.119 The south-western corner of the site is located in close proximity to the listed building and is prominent in approaches to it. A landscape-led strategy will be particularly important in this part of the site, potentially integrated with Biodiversity Net Gain provision, to help secure an appropriate degree of separation and soften the transition between new development and the listed building's setting. In design terms, built form should adopt a subservient, traditionally informed character, with scale, materials, roofscape (including chimneys), boundary treatment and detailing selected to complement rather than compete with the character and setting of Barnhorn Manor, Lower Barnhorne.

Policy BX19: Land south of Barnhorn Road



The site is allocated for a residential led, mixed-use development comprising:

a. Some 400 dwellings;

b. Employment uses (within Class E(g) or B8), or commercial uses which could include tourism uses/ accommodation;

c. Community uses, including open space and potentially formal sports provision.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Accord with Policy BX15 of this Plan (West Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and/ or financial contributions towards all necessary infrastructure to serve the development along with development in the wider West Bexhill area;

iii. Comply with a whole-site masterplan, to be developed by the site promoter, to identify uses and areas for development, areas for green infrastructure, and vehicular, pedestrian and cycle links, in line with the West Bexhill Masterplan Framework. The masterplan should be informed by a landscape and visual impact assessment and a heritage assessment to determine an appropriate layout, form and detailed design to ensure the protection of the landscape and character of the Pevensey Levels to the south-west of the site, provide an appropriate settlement edge, and preserve and enhance heritage assets;

iv. Preserve and enhance the significance of the Grade II listed building, Barnhorne Manor, Lower Barnhorne, including its associated historic farmstead character;

v. Include vehicular access(es) from Barnhorn Road to include necessary improvements and infrastructure to meet the requirements of National Highways;

vi. Include new pedestrian and cycle links within the site, linking to existing public rights of way and public highways outside the site, also retaining existing public footpaths within the site;

vii. Provide improvements to existing local bus stop infrastructure and a financial contribution towards improving local bus services;

viii. Include substantial areas of green infrastructure including public open space (including play-space and formal playing pitch(es), subject to demand) and areas for Biodiversity Net Gain across the site in accordance with the whole-site masterplan, also including appropriate buffers of semi-natural habitat adjacent to the ancient woodland;

ix. Retain and enhance all existing hedgerows, mature trees and areas of woodland within the site and on the site boundaries, except for any short sections of hedgerow which are required to be removed to facilitate access, which should be minimised as far as possible;

x. Retain and protect existing ponds, streams and ditches within the site and provide an appropriate buffer to any built development including roadways;

xi. Be informed by a site-specific flood risk assessment and avoid development within Flood Zones 2 and 3 and areas at risk of surface water flooding;

xii. Incorporate appropriate SuDS with a minimum of three treatment stages in accordance with Policy ENV3, and be subject to Habitats Regulations

Assessment screening to demonstrate beyond reasonable scientific doubt that these can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site;

xiii. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;

xiv. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.120 This is a large area of mostly greenfield land to the south of Barnhorn Road, comprising agricultural fields at the rear of ribbon development. It also includes, in its eastern section, the Barnhorn Manor Caravan Park and a historic farmstead and Grade II listed building at Barnhorne Manor, Lower Barnhorne.

10.121 The site is within the Live Well Locally Area Type, has a site size of 24 hectares and an indicative developable area of 12 hectares. It is allocated for some 400 dwellings as part of a mixed-use scheme at an indicative residential density of 40 dwellings per hectare.

10.122 Development of this site will result in a relatively large extension of the built form of Bexhill into the countryside. However, a carefully designed development, suitably landscaped and including a mix of uses and improved pedestrian and cycle links, will enable the creation of a sustainable community with a new urban edge while protecting the adjoining sensitive landscape and heritage assets.

Landscape Impacts

10.123 The proximity of the Levels, with its wide, open views south-westwards constrains the extent of developable land south of Barnhorn Road in landscape terms. Adjoining land to the west (in the same ownership) is considered unsuitable for development due to its exposure from the south-west, meaning development here would be very harmful to the landscape setting of Bexhill. The site itself, however, is relatively enclosed from wider views, containing individual fields benefiting from mature and substantial treed and hedged field boundaries, although development within the northern parts of the site in particular is likely to be visible in long views from lower lying land to the south, against the backdrop of existing ribbon development south of Barnhorn Road. Development proposals will need to be informed by a detailed Landscape and Visual Impact Assessment

in accordance with Policy LAN1, to ensure development is landscape-led and creates a new, high-quality settlement edge.

10.124 As well as including an appropriate buffer, the Ancient Woodland parcels to the east of the site should be provided with a linking woodland belt with scrub which would extend along the southern edge of the site, with a thinner tree belt along the northern edge. This will also provide some physical and visual separation with the Grade II Listed Barnhorne Manor Lower Barnhorne. All existing field boundaries and individual mature trees (including veteran trees and ancient woodland) within and adjoining the site will need to be retained and protected as part of the development, together with existing ponds, ditches and streams.

10.125 The narrow central fields west of the Ancient Woodland (the westernmost of which contains a Public Footpath) should be left at least partly undeveloped, to form part of a GBI network, to conserve the rural character and perception of this from the Right of Way, with suitable buffers where required, including consideration of the present glimpsed visibility towards the southern elevation of the Grade II Listed Barnhorne Manor Lower Barnhorne. The historic agricultural structures north-west of these fields should be considered for retention in part, perhaps re-purposed or incorporated in some way to retain the time depth to non-designated heritage assets within the Site.

10.126 The more cohesive group of fields to the west, which fall to the south towards the Pevensey Levels are defined within a strong structure of tree belts and lines of varying widths, which would physically and visually contain settlement, whilst reflecting a westerly extension of the Bexhill settlement boundary towards a strong western boundary tree belt, underscoring the existing ribbon development to north. Where vegetated boundaries are thinner there may be an opportunity to further reinforce these, which may contribute to enhanced ecological connectivity and reduced sediment runoff / potential improvement to water quality.

Heritage Impacts

10.127 The site is largely within an Archaeological Notification Area and contains a historic farmstead and Grade II listed building, Barnhorne Manor, Lower Barnhorne in its eastern section. Development of the site will need to take a whole-site masterplan approach,

informed by a proportionate heritage assessment[4] which identifies the significance of Barnhorne Manor, defines the areas of land that contribute most strongly to its setting, and establishes clear parameters for layout, density, building height, landscape buffers, open space, access, movement and design character. The listed building's architectural, historic, spatial and farmstead relationships are to be conserved as part of the development.

10.128 Development in the eastern part of the site has the greatest potential to affect the setting and appreciation of the listed building. The principal approach drive, associated open land, former farmstead context, tree and hedgerow structure, and the spatial relationship between the manor and its surrounding rural landscape should be retained as legible components of the asset's setting. a sensitive landscape-led strategy both in the immediate vicinity of Barnhorne Manor and across the wider allocation where this contributes to the experience of the listed building. Around the listed building, substantial open space, structural planting and retained field boundaries should be used to secure separation, preserve the primacy of the heritage asset and soften the transition between new development and the historic farmstead. At the same time, the treatment of the southern and south-western edges of the allocation will be important in longer views where those views contribute to the appreciation of Barnhorne Manor and its wider rural setting.

10.129 In design terms, the prevailing context indicates that a traditional character and form would be the most appropriate response within the vicinity of the manor house. New built form should be clearly subservient to Barnhorne Manor in scale, height, massing, roofscape, materials, boundary treatment and detailing, and should avoid a standard suburban character that would compete with, or visually absorb, the listed building. A varied density approach may therefore be required, with lower density, greater landscape separation and a more restrained architectural language around the manor and its approach, while any higher density elements are directed to less heritage-sensitive parts of the site.

Ecological and Water Impacts

10.130 The site lies within the Pevensey Levels Hydrological Catchment and parts of the site directly adjoin the Pevensey Levels SSSI, SAC and Ramsar site. Habitats Regulations

[4] In accordance with Historic England's "The Setting of Heritage Assets – Good Practice Advice in Planning Note 3" and "National Farmstead Assessment Framework".

Assessment screening will be needed, to demonstrate beyond reasonable scientific doubt that the development can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site. The protected habitats sites, together with the ancient woodland adjacent to the site's south-eastern boundary, are identified as Areas of Particular Importance for Biodiversity (APIBs) in the Local Nature Recovery Strategy (LNRS), and adjoining areas (some within the site) are identified as Areas that Could Become of Importance to Biodiversity (ACIBs). Development will need to include significant areas for Biodiversity Net Gain, taking into account the Priorities and Measures of the LNRS.

10.131 The whole site masterplan will need to include substantial areas of green infrastructure throughout the site, including areas of public open space. This will need to be carefully designed to encourage public use and not create additional recreational pressures on the Pevensey Levels or other areas of APIB or ACIB in close proximity to the site.

10.132 Due to its location within the Pevensey Levels Hydrological Catchment, the proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed, together with a site-specific flood risk assessment. The extent of necessary SuDS features will inform the layout of the development and the overall site capacity. In addition, Southern Water has advised that the site may have limited local network (sewerage) capacity, and phasing of development may therefore be needed alongside network reinforcement prior to occupation of the total number of dwellings.

Access and Sustainable Transport

10.133 Vehicular access to the site will need to come from the A259 Barnhorn Road to the north, which is part of the Strategic Road Network, however, a suitable access point has yet to be determined.

10.134 Land adjacent to the site to the north-west has been made available, where a new roundabout could potentially be constructed on the A259. However, this would result in development in a highly prominent location when viewed from the Pevensey Levels to the south-west, harming the rural character of the edge of Bexhill and potentially also harming the setting of the Grade II Listed building Barnhorn Manor (Barnhorn Road). Consequently, an access further east would be preferable in landscape terms.

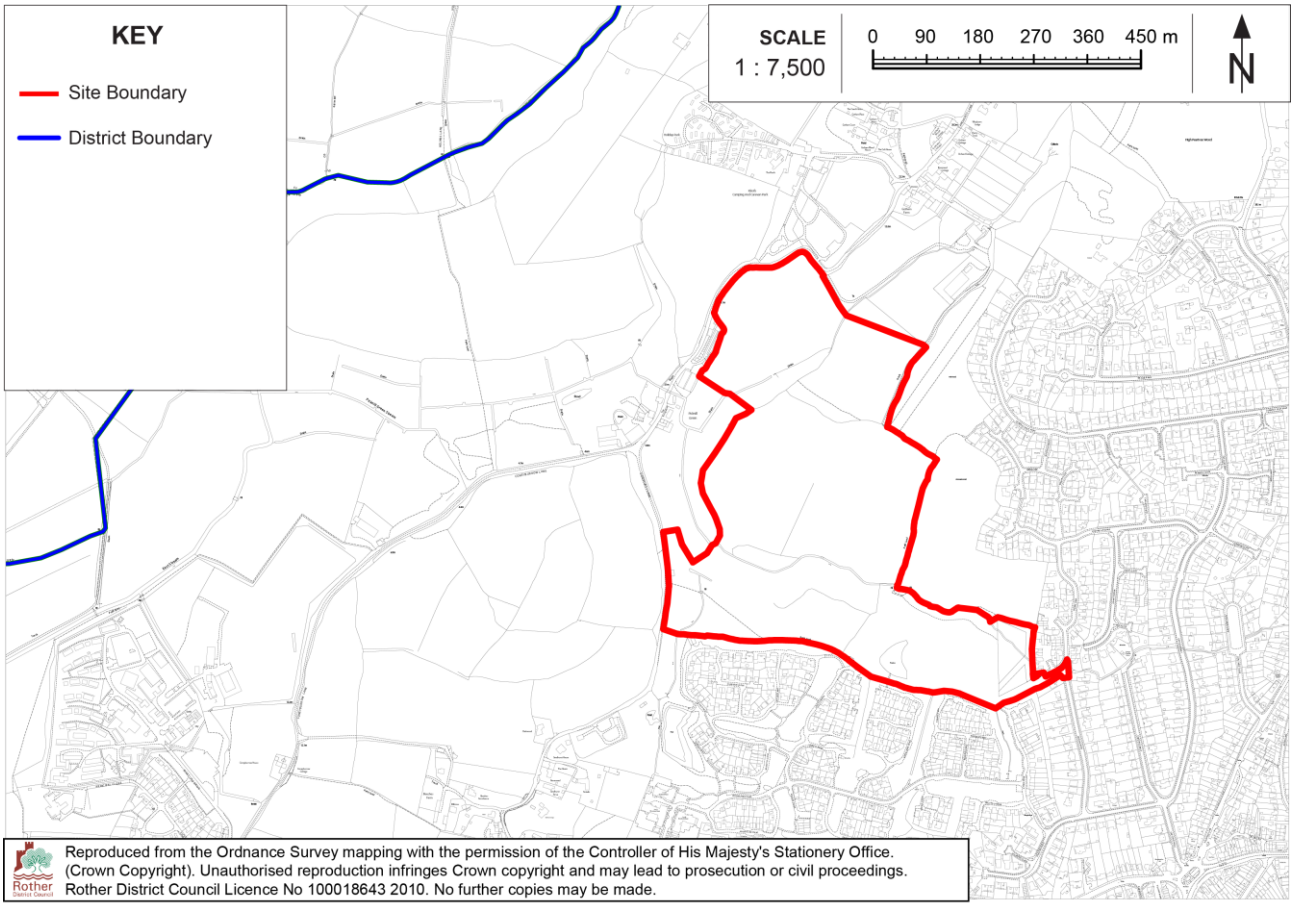
10.135 Detailed transport assessment will need to be carried out to support the planning application, to determine the vehicular access point(s) and the extent of necessary improvements and interventions. This includes policy compliance regarding new accesses onto the Strategic Road Network as contained with DfT Circular 01/2022, in particular paragraphs 18 to 25. In addition, compliance will be required in line with the Design Manual for Roads and Bridges (DMRB) and a Stage 1 Road Safety Audit (RSA) and a Walking, Cycling and Horse-riding Assessment and Review (WCHAR) will need to be evidenced, all to be assessed by National Highways and East Sussex County Council.

10.136 Improvements to the existing public rights of way network, as well as new pedestrian and cycle paths through the site and linking it to the district centre at Little Common and further south-east towards Cooden Beach station, will also be required, along with improvements to bus services.

Mix of Uses

10.137 The redevelopment of the caravan park within the site will result in the loss of tourist accommodation, contrary to Local Plan policy, and consequently, the site should accommodate either new employment floorspace or alternative, appropriate commercial uses (which could include tourist accommodation). The provision of a mix of uses, to also include community uses, significant areas of green infrastructure and outdoor sports infrastructure (as appropriate) will also ensure the creation of a sustainable community in this south-western part of Bexhill. Minimum floorspace requirements have not been set through the policy, to allow flexibility for the mix of uses and also provide for the detailed scheme to take account of the site's landscape and heritage sensitivities and vehicular access implications.

Policy BX20: Land north of Rosewood Park



The site is allocated for a mixed-use development comprising:

a. Some 340 dwellings;

b. Retail and community facilities (Use Classes E/F) located centrally within the development, including a convenience retail element.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide a centrally located retail/community facility (Use Classes E/F) including a convenience retail element;

iii. Provide areas of public open space, including formal and informal open space, a central focal area, children's play space and green corridors.

iv. Provide new vehicular access from Stowe Drive via Brooklands Road and Barnhorn Road, with dedicated cycle lanes throughout the proposed main road network;

v. Not include vehicular access from Sandhurst Lane (excepting emergency vehicles);

vi. Retain and enhance existing Public Rights of Way (PRoW) across the site and provide new recreational routes through areas of public open space to link with the wider countryside and PRoW network.

vii. Provide a Green Infrastructure network comprising retained habitats across the site, complemented by new landscaped areas of open space and sustainable drainage (SuDS);

viii. Incorporate Sustainable Drainage with a minimum of three treatment stages in accordance with Policy ENV3, and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that the development can proceed without adverse effect on the integrity of the Pevensey Levels SAC/Ramsar site;

ix. Provide off-site transport infrastructure improvements;

x. Provide improvements to existing local bus stop infrastructure and financial contributions towards public transport services, including an additional flexibus service with a centrally located hub on-site;

xi. Provide a Travel Plan, with an associated auditing fee to promote sustainable travel choices, including cycling, walking, car sharing, and low/ultra-low emission vehicles;

xii. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;

xiii. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.138 This is a large greenfield site on the western edge of Bexhill, adjoining a sizeable, recently completed residential development at Rosewood Park. It is subject to an outline planning application, delegated to approve subject to the completion of a Section 106 legal agreement, and the policy reflects the parameters of that accepted proposal.

10.139 The site is within the Live Well Locally Area Type, has a site size of 25 hectares and an indicative developable area of 18.9 hectares (9.7 hectares of which is for housing). It is allocated for some 340 dwellings as part of a mixed-use scheme at an indicative residential density of 35 dwellings per hectare.

10.140 The site predominantly consists of agricultural fields, with boundaries defined by hedgerows, woodland shaws and mature trees. It lies within the Pevensey Levels Hydrological Catchment Area and is located 0.9 km from the Pevensey Levels Ramsar, SAC and SSSI. Parts of the site fall within Flood Zones 2 and 3 and are at risk of surface water flooding, necessitating careful management of flood risk and drainage. The proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed, together with a site-specific flood risk assessment. In addition, Southern Water has advised that the site may have limited local network (sewerage) capacity, and phasing of development may therefore be needed alongside network reinforcement prior to occupation of the total number of dwellings.

10.141 The development will also need to incorporate substantial new areas of public open space, including formal and informal provision, a central focal area, green corridors, and dedicated children's play areas (NEAP, LAP and Trim Trails). The creation of a Green Infrastructure (GI) network is central to the required layout, retaining habitats of woodland, scrub, shaws, hedgerows, trees and floodplain grazing marsh, complemented by new landscaping and Sustainable Drainage Systems (SuDS). Development must be supported by a landscape-led masterplan, ensuring an integrated approach that enhances biodiversity and supports habitat connectivity.

10.142 The majority of the site area is identified, in the Local Nature Recovery Strategy (LNRS) as an Area that Could Become of Importance to Biodiversity (ACIB), and the designated ancient woodland adjacent to the eastern boundary is an Area of Particular Importance to Biodiversity (APIB). Development will need to include significant areas for Biodiversity Net Gain, taking into account the Priorities and Measures of the LNRS. Priority species, including White Admiral butterfly, are recorded adjacent to the site and ecological surveys will be required.

10.143 The site is within the Pevensey Levels Hydrological Catchment, and Habitats Regulations Assessment screening will be required to demonstrate beyond reasonable scientific doubt that the development can proceed without adverse effects on the integrity of the

Pevensey Levels SAC/Ramsar site. Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS).

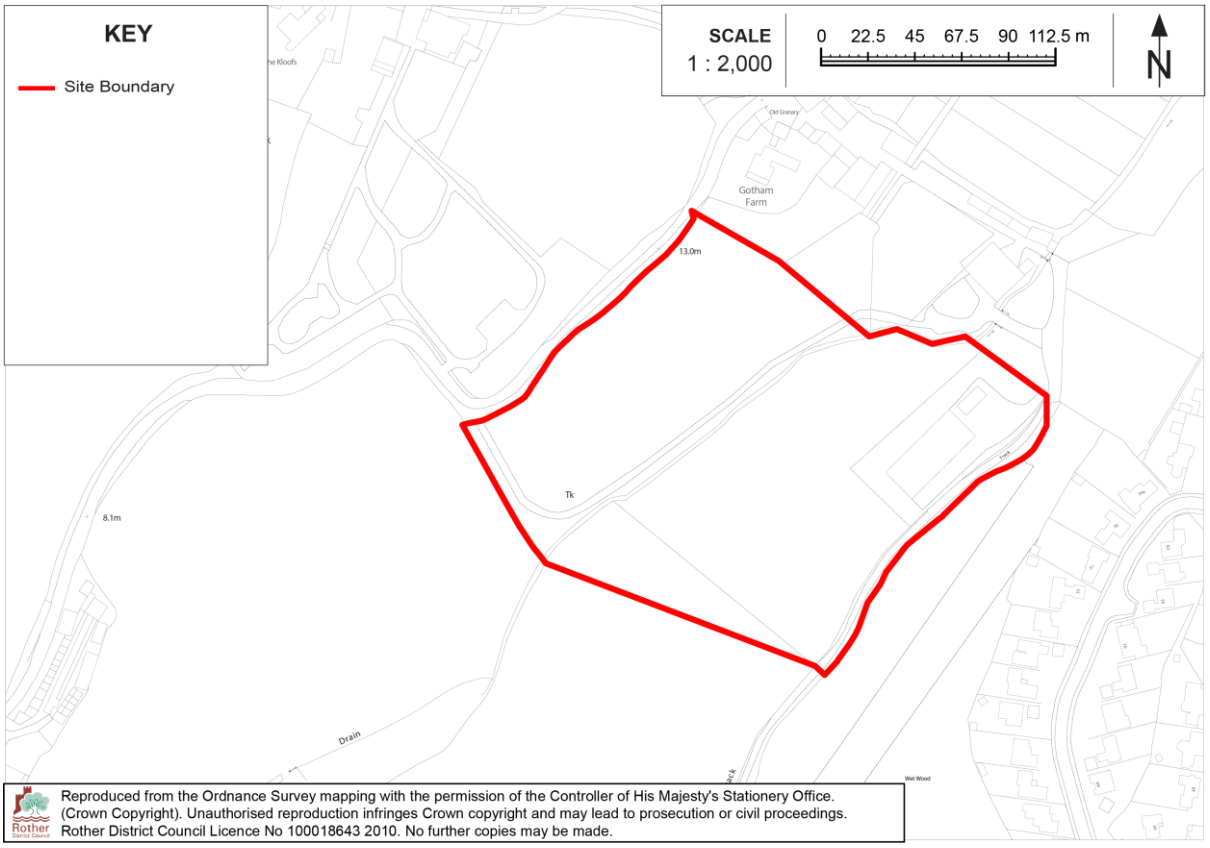
10.144 The site also lies in an area of known archaeological interest and heritage investigations will be required in accordance with Policy HER1.

10.145 Access will be taken from Stowe Drive via Brooklands Road and onto the A259/Barnhorn Road (part of the Strategic Road Network), supported by dedicated cycle lanes, improved public rights of way and new recreational links to the wider countryside. Any proposed upgrade/improvement of an existing SRN access will need to be fully assessed by National Highways in line with the relevant guidance set out in DfT Circular 01/2022 and the Design Manual for Roads and Bridges (DMRB). The development will also provide a centrally located retail/community facility (Use Classes E/F) including a convenience retail element to reduce the need for longer journeys.

10.146 To mitigate transport impacts, a comprehensive package of highway and sustainable transport measures will be secured. This includes off-site works, financial contribution towards Footpath FP51b upgrade, investment in bus services and digital demand responsive transport (DDRT), and a centrally located transport hub with shelter, lighting and seating, a Travel Plan, and provision of electric vehicle hire car club spaces.

10.147 Phasing of development is critical to ensure highway capacity and safety are maintained. Access arrangements, parking and cycle parking provision must be completed for each phase before its occupation.

Policy BX21: Land east of Sandhurst Lane



The site is allocated for residential development comprising some 68 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;
ii. Be brought forward as part of, or following, the development of the adjacent site to the south, subject to allocation Policy BX20 of this Plan;
iii. Include vehicular access from the adjacent land to the south only, subject to site allocation Policy BX20 of this Plan, via Brooklands Road from the A259;
iv. Not include vehicular access from Sandhurst Lane;
v. Link to and retain the public footpath (Bexhill 71) within the site;
vi. Incorporate Sustainable Drainage with a minimum of three treatment stages in accordance with Policy ENV3, and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that the development can proceed without adverse effect on the integrity of the Pevensey Levels SAC/Ramsar site;
vii. Protect the setting of the historic farmstead, Gotham Farm, to the north of the site;
viii. Be subject to a contaminated land assessment and incorporate any required mitigation and remediation measures and subsequent monitoring;

ix. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;
x. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider;
xi. Include areas of public open space and areas for Biodiversity Net Gain across the site in accordance with Local Plan policy;
xii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the south-eastern boundary, between the edge of development and the ancient woodland;
xiii. Include no built development in the parts of the site which are shown to be at risk of surface water flooding;
xiv. Retain and enhance the existing hedgerows within the site and on-site boundaries.

10.148 The site comprises sections of two agricultural fields and associated agricultural structures, just north of the larger area of land subject to site allocation policy BX20 of this Plan. It is within the Live Well Locally Area Type, has a site size of 3.3 hectares and an indicative developable area of 1.7 hectares. It is allocated for some 68 dwellings at an indicative residential density of 35 dwellings per hectare.

10.149 The site is currently of a semi-rural character, however the character of the area will change significantly with the development of site BX20, and this site provides an opportunity to extend the residential development agreed on the larger site, using the same vehicular access, but will only be acceptable if constructed at the same time as, or following, the development of site BX20. A Landscape and Visual Impact Assessment will be required to inform the layout and detailed design of the development and an area of green infrastructure will be required in the northern section of the site to provide appropriate separation to, and protect the setting of the historic farmstead to the north.

10.150 Policy criteria are included to address the environmental and heritage constraints affecting the site including Ancient Woodland, an historic farmstead and a Public Right of Way. There are also areas of the site at risk of surface water flooding, and these are primarily located in the areas of existing development and the track through the centre of the site.

10.151 The whole site area is identified, in the Local Nature Recovery Strategy (LNRS) as an Area that Could Become of Importance to Biodiversity (ACIB), and the designated ancient woodland adjacent to the eastern boundary is an Area of Particular Importance to Biodiversity (APIB). Development will need to include significant areas for Biodiversity

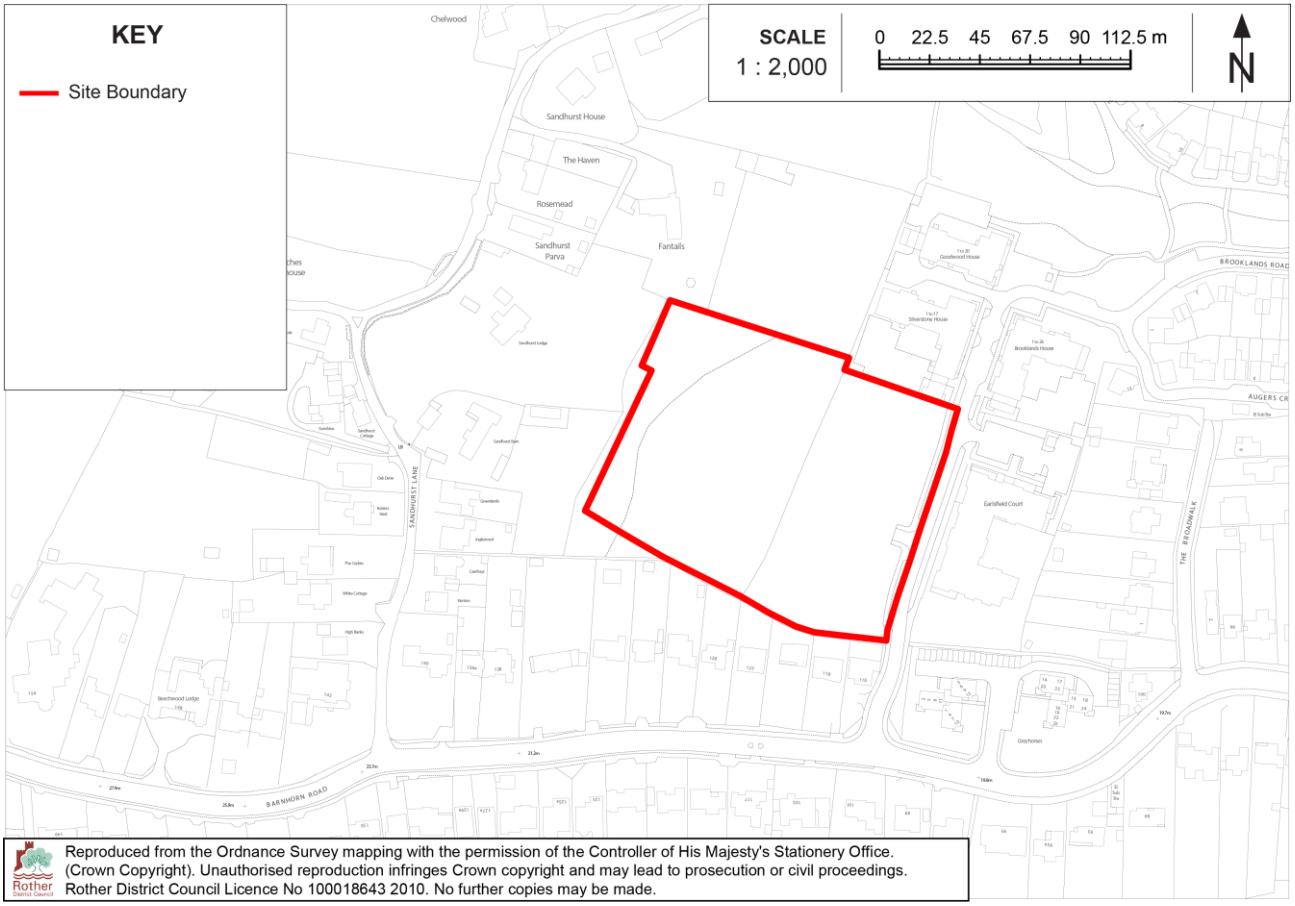
Net Gain, taking into account the Priorities and Measures of the LNRS. Priority species, including White Admiral butterfly, are recorded adjacent to the site and ecological surveys will be required to accompany the planning application.

10.152 The site is within the Pevensey Levels Hydrological Catchment, and Habitats Regulations Assessment screening will be required to demonstrate beyond reasonable scientific doubt that the development can proceed without adverse effects on the integrity of the Pevensey Levels SAC/Ramsar site, with SUDS including at least three treatment stages in line with Policy ENV3. Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS).

10.153 The site is not particularly well-located in relation to services and facilities in Little Common and Bexhill. Additionally, vehicular access from the adjoining road, Sandhurst Lane, would not be appropriate due to the narrow and winding nature of that lane.

10.154 As noted above, the acceptability of the development of this site is dependent on the development of the adjoining site (BX20) – to provide both a vehicular access but also some mix of facilities and services in close proximity, namely, the retail/community facility (Use Classes E/F) and sustainable transport hub within the larger site. The site will therefore ultimately gain access form the A259/Barnhorn Road which is part of the Strategic Road Network. Any proposed upgrade/improvement of an existing SRN access will need to be fully assessed by National Highways in line with the relevant guidance set out in DfT Circular 01/2022 and the Design Manual for Roads and Bridges (DMRB).

Policy BX22: Land at Barnhorn Green



The site is allocated for a mixed-use development comprising:

a. a medical centre; and

b. some 2,025 sqm employment floorspace (Use Class E(g) or B8); or

c. employment floorspace and small-scale residential units (circa 5-10 dwellings).

Development on this site must:

i. Include access from Brooklands Road;

ii. Include a Travel Plan to promote sustainable transport modes, including walking, cycling, public transport, car sharing, and low emission vehicles;

iii. Secure biodiversity net gain through habitat creation, ecological enhancements, and long-term management;

iv. Ensure the protection of protected species using the site;

v. Deliver a sensitive lighting strategy to avoid impacts on protected species and neighbouring amenity;

vi. Be subject to Habitats Regulations Assessment screening and incorporate necessary mitigation to ensure no adverse effect on the integrity of the Pevensey Levels, including appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3;

vii. Provide improvements to existing local bus stop infrastructure and contribute financially towards improving local bus services;

viii. Provide for access through to the adjoining land to the north, subject to site allocation policy BX23 of this Plan.

10.155 This site lies within the wider Rosewood Park development area, north of the A259. It is currently grassed with mature hedgerows and trees, including a north–south tree belt of landscape importance.

10.156 The Council acquired the site in 2019 to ensure delivery of employment space and a GP surgery. Planning permission has since been granted which includes modern light industrial units, meeting a clear local need for small workshops. As development has not yet commenced, the site allocation policy reflects the planning permission in parts (a) and (b). The policy also provides flexibility for an alternative mixed use to include small-scale residential units, in the event of the employment floorspace not coming forward[5], which is appropriate given the residential character of the surrounding area and the small amount of potential employment floorspace affected.

10.157 The site will also deliver a new medical centre to meet growing primary care needs. The existing Little Common Surgery is constrained and lacks capacity to expand. In partnership with the NHS and local GPs, the Council has developed a purpose-built facility to accommodate the Primary Care Network, provide additional clinical services, improve accessibility, and meet modern parking requirements. The centre will be

[5] Given the uncertainty in their delivery, these dwelling numbers are not included in the Local Plan's housing requirement figure set out in Chapter 2.

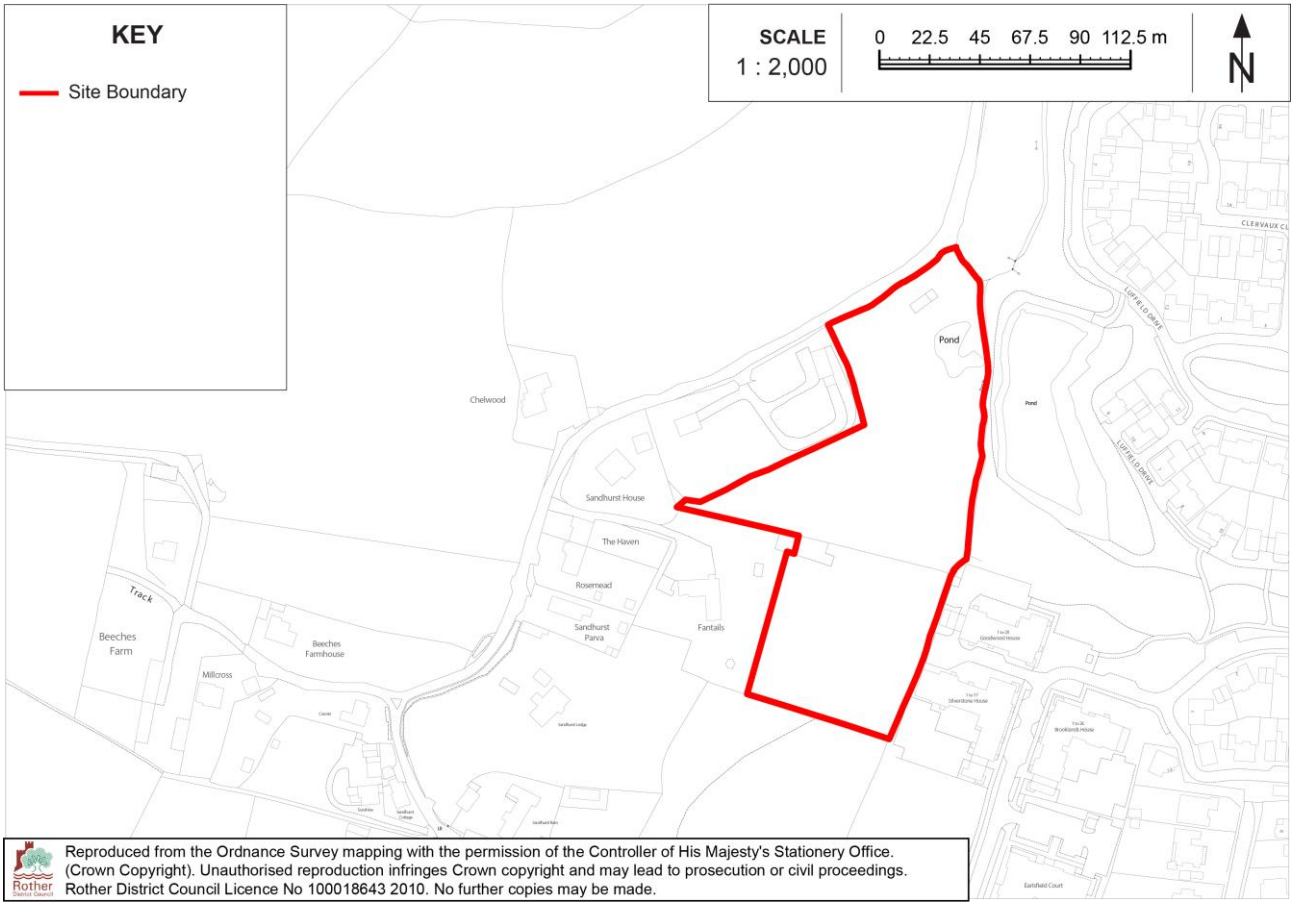
delivered to Health Building Note standards and achieve BREEAM Excellent in line with funding requirements.

10.158 The site access is from the A259, part of the Strategic Road Network. Any proposed upgrade/improvement of an existing SRN access will need to be fully assessed by National Highways in line with the relevant guidance set out in DfT Circular 01/2022 and the Design Manual for Roads and Bridges. The site adjoins existing residential areas and community facilities, with Little Common local centre within walking and cycling distance, offering shops and services for future employees.

10.159 Ecological assessment has identified habitats and species of value, which will need to be safeguarded and enhanced through appropriate mitigation and biodiversity measures. Development will need to ensure integration with its surroundings and a cohesive design approach across the whole site.

10.160 The site is within the Pevensey Levels Hydrological Catchment, and Habitats Regulations Assessment screening will be required to demonstrate beyond reasonable scientific doubt that the development can proceed without adverse effects on the integrity of the Pevensey Levels SAC/Ramsar site, with SUDS including at least three treatment stages in line with Policy ENV3. Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS).

Policy BX23: Land south of Sandhurst Lane, Bexhill



The site is allocated for residential development comprising some 25 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include vehicular access from Brooklands Road via the adjoining land to the south which is subject to site allocation Policy BX22 of this Plan;

iii. Not include vehicular access to Sandhurst Lane;

iv. Retain and enhance the existing hedgerows, trees (including protected trees) and woodland within the site and on the site boundaries;

v. Retain and protect the existing pond in the north-eastern part of the site, and the pond on adjoining land to the east, and provide an appropriate buffer to any built development including roadways;

vi. Include no built development in the parts of the site which are shown to be at risk of surface water flooding;

vii. Be subject to Habitats Regulations Assessment screening and incorporate necessary mitigation to ensure no adverse effect on the integrity of the Pevensey Levels, including appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3.

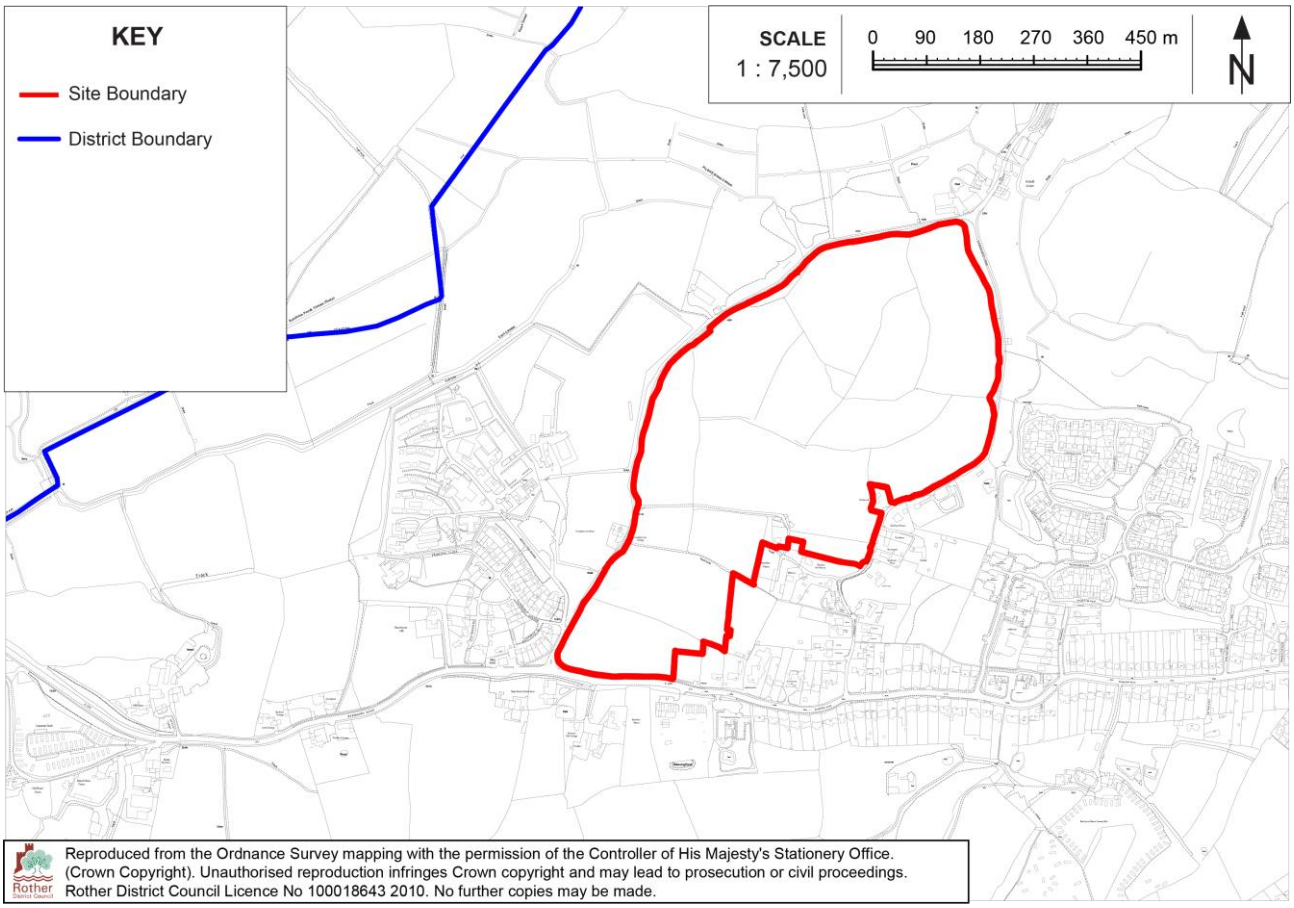
10.161 This is a contained site comprising two land parcels, which is adjacent to existing and planned built development. It provides an opportunity for additional dwellings. It is within the Live Well Locally Area Type, has a site size of 1.45 hectares and an indicative developable area of 0.7 hectares. It is allocated for some 25 dwellings at an indicative residential density of 40 dwellings per hectare.

10.162 While the site bounds Sandhurst Lane to the north, this would not provide an acceptable vehicular access to the site due to its narrow and winding nature and lack of footways. Consequently, vehicular access must come from adjoining land to the south (subject to Policy BX23 of this Plan). This means access will be ultimately come via the A259 Barnhorn Road which is part of the Strategic Road Network (SRN). Any proposed upgrade/improvement of an existing SRN access will need to be fully assessed by National Highways in line with the relevant guidance set out in DfT Circular 01/2022 and the Design Manual for Roads and Bridges (DMRB).

10.163 The northern part of the site is more environmentally constrained than the southern section, containing mature trees (including protected trees on its eastern boundary), a pond within its eastern section and a further large pond on adjoining land. This part of the site also gives rise to areas at risk of surface water flooding. This part of the site offers opportunities for Biodiversity Net Gain.

10.164 The site lies within the Pevensey Levels Hydrological Catchment Area, meaning that development must incorporate careful sustainable drainage (SuDS) solutions comprising at least three treatment stages in accordance with Policy ENV3. Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS).

Policy BX24: Beeches Farm and land north of Barnhorn Road



The site is allocated for residential-led mixed use development comprising:

a. Some 540 new dwellings;

b. A new one-form entry primary school with Early Years nursery provision;

c. Small-scale class E units, to accommodate, for example, a local shop and/ or small-scale workshops or light industrial uses;

d. Community uses, including open space and potentially formal outdoor sports provision.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Accord with Policy BX15 of this Plan (West Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and/ or financial contributions towards all necessary infrastructure to serve the development along with development in the wider West Bexhill area;

iii. Comply with a whole-site masterplan, to be developed by the site promoter, to identify uses and areas for development, areas for green infrastructure, and vehicular, pedestrian and cycle links, in line with the West Bexhill Masterplan Framework. The masterplan should be informed by a landscape and visual impact assessment and a heritage assessment to determine an appropriate layout, form and detailed design to ensure the protection of the landscape and character of the countryside to the north and north-east of the site, provide an appropriate settlement edge, and preserve and enhance heritage assets;

iv. Include vehicular access from Barnhorn Road to include necessary improvements and infrastructure to meet the requirements of National Highways;

v. Not include vehicular access from Sandhurst Lane or Coneyburrow Lane;

vi. Include new pedestrian and cycle links within the site, linking to existing public rights of way and public highways outside the site, also retaining existing public footpaths within the site;

vii. Provide improvements to existing local bus stop infrastructure and make financial contributions towards improving local bus services;

viii. Provide improvements to existing active travel infrastructure between the site and Little Common District Centre;

ix. Include substantial areas of public open space (including play-space and formal playing pitch(es), subject to demand) and areas for Biodiversity Net Gain across the site in accordance with Local Plan policy;

x. Retain and enhance existing hedgerows, field boundaries and mature trees within the site and on the site boundaries, except for any short sections of hedgerow which are required to be removed to facilitate access, which should be minimised as far as possible;

xi. Incorporate appropriate SuDS with at least three treatment stages in accordance with Policy ENV3 and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt

that these can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site;

xii. Preserve or enhance the significance of the Grade II Listed Buildings, Beeches Farm and Sandhurst Lodge, to the east of the site;

xiii. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;

xiv. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.165 This is a large greenfield site on the northern side of Barnhorn Road (A259), comprising a network of agricultural fields, with mature trees and hedges defining individual field boundaries. It is within the Live Well Locally Area Type, has a site size of 29.7 hectares and an indicative developable area of 15 hectares. It is allocated for some 540 dwellings at an indicative residential density of 40 dwellings per hectare as part of a mixed-use development.

10.166 The site provides an opportunity for a strategic-scale, residential-led, mixed-use development on the edge of Bexhill. Unlike many development sites in this area, the site has a direct frontage to Barnhorn Road and consequently, is also suitable to a primary school and class E uses required through Policy BX15 of this Plan (West Bexhill Growth Area – Infrastructure Policy). The site is also bound by Coneyburrow Lane and Sandhurst Lane although these are not suitable to provide vehicular access to the site due to their narrow and winding nature and lack of footways.

Landscape Impacts

10.167 This is an undulating site and while much of it is relatively contained in the landscape by its topography, there are some higher sections affording long views across the countryside to the north and north-west. Consequently, development will need to be carefully and sensitively designed, informed by a Landscape and Visual Impact Assessment and Heritage Assessment, to ensure an appropriate extension to the built form of Bexhill can be achieved without harming the intrinsic character and beauty of the countryside beyond.

10.168 A key requirement to achieving a successful design will be the retention of existing field boundaries, including mature trees which are key landscape and ecological features. Coneyburrow Lane and Sandhurst Lane along the borders of the site are oak tree lined, with understorey scrub of varying densities. Field boundaries of more irregular field parcels to the northern half of the site are well defined with dense hedgerow and dispersed trees or tree lined. There are some field corner patches of woodland within the site. All trees and hedgerows should be retained as part of the development, excepting for short stretches to allow for access, which should be minimised as far as possible.

10.169 The site comprises of a patchwork of some thirteen fields located about a spur of high ground, bordered by Coneyburrow Lane to the west, Sandhurst Lane to the east and Barnhorn Road (A259) to the south. Landform falls away east and west of the site and to the north, where the narrow country lanes form a junction, with Sandhurst Lane continuing northwards. Outside of the site area to the southeast is a cluster of dwellings including two Grade II Listed Buildings at Sandhurst Lodge and Beeches Farm, whose northern curtilage borders the Site. Public Footpath 12b extends between the two lanes upon the high ground west of Beeches Farm. There are views across to comparably elevated landform some 1km to the north and northwest from the Footpath. The southern fields within the Site upon the ridgetop contribute to the rural approach to Bexhill along the A259.

10.170 Built development should be confined to the eastern and central parts of the site, which are more enclosed and do not readily form part of a treed skyline, meaning they are of lower susceptibility to change with regards to visual prominence and contribution to rural character. However, part of the eastern section of the site has heritage constraints, being located close to the two buildings as detailed further below, meaning a careful layout will be required. Built development should be avoided in the northern- and western-most fields in order to maintain rural vistas through the western part of the site from Barnhorn Road and provide a transition to the countryside beyond. The western and northern parts of the site could be suitable to accommodate green infrastructure including public open space, areas for habitat creation and SuDS features.

Heritage Impacts

10.171 As noted above, there are two, 18th century, grade II listed buildings to the east of the site. The significance of both assets is partly architectural but also derives from their historic relationship with the surrounding agricultural and lane-side landscape, where

their rural setting, mature boundary structure and separation from larger-scale built development contribute to an appreciation of their former functional and spatial context.

10.172 Development has the potential to alter the rural and agricultural character of their setting, particularly on the eastern edge of the allocation and in views from Sandhurst Lane and surrounding public routes. The layout should be informed by a proportionate heritage assessment[6] that identifies the contribution made by the intervening fields, hedgerows, mature trees, lanes and topography to the significance of the listed buildings. Built development should be set back from the eastern boundary where necessary, with lower density, generous green infrastructure, retained and reinforced field boundaries, and carefully managed open space used to maintain a legible transition between the historic lane-side assets and the new development.

10.173 The indicative density of 40 dwellings per hectare should not be applied uniformly where this would result in an abrupt suburban edge near the listed buildings or in elevated parts of the site that are more visible in views relevant to their setting. A varied density approach would be more appropriate, with more sensitive parts of the eastern and north-eastern edges designed at a lower intensity and with a stronger landscape framework. Any larger-footprint non-residential buildings, parking, servicing and lighting should be sited so that they do not introduce an overly urbanising influence within the setting of Sandhurst Lodge or Beeches Farm.

Ecological and Water Impacts

10.174 Other than its significant treed boundaries detailed above, the site is relatively unconstrained, environmentally, although it lies within the Pevensey Levels Hydrological Catchment Area, meaning that development must incorporate careful sustainable drainage (SuDS) solutions comprising at least three treatment stages in accordance with Policy ENV3. Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS). Parts of the site are at risk of flooding and development should be avoided in these areas.

[6] In accordance with Historic England's "The Setting of Heritage Assets – Good Practice Advice in Planning Note 3" and "National Farmstead Assessment Framework".

Access and Sustainable Transport

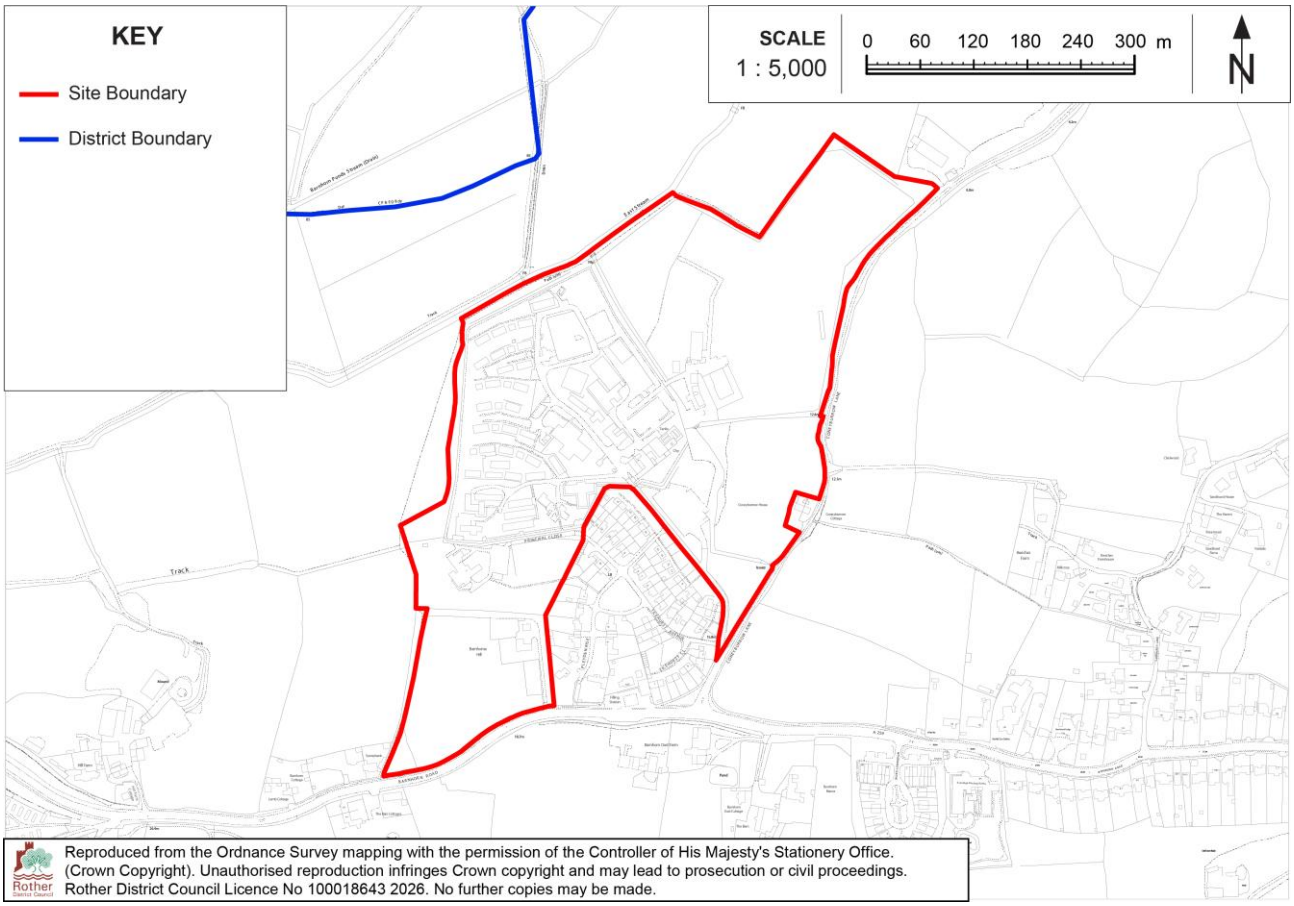
10.175 The site is some distance to services and facilities in Little Common District Centre, and not within walking distance of the nearest primary school. Consequently, the allocation includes provision for a primary school. This would be provided at the relevant time when the County Council determines there is a need for additional school places. Consequently, the policy also requires a raft of sustainable transport measures including improvements to bus services and active travel routes outside the site (linking to Little Common) and also active travel routes through the site. Contributions towards improving connectivity with the nearest railway station at Cooden Beach may also be appropriate.

10.176 Evidence suggests that an acceptable vehicular access onto the A259 is achievable. Vehicular access to the site via the two adjacent lanes, Coneyburrow Lane and Sandhurst Lane, will not be permitted (other than any necessary emergency access) due to the narrow and winding nature of the lanes. However active travel linkages and improvements will be required. Detailed transport assessment at planning application stage will be required to determine the requirement for improvements and interventions on the A259, to be assessed by National Highways. This includes policy compliance regarding new accesses onto the Strategic Road Network as contained with DfT Circular 01/2022, in particular paragraphs 18 to 25. In addition, compliance will be required in line with the Design Manual for Roads and Bridges and a Stage 1 Road Safety Audit (RSA) and a Walking, Cycling and Horse-riding Assessment and Review (WCHAR) will need to be evidenced.

Mix of Uses

10.177 A mix of uses will be required within the site to provide for services and facilities in walking distance of new dwellings. This will include a primary school when required, but in the shorter term, small-scale class E units, to accommodate, for example, a local shop and/ or small-scale workshops or light industrial uses, and community uses, including open space and potentially, formal outdoor sports provision.

Policy BX25: Land at Northeye and adjoining land



The site is allocated for a residential-led mixed use development comprising:

a. some 364 dwellings;

b. community uses which could include outdoor sports facilities including formal playing pitch(es).

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Accord with Policy BX15 of this Plan (West Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and/ or financial contributions towards all necessary infrastructure to serve the development along with development in the wider West Bexhill area;

iii. Be informed by a landscape and visual impact assessment to determine an appropriate layout, form and detailed design and provide an appropriate settlement edge;

iv. Include vehicular access from Barnhorn Road or Wartling Drive to include necessary improvements and infrastructure to meet the requirements of National Highways and East Sussex County Council;

v. Include new pedestrian and cycle links within the site, linking to existing public rights of way and public highways outside the site;

vi. Provide improvements to existing local bus stop infrastructure and make financial contribution towards improving local bus services;

vii. Include areas of public open space including play space and areas for Biodiversity Net Gain across the site in accordance with Local Plan policy;

viii. Include community uses including formal playing pitch(es) alongside ancillary changing and parking facilities, unless proposals are included to provide such pitches at an alternative off-site location;

ix. Retain and enhance the existing hedgerows, trees and field boundaries within the site and on the site boundaries;

x. Retain and protect existing streams and ditches within the site and provide an appropriate buffer to any built development including roadways;

xi. Include a contaminated land survey in accordance with Policy ENV5 which fully investigates, and where necessary, remediates any contamination within the site;

xii. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment, including a site-specific flood risk assessment which demonstrates that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall, avoiding built development in the north-western part of the site which is shown to be at risk of flooding;

xiii. Incorporate appropriate SuDS with at least three stages of treatment in accordance with Policy ENV3 and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt

that the development can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site;

xiv. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment;

xv. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;

xvi. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.178 The site comprises three separate land parcels. The largest parcel is brownfield, originally developed in the 1940s as a RAF base and later used as a prison and training centre, although it has been vacant for some years. Two adjoining parcels, comprising agricultural fields in separate ownership, are also available. Together, the three parcels provide an opportunity for a substantial residential development on the edge of Bexhill, to form part of a Live Well Locally sustainable community.

10.179 The site measures some 19.2 hectares and has an indicative developable area of 9.5 hectares. It is allocated for some 364 dwellings at an indicative residential density of 40 dwellings per hectare.

10.180 The largest portion of the site was allocated for 140 dwellings and a full-sized adult football pitch and/ or a senior cricket pitch, with associated ancillary changing and parking facilities to serve the playing pitch, through the previous Local Plan. It was anticipated that the sports pitch would be provided on the level, northern section of the Northeye site. However, the current landowner (Homes England) has indicated that in order to make residential redevelopment of the site viable, additional housing will be required (above the 140 previously anticipated) and it will not be possible to accommodate a sports pitch.

10.181 It is appreciated that the redevelopment of this likely contaminated, brownfield site will be costly. However, there remains a need for additional outdoor sports provision including formal playing pitches in Bexhill, as identified in the Rother and Hastings Playing Pitch and Built Facilities Strategy (2023), to meet the needs of new and existing residents. Identifying an alternative site for a sports pitch in the west Bexhill area is not

straightforward, given the undulating topography of much of the area, the landscape and ecological sensitivities of the Pevensey Levels, and limitations to available land. The level topography of part of the Northeye site means that it likely remains the most suitable site. The Council will continue to work with the landowner to seek to secure both the delivery of housing at this site but also, ideally, the provision of a pitch and associated facilities. The addition of the two additional land parcels does provide an opportunity for additional dwellings, public open space and other community facilities within the wider site.

10.182 The site, particularly the largest portion, is environmentally sensitive, containing Priority Habitat (Coastal and floodplain grazing marsh) in its north-western section, a habitat which links to the protected Pevensey Levels further west, and this section also lies within Flood Zone 3. This is also identified as an Area that Could be of Importance to Biodiversity (ACIB) in the Local Nature Recovery Strategy. Development will need to be informed by ecological surveys and include mitigation and enhancement measures, taking into account the Priorities and Measures of the LNRS.

10.183 The site is undulating, including the two smaller land parcels, and sites on the edge of the marsh, with long views afforded north and westwards across the countryside. Development will need to be carefully designed to conserve Priority Habitats and avoid areas at risk of flooding but also to ensure an appropriate extension to the built form of Bexhill can be achieved without harming the intrinsic character and beauty of the countryside beyond. Trees and areas of scrub within the site and on the site boundaries should be retained, and development should be of high quality and landscape led.

10.184 Public Footpath 59a which passes along the northern edge of the site could potentially be permanently diverted to its historic south-easterly alignment, through the site to a more southerly point along Coneyburrow Lane, as indicated on historic maps from the late 19th century, as part of the development.

10.185 The whole site lies within the Pevensey Levels Hydrological Catchment Area and the policy requirements reflect this. Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3. This site also lies adjacent to a Main River (GB107041012430 - East Stream) and flood defences. Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users.

- Blockage modelling should be conducted as part of an FRA to assess the residual risk associated with potential blockage of the road bridge within the site.

- A sequential approach should be undertaken, by locating the most vulnerable aspects of development in areas of lowest flood risk.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water risk.

- Detailed modelling of the ordinary watercourse which flows through the centre of the site should be undertaken.

- A buffer distance from the Main River and Ordinary Watercourse (at least 8m) will need to be maintained to allow access and maintenance.

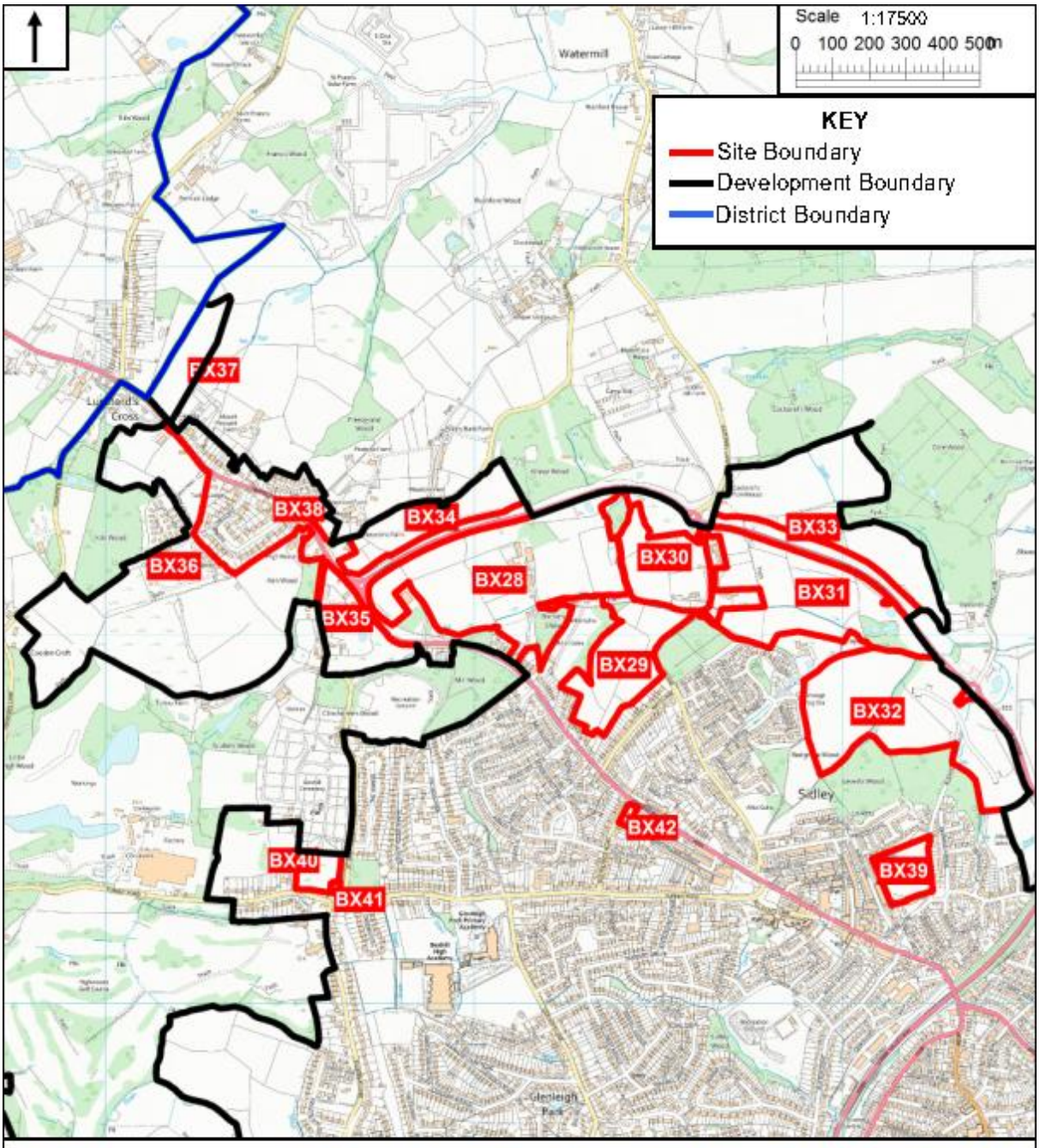
10.186 The southern part of the site is within an Archaeological Notification Area and a Heritage Assessment will be required in accordance with Policy HER1.

10.187 Like for other sites in this area, detailed transport assessment will be required to determine the extent of impacts on the A259 trunk road/Strategic Road Network (SRN) and the requirement for improvements and interventions. There will be a need to comply with any requirements from National Highways, in addition to any from the Local Highway Authority. Any proposed upgrade/improvement of an existing SRN access will need to be fully assessed by National Highways in line with the relevant guidance set out in DfT Circular 01/2022 and the Design Manual for Roads and Bridges (DMRB).

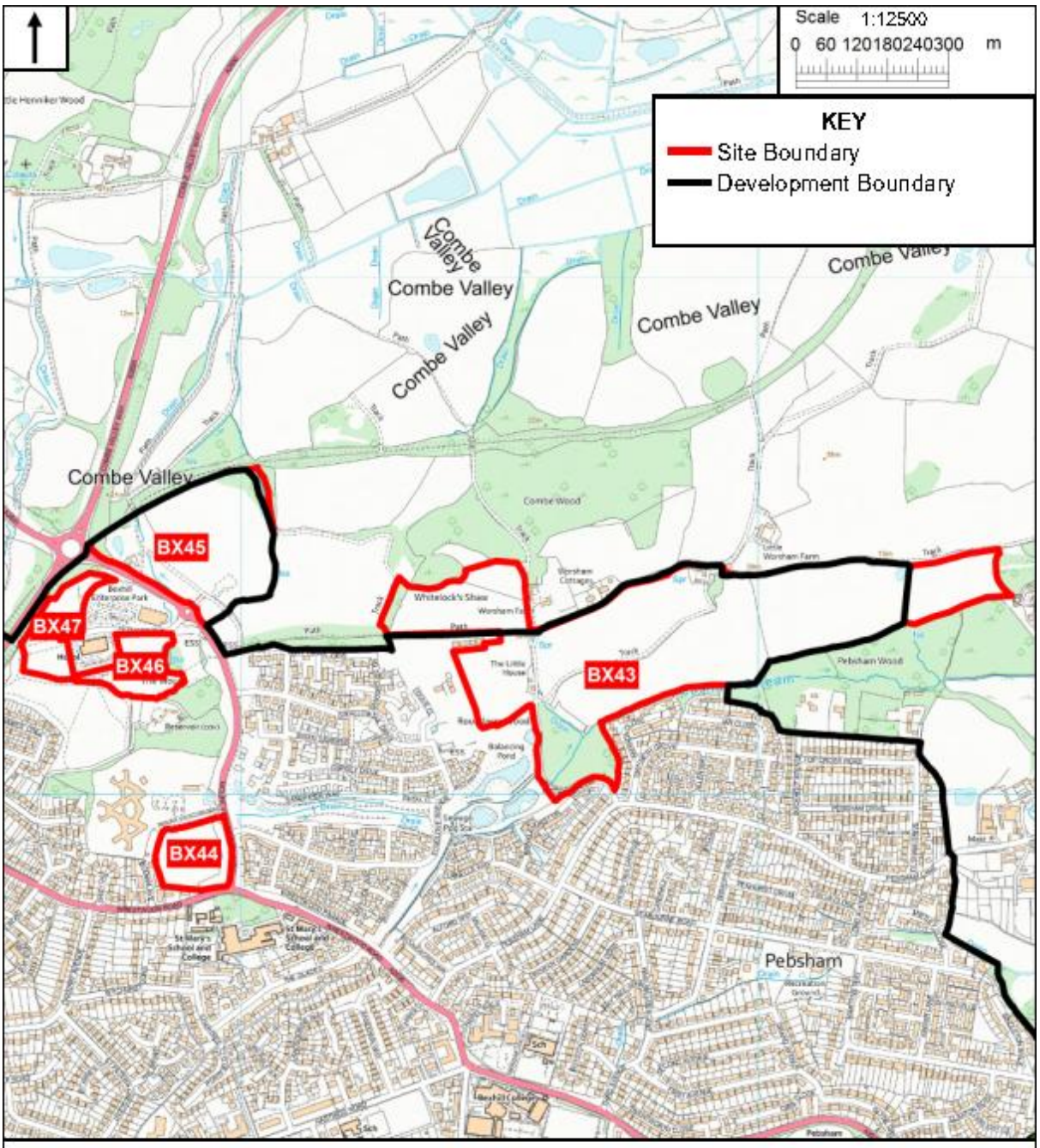
10.188 A mix of uses will be required within the site and the wider West Bexhill area, to provide for services and facilities in walking distance of new dwellings. Improvements to the existing public rights of way network as well as new pedestrian and cycle paths through the site and linking it to the district centre at Little Common will also be required, along with any necessary improvements to public transport provision and infrastructure.

North Bexhill Growth Area

Parish: Bexhill



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

10.189 The North Bexhill Growth Area encompasses a wide area of land stretching from the district's border with Wealden in the west, towards the Strategic Gap between Rother and Hastings in the east. It includes many sites that have previously been subject to site allocations and/or have extant or expired planning permissions, together with some new, largely greenfield, site allocations.

10.190 The North Bexhill Growth Area builds on the major urban extension at North East Bexhill, originally planned for in the 2006 Rother Local Plan, guided by a Supplementary Planning Document (2009) and taken forward as site allocations in the DaSA Local Plan (2019). This has now, in part, come forward. Sites within this Local Plan goes beyond the boundary of the original urban extension to take advantage of land now made accessible through the construction of new roads, and land now available to the west of Ninfield Road.

10.191 North Bexhill is generally less environmentally constrained than West Bexhill, however, there are important features that must be protected, and improvements that are required. As well as meeting the needs of existing and new residents, some of the infrastructure requirements arise due to these characteristics, including:

- Impacts on the local road network, including on links to the wider strategic road network and key junctions, as well as narrow, winding country lanes in the north-west of Bexhill;

- The distance of many large sites from services, facilities and public transport connections in Sidley and Bexhill, meaning that without careful planning and provision of infrastructure, new residential development in the North Bexhill area could be unsustainable and largely car-dependent;

- A lack of attractive walking and cycling routes towards Sidley and Bexhill;

- Relative deprivation in the Sidley area;

- The proximity of some greenfield sites to the Strategic Gap between Bexhill, Crowhurst, St Leonards and Battle, and the landscape impact of new development at the edge of the urban area;

- The proximity of the Combe Valley Countryside Park, a strategic area of open space that serves Bexhill and Hastings.

Policy BX26: North Bexhill Growth Area - Infrastructure

1. New development within the North Bexhill Growth Area must appropriately contribute to the infrastructure required to create a sustainable, "Live Well Locally" community that also meets the Local Plan's overall priorities of being "Green to the Core" and creating "A Thriving Local Economy".

2. Infrastructure will be required to be provided in a timely manner, either by direct provision or through proportionate (to the respective quantum of residential development) financial contributions attached to the respective planning permissions.

3. The development of sites which are the subject of policies BX28, BX29, BX30, BX31, BX32, BX33, BX34, BX35, BX36, BX37, BX38 and BX45 shall contribute to shared infrastructure to serve those sites through:

    i. Improvements to the strategic and local road networks (including any improvements to the wider road network in the Bexhill area) that are necessary to make the impacts of development acceptable, in accordance with the requirements of National Highways and the Highway Authority;

    ii. Improvements to pedestrian and cycling infrastructure to support and enable active travel, including new and improved safe and attractive routes to Sidley District Centre and Bexhill Town Centre including Bexhill railway station;

    iii. Improvements to public transport including in terms of its provision and infrastructure, including financial contributions towards establishing a new bus service along Haven Brook Avenue;

    iv. The provision of a new Primary School with Early Years Nursery provision, to serve the North Bexhill Area, when required by the Education Authority;

    v. A comprehensive network of Green and Blue Infrastructure, including attractive and landscaped public open spaces with retained mature trees and ponds, play areas for all ages, and areas for habitat creation and biodiversity enhancements, having regard to the qualitative and quantitative deficits identified by the Rother Green and Blue Infrastructure Study (2026) and the Measures and Priorities identified in the Local Nature Recovery Strategy;

vi. The provision of outdoor sports facilities including formal playing pitches (which may be all-weather pitches) to meet the needs of new residents, with appropriate supporting infrastructure;

vii. The provision of indoor meeting places within sites BX33 and BX36;

viii. Incorporation of appropriate Sustainable Drainage Systems (SuDS) in accordance with Policy ENV3 and, where necessary, with development subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that development can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site (the western part of the Growth Area lies within the Pevensey Levels Hydrological Catchment);

ix. The provision of an overarching foul drainage strategy, in conjunction with Southern Water. Occupation of development to be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.192 There is a need for a master-planning approach to the North Bexhill Growth Area to ensure the creation of a Live Well Locally sustainable community. A strategic masterplan diagram is shown at Figure 10.5 below.

10.193 The North Bexhill Strategic Masterplan provides an overarching spatial framework for coordinating development across the Growth Area and integrating new development with existing neighbourhoods and infrastructure. It identifies the broad relationship between development areas, employment land, local shops and services, education, health and community infrastructure, sports and recreation, strategic green and open space, retained woodland and other landscape features, key heritage assets, principal development accesses, public transport corridors and strategic active travel connections. The strategic active travel network identifies existing and planned routes, connections to be incorporated within development and network gaps that need to be addressed as sites come forward.

10.194 Haven Brook Avenue and Ninfield Road will form important movement and public transport corridors through the Growth Area and should develop as integrated streets within the new neighbourhoods rather than as barriers between development areas. Development adjoining these routes should therefore positively address them through

active, well-overlooked frontages, avoiding layouts dominated by rear garden boundaries, blank elevations or parking.

10.195 The masterplan is strategic and indicative rather than a detailed design or layout for individual sites. Development proposals should respond positively to the spatial principles shown and contribute to a coherent Growth Area rather than coming forward as isolated developments. Particular importance should be given to connecting streets and active travel routes across site boundaries and with existing neighbourhoods, closing identified gaps in the strategic active travel network, integrating and connecting green and blue infrastructure, and ensuring that local shops and services, health and community facilities, the proposed primary school, sports and recreation provision and other infrastructure are accessible to existing and new communities by walking, wheeling, cycling and public transport. The precise layout and form of development will be determined through the relevant site allocation policies, other policies of the Local Plan and, where required, more detailed site masterplanning.

10.196 New residential and employment development must be supported by new and improved infrastructure. This is identified in the Infrastructure Delivery Plan (IDP) and Policy BX26. The IDP will be subject to regular review, ensuring it takes account of the latest available information including on development phasing and viability. Impacts on infrastructure in adjoining Authorities is also a consideration, given the close proximity of parts of the Growth Area to the district boundary.

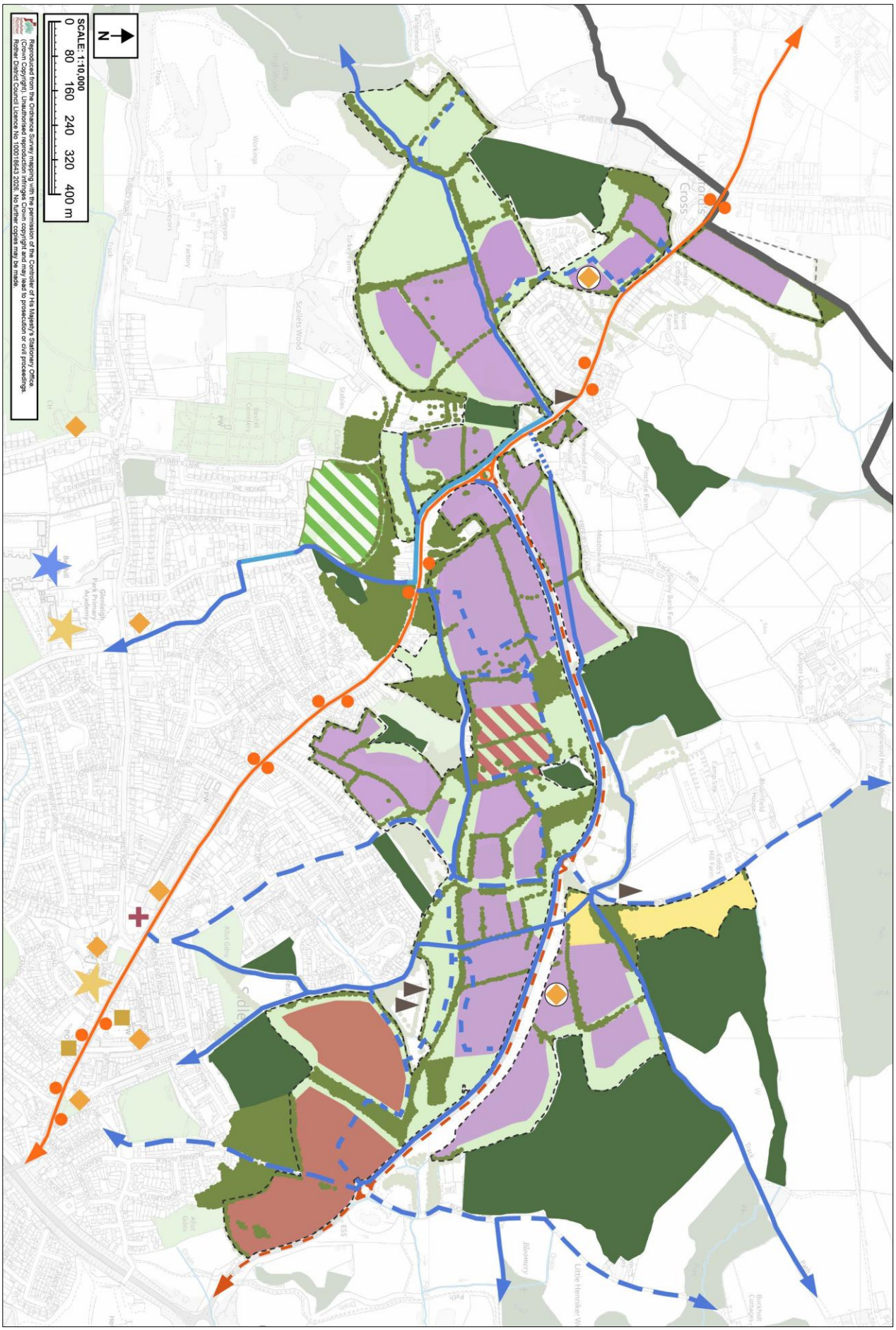
10.197 It is appreciated that some of the individual sites listed in Policy BX26 already benefit from planning permission (or are delegated to approve subject to a Section 106 agreement). In these cases, the infrastructure requirements of the individual site would have been secured through the permission, and this policy does not change that. However, the sites are included to allow for a situation where an existing planning permission may not be implemented.

North Bexhill Growth Area – Strategic Masterplan

Strategic Masterplan Key:

Development:		**Green & Open Space:**	
	Growth Area Boundary		Ancient Woodland
	Development Area		Woodland, Tree Belts & Hedgerows
	Local Shops & Services		Open Space / Green Infrastructure
	Proposed Local Shops and Services		Sports & Recreation
	Existing Primary School		Proposed Sports and Recreation
	Existing Secondary School		Listed Buildings
	Potential Location for a Primary School		District Boundary
	Employment Area		
Transport Infrastructure:		**Health & Community:**	
	Existing Bus Route		Existing GP / Health Facility
	Existing Bus Stop		Proposed GP / Health Facility
	Proposed / Enhanced Public Transport Corridor		Existing Community Facility
	Principal Development Access		Proposed Community Facility
Strategic Active Travel Network:			
	PROW - Public Right-of-Way & Existing Strategic Active Travel Route		
	Proposed upgrade of Strategic Active Travel Route		
	LCWIP Route / Planned Active Travel Improvement		
	Strategic Active Travel Connection to be Incorporated Within Development		
	Strategic Network Gap / Connection Required		

Figure 10.5: North Bexhill Growth Area – Strategic Masterplan Diagram



Policy BX27: Land south of Haven Brook Avenue – Infrastructure

1. In addition to meeting the requirements of Policy BX26 (North Bexhill Growth Area – Infrastructure Policy), the development of sites which are the subject of policies BX28, BX29, BX30 and BX31 shall contribute to shared infrastructure to serve those sites by:

    i. the provision of an overarching foul drainage strategy, in conjunction with Southern Water. Occupation of development to be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider;

    ii. the design and provision of complementary sustainable surface water drainage schemes in accordance with Policy ENV3;

    iii. having regard to the transport requirements and impacts of the combined allocations and making proportionate financial contributions to off-site highway and cycleway/footpath improvements;

    iv. as part of (iii) above, all developments off Watermill Lane should provide an integrated approach to ensuring safe and convenient movement for pedestrians and cyclists, as well as vehicles;

    v. ensuring an integrated approach to establishing a multi-functional 'green corridor' along the Combe Haven stream, extending from the A269 to the planned Enterprise Park (and beyond);

    vi. as part of (v) above, all developments will contribute to the provision of outdoor sports facilities within site BX28, either directly or through proportionate (to the respective quantum of residential development) financial contributions;

    vii. investigation of a common approach to securing superfast broadband.

2. The above shared infrastructure requirements shall be implemented by a combination of direct provision and legal (s106) agreements attached to the respective development proposals.

10.198 This policy relates to four sites south of Haven Brook Avenue, three of which were also allocated for development in the previous Local Plan. All four sites are subject to a planning application which is delegated to approve, subject to a Section 106 legal agreement.

10.199 The four sites form an almost contiguous, large area of land which is suitable for residential development but which has its own infrastructure requirements (in addition to the overarching requirements of the wider North Bexhill growth area).

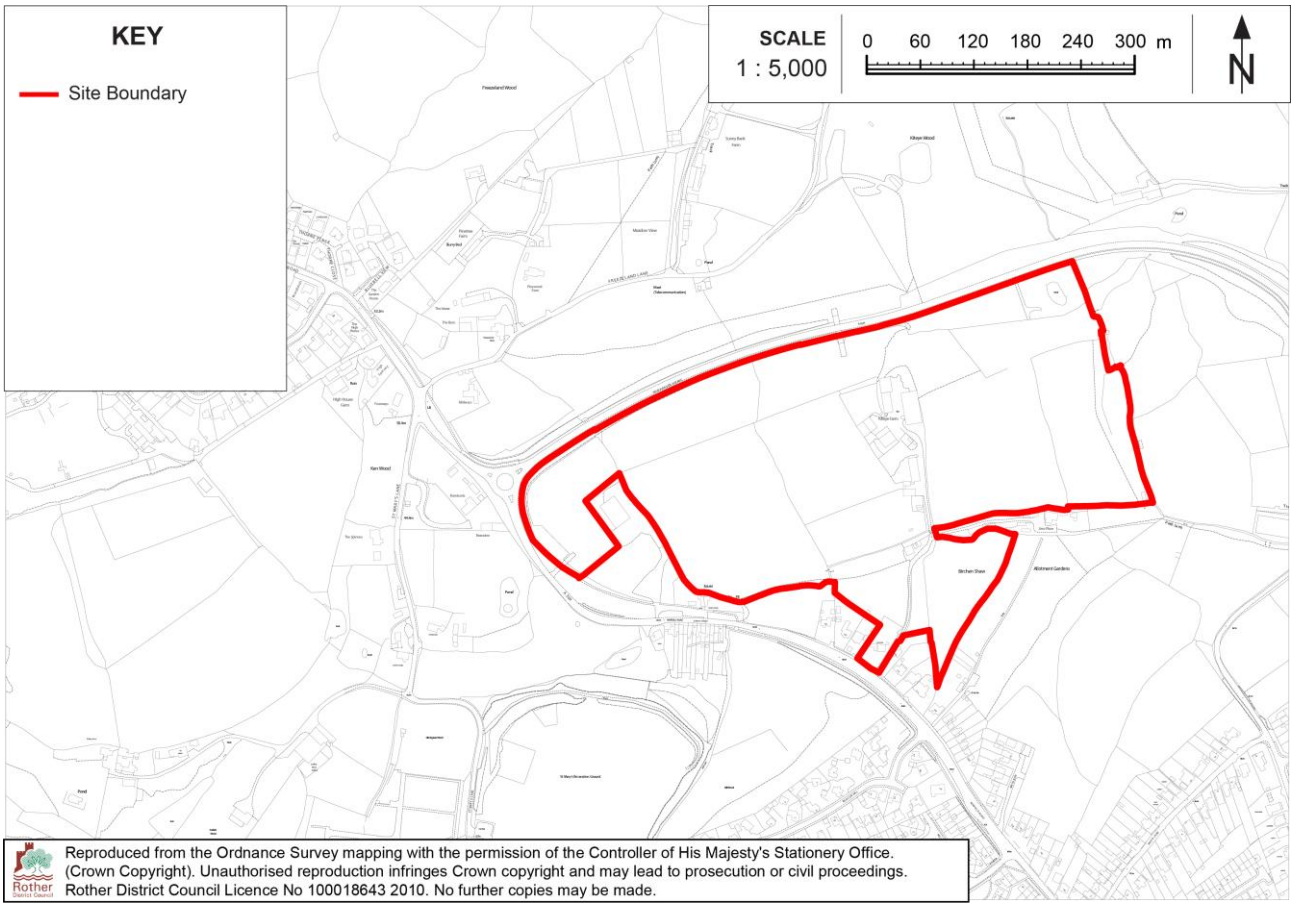
10.200 Specific infrastructure requirements for this area include a major upgrade to the foul drainage system. There is also a requirement for a range of open space provision, including outdoor sports facilities, to serve new residential areas. The valley bottom of the Combe Haven stream is of ecological value, as well as having the potential to form a broad "green corridor" for both walking and cycling and as amenity green space integral to the setting of new development. It may also be suitable for local play provision and for mitigation of any biodiversity losses.

10.201 Addressing the cumulative impacts of additional movements on the existing highway network and implementing associated traffic management and/or mitigation measures, as well as access arrangements for adjacent sites, also require a comprehensive and integrated approach to the provision of housing and infrastructure.

10.202 Accessibility to local services requires careful attention. While the Ninfield Road benefits from regular bus services, and Haven Brook Avenue is also expected to be a bus route in the future, the nearest focus of local services is in Sidley District Centre. In fact, housing that is well connected to Sidley offers the opportunity to support the vitality of the District Centre. This is not to discount the provision of more local facilities to directly serve the new housing.

10.203 Good connectivity for pedestrians and cyclists is important for both existing and new residents in the locality and should be improved. The developments should provide new and enhanced routes from the built-up area to main destinations, notably Sidley, the new business developments, larger recreational areas, the Countryside Park further to the east and the wider countryside. The green corridor along the valley bottom will be the main artery for sustainable travel, with outdoor sports facilities, natural amenity spaces and play areas accessible from it.

Policy BX28: Land at Kiteye Farm



The site is allocated for residential-led mixed use development comprising:

a. Some 300 new dwellings; and

b. At least 2.64 hectares for open space, including provision for outdoor sports facilities.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Deliver a new access arrangement onto Haven Brook Avenue, including measures to satisfactorily address any issues raised in a Road Safety Audit;

iii. Provide a fully accessible, safe and attractive pedestrian link between the site and Ninfield Road via the Kiteye Farm access;

iv. Provide accessible pedestrian routes connecting the two pedestrian accesses with nearest bus stops, including new footpaths and crossing points on Ninfield Road;

v. Provide new bus stops on Haven Brook Avenue and upgrade existing Recreation Ground bus stops on Ninfield Road, including a suitable pedestrian crossing point;

vi. Contribute financially towards a new bus service along Haven Brook Avenue and towards a Car Share Club within the site for a period of three years;

vii. Ensure an integrated approach to establishing a multi-functional green corridor along the Combe Haven Stream, extending from the A269 to the planned Enterprise Park and beyond, including keeping the lower part of the valley open with an enhanced footpath–cycleway, incorporating a diversion to the north of Jim's Place;

viii. Include no built development in the parts of the site which are within Flood Zones 2 and 3 and areas shown to be at risk of surface water flooding;

ix. Upgrade public right of way 56 and contribute financially towards future maintenance of the bridge located on public right of way 56;

x. Keep the lower part of the valley open and laid out as part of a green corridor, with avenue tree planting along the edge of the site and intermediate landscaping;

xi. Ensure development adjacent to the A269/NBAR junction has principal elevations towards the roundabout;

xii. Prepare and implement a woodland management scheme for Birchen Shaw;

xiii. Ensure that the outdoor sports facilities will be laid out at the same time as housing development, in accordance with a phasing plan to be agreed with the local planning authority;

xiv. Ensure no more than 125 of the dwellings in the development are occupied until the scheme of highway works at the Bexhill Leisure Centre (A269) / King Offa Way (A259) junction has been fully implemented and opened to all traffic;

xv. Be designed so that residential development adjoining Haven Brook Avenue positively addresses and fronts onto the Avenue.

10.204 The site comprises fields located between Ninfield Road and Haven Brook Avenue. The agricultural holding has been severed by construction of Haven Brook Avenue. The fields are relatively open, with only boundary trees, except for Birchen Shaw. There are no significant buildings within the site, though the modern farmhouse fronting Ninfield Road may need to be removed to facilitate access.

10.205 This site was allocated for 250 dwellings through the previous Local Plan and has since been subject to planning applications for two separate sections. Permission for the larger section (for 250 dwellings) is delegated to approve while there is a separate application for additional dwellings in the western section. Additionally, further land adjacent to Haven Brook Avenue has now become available although much of this is wooded, undulating or contains ponds. Consequently, the site capacity has been increased to reflect these changes, although the overall density remains lower than for other parts of the two Live Well Locally areas in Bexhill. The policy requirements reflect the planning application. The site size is some 18 hectares.

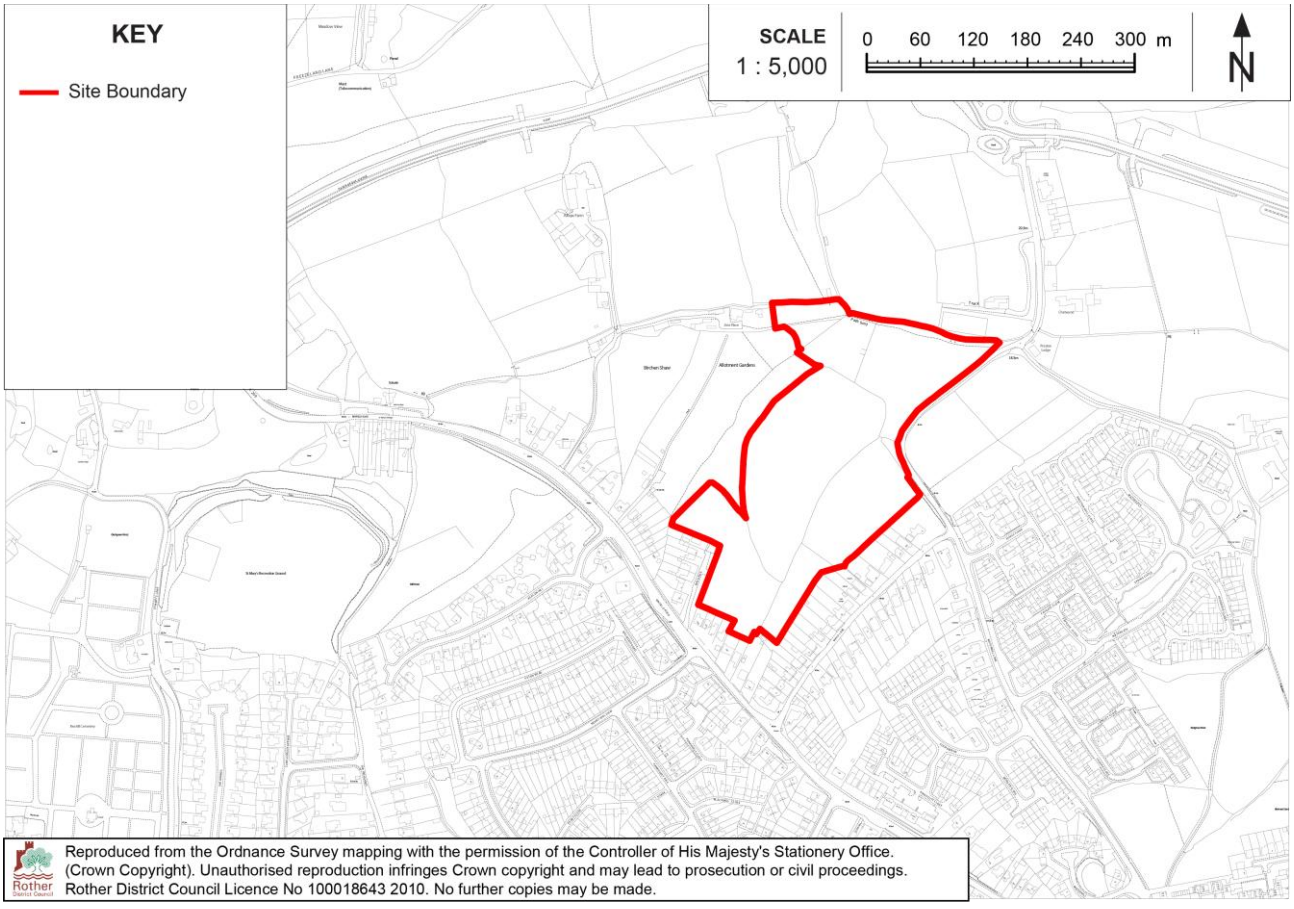
10.206 Development of this site is expected to deliver new access onto Haven Brook Avenue and Ninfield Road, safe pedestrian and cycle routes, and bus stop enhancements to promote sustainable travel. Where built development adjoins Haven Brook Avenue, it must positively address and front onto the Avenue, providing a positive, active and well-overlooked frontage through principal elevations, entrances and windows. Rear garden boundaries, blank or inactive elevations and parking-dominated frontages onto Haven Brook Avenue must be avoided.

10.207 Public footpath Bexhill 56 runs adjacent to the Combe Haven watercourse, connecting Ninfield Road (west) to Watermill Lane (east). A section of this path crosses the site; development therefore provides an opportunity to integrate this existing footpath with new recreational routes, pedestrian and cycle links, and the NBAR cycleway, improving overall connectivity and permeability.

10.208 The green corridor along the Combe Haven watercourse will need to be retained and enhanced, strengthening ecological connectivity, supporting nature recovery networks, and contributing to the multifunctional green infrastructure strategy for the site. Areas that Could be of Importance for Biodiversity (ACIBs), as identified in the Local Nature Recovery Strategy (LNRS) are located in the southern and eastern parts of the site, and a small area of designated ancient woodland bounds the site to the east. The development will need to include appropriate buffers and have regard to the Measures and Priorities in the LNRS.

10.209 Also, areas around the Combe Haven watercourse are within Flood Zones 2 and 3 and also at risk of surface water flooding and therefore the development should be designed to avoid these parts of the site. The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment). Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

Policy BX29: Land west of Watermill Lane (south)



The site is allocated for residential development comprising some 130 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide a new access onto Watermill Lane;

iii. Provide an improvement scheme on Watermill Lane to provide appropriate footway and carriageway widths between the site access and the Mayo Lane junction to the south;

iv. Provide a suitable pedestrian link with appropriate width footways on Watermill Lane to the north of the site and through to Haven Brook Avenue;

v. Provide a pair of new bus stops on Haven Brook Avenue (one in each direction);

vi. Provide suitable measures to discourage the use of Mayo Lane by vehicular traffic and to improve pedestrian safety;

vii. Upgrade bus stops on Ninfield Road close to the Mayo Lane junction (2 in total) along with a suitable pedestrian crossing point;

viii. Contribute financially to establish the new bus service along Haven Brook Avenue;

ix. Include a green corridor in the northern part of the site towards the stream course, which is to be kept open and incorporate an enhanced footpath/cycleway, which should extend to the planned outdoor sports facilities (see Policy BX28) and form part of a multi-functional green corridor along the Combe Haven stream, extending from the A269 to the planned Enterprise Park (and beyond);

x. Retain and safeguard trees on the western boundary, alongside a buffer to protect the Ancient Woodland of at least 15m depth;

xi. Include no built development in the parts of the site which are within Flood Zones 2 and 3 and areas shown to be at risk of surface water flooding;

xii. Pay due regard to the amenities of adjacent properties in terms of height and proximity of dwellings;

xiii. Contribute to the provision of outdoor sports facilities within site BX28, either directly or through proportionate (to the respective quantum of residential development) financial contributions.

10.210 The site comprises agricultural fields on the western side of Watermill Lane, south of the Combe Haven stream. It is situated between properties on the west side of Mayo Lane

and the Allotment Gardens and is well related to the existing built-up area. It is within the Live Well Locally area and has a site size of 6.15 hectares.

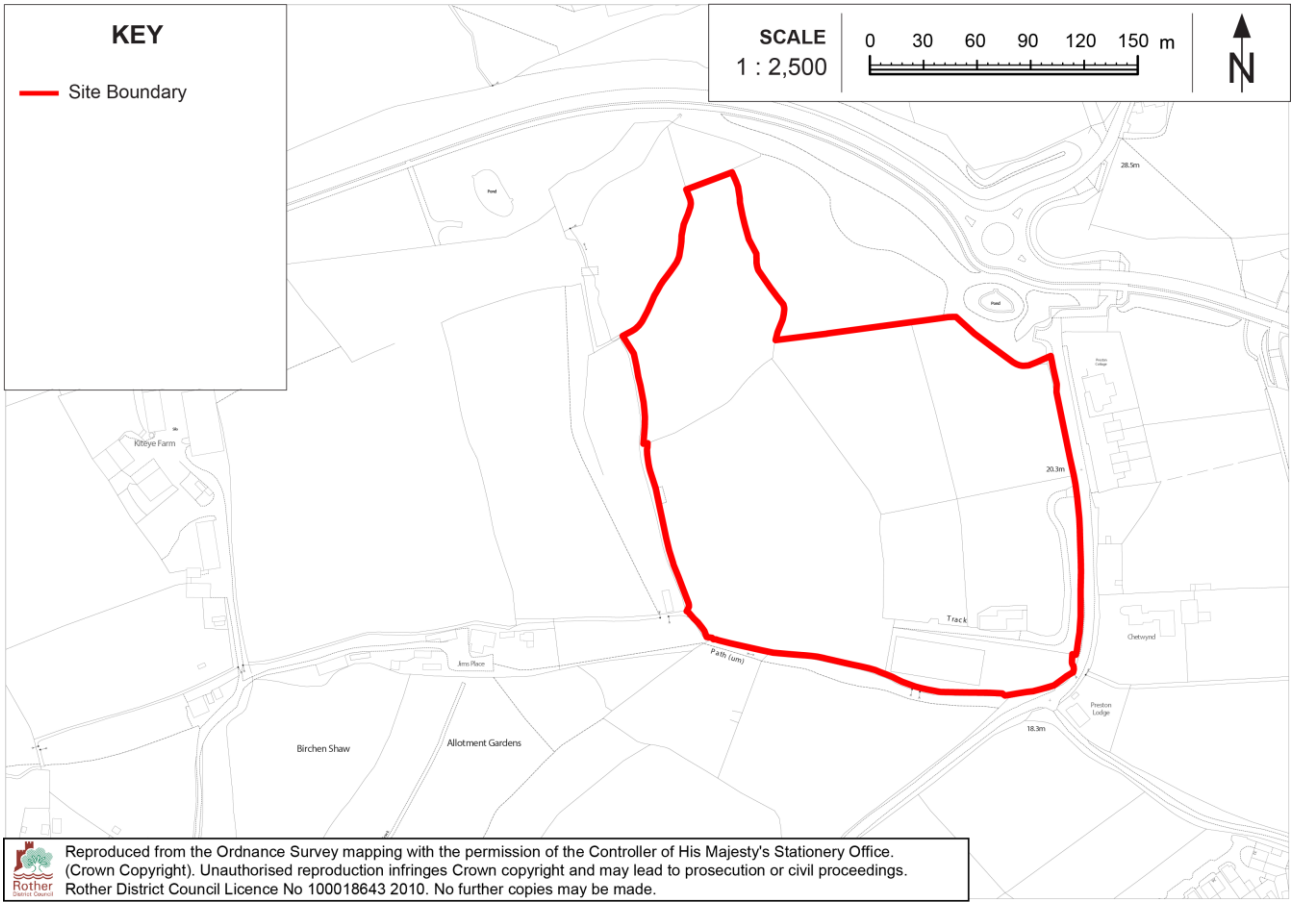
10.211 It was allocated for 130 dwellings through the previous Local Plan and is subject to a planning application which is delegated to approve. The policy reflects the previous allocation and planning application.

10.212 Vehicular access needs to be off Watermill Lane, with the use of Mayo Rise restricted to cycle and pedestrian use, which should be facilitated through the development to Watermill Lane. It is recognised that Watermill Lane has no footway beyond its junction with Mayo Lane, necessitating works as far as Preston Lodge to ensure safe pedestrian movement. Provision of suitable measures to discourage the use of Mayo Lane by vehicular traffic and to improve pedestrian safety could potentially include new gateway features either end of the lane and possibly traffic calming measures. Other financial contributions include a Travel Plan auditing fee, and funding for a car share club within the site.

10.213 As with other development sites south of Haven Brook Avenue, development should help create the linear green space corridor along the adjacent length of the valley. An area of ancient woodland lies adjacent to the western boundary, forming part of a larger area identified in the Local Nature Recovery Strategy (LNRS) as an Area that Could be of Importance to Biodiversity (ACIB). Development will need include appropriate buffers and have regard to the Measures and Priorities detailed in the LNRS.

10.214 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment). Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

Policy BX30: Land west of Watermill Lane



The site is allocated for residential development comprising some 80 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide a new access onto Watermill Lane;

iii. Provide an improvement scheme on Watermill Lane to provide appropriate footway and carriageway widths between the site access and the Mayo Lane junction to the south;

iv. Provide a suitable pedestrian link with appropriate width footways on Watermill Lane to the north of the site and through to Haven Brook Avenue;

v. Provide a pair of new bus stops on Haven Brook Avenue (one in each direction);

vi. Provide suitable measures to discourage the use of Mayo Lane by vehicular traffic and to improve pedestrian safety;

vii. Upgrade bus stops on Ninfield Road close to the Mayo Lane junction (2 in total) along with a suitable pedestrian crossing point;

viii. Contribute financially to establish the new bus service along Haven Brook Avenue;

ix. Include a green corridor in the northern part of the site towards the stream course, which is to be kept open and incorporate an enhanced footpath/cycleway, which should extend to the planned outdoor sports facilities (see Policy BX28) and form part of a multi-functional green corridor along the Combe Haven stream, extending from the A269 to the planned Enterprise Park (and beyond);

x. Retain and safeguard trees on the western boundary, alongside a buffer to protect the Ancient Woodland of at least 15m depth;

xi. Include no built development in the parts of the site which are within Flood Zones 2 and 3 and areas shown to be at risk of surface water flooding;

xii. Pay due regard to the amenities of adjacent properties in terms of height and proximity of dwellings;

xiii. Contribute to the provision of outdoor sports facilities within site BX28, either directly or through proportionate (to the respective quantum of residential development) financial contributions;

xiv. Be designed so that residential development adjoining Haven Brook Avenue positively addresses and fronts onto the Avenue.

10.215 This is a greenfield site comprising fields on the western side of Watermill Lane, immediately south of Haven Brook Avenue. It is subject to a planning application which is delegated to approve, and the policy criteria reflects both that application and the requirements of adjoining site allocations. The site is in the Live Well Locally Area Type and has a site size of 4.7 hectares and an indicative developable area of 3 hectares. It is allocated for some 80 dwellings at an indicative residential density of 26 dwellings per hectare.

10.216 Together with the adjoining allocated sites, development should deliver a range of infrastructure and community benefits, ensuring that growth is sustainable, well-connected, and sensitive to the local environment. The site's location provides opportunities to enhance connectivity along Watermill Lane and improve access to surrounding residential and employment areas.

10.217 The development must support pedestrian safety and discourage unnecessary vehicular traffic through Mayo Lane. Potential measures could include gateway features at either end of the lane, traffic calming interventions, and enhanced pedestrian infrastructure. An appropriate pedestrian link should be provided from the site to Haven Brook Avenue to encourage walking and cycling, promoting a connected, active travel network. Measures to support sustainable travel will be required, including provision of bus stops and improvements to existing bus infrastructure.

10.218 New access arrangements are necessary, including a new off-site access onto Watermill Lane and upgrades to the lane itself to provide adequate footway and carriageway widths between the site and the Mayo Lane junction. Where built development adjoins Haven Brook Avenue, it must positively address and front onto the Avenue, providing a positive, active and well-overlooked frontage through principal elevations, entrances and windows. Rear garden boundaries, blank or inactive elevations and parking-dominated frontages onto Haven Brook Avenue must be avoided.

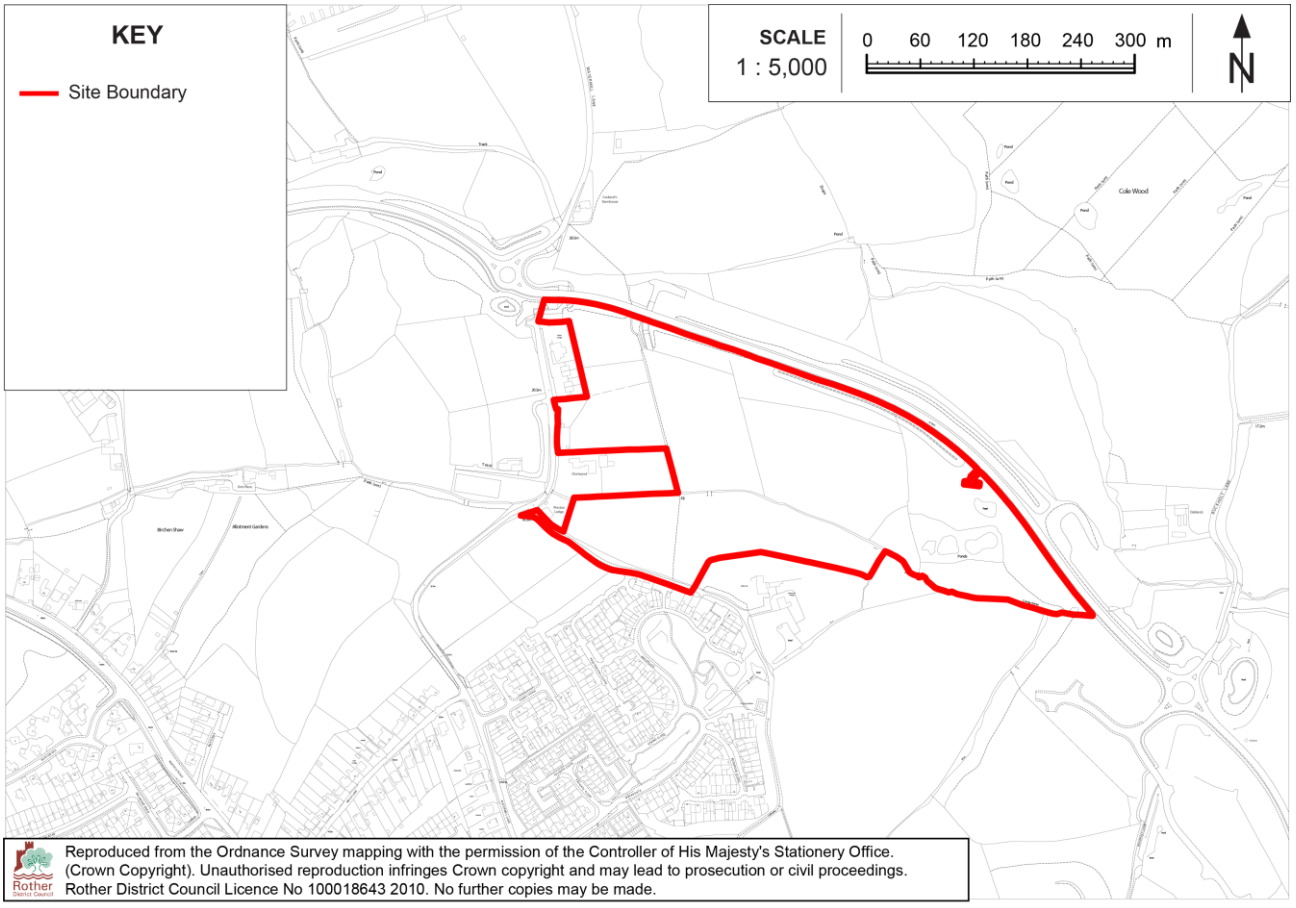
10.219 Environmental and amenity considerations are critical to the site's design. The scheme should retain and safeguard trees along the western boundary and maintain a buffer of at least 15m to protect the adjacent Ancient Woodland. Areas that Could be of Importance to Biodiversity, as identified in the Local Nature Recovery Strategy, are on the western and southern edges of the site. Development will need to have regard to the Measures and Priorities set out in the LNRS. An integrated, multi-functional green corridor is required along the Combe Haven stream, connecting the A269 to the Enterprise Park and beyond, while ensuring the height and proximity of new dwellings respect the amenities of existing properties.

10.220 Development will need to be avoided in the areas of the site in Flood Zones 2 and 3, along the southern boundary, as well as further areas at risk of surface water flooding predominately along the eastern and western boundaries. The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment). Early engagement with the Lead Local Flood Authority and the

Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

10.221 Contributions toward outdoor sports facilities in the adjoining site allocation and investigations into delivering superfast broadband will help ensure the development provides long-term benefits for both new and existing communities.

Policy BX31: Land east of Watermill Lane



The site is allocated for residential development comprising some 170 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Deliver associated public open space and landscaping;

iii. Retain the southern part of the site along the stream corridor as an open green corridor, incorporating an enhanced footway/cycleway extending from Watermill Lane to the planned Enterprise Park;

iv. Include no built development in the parts of the site which are within Flood Zones 2 and 3 and areas shown to be at risk of surface water flooding;

v. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider;

vi. Provide vehicular access from Watermill Lane, subject to the findings of a Transport Assessment, with the expectation that:

- (a) A single access will be provided along the line of the existing farm track;

- (b) Traffic management measures are introduced on Watermill Lane to calm traffic, with specific regard to the short section north of Mayo Lane, in order to ensure the safe movement of pedestrians and cyclists between the site and Sidley in association with the provision of a new footway/cycleway;

vii. Contribute to shared infrastructure with adjoining sites in accordance with Policy BX27;

viii. Contribute financially to establish the new bus service along Haven Brook Avenue;

ix. Be designed so that residential development adjoining Haven Brook Avenue positively addresses and fronts onto the Avenue.

10.222 The site comprises agricultural fields on the eastern side of Watermill Lane, south of Haven Brook Avenue. It is within the Live Well Locally Area Type, has a site size of 9.85 hectares and an indicative developable area of 5.5 hectares. It is allocated for some 170 new dwellings at an indicative density of 31 dwellings per hectare.

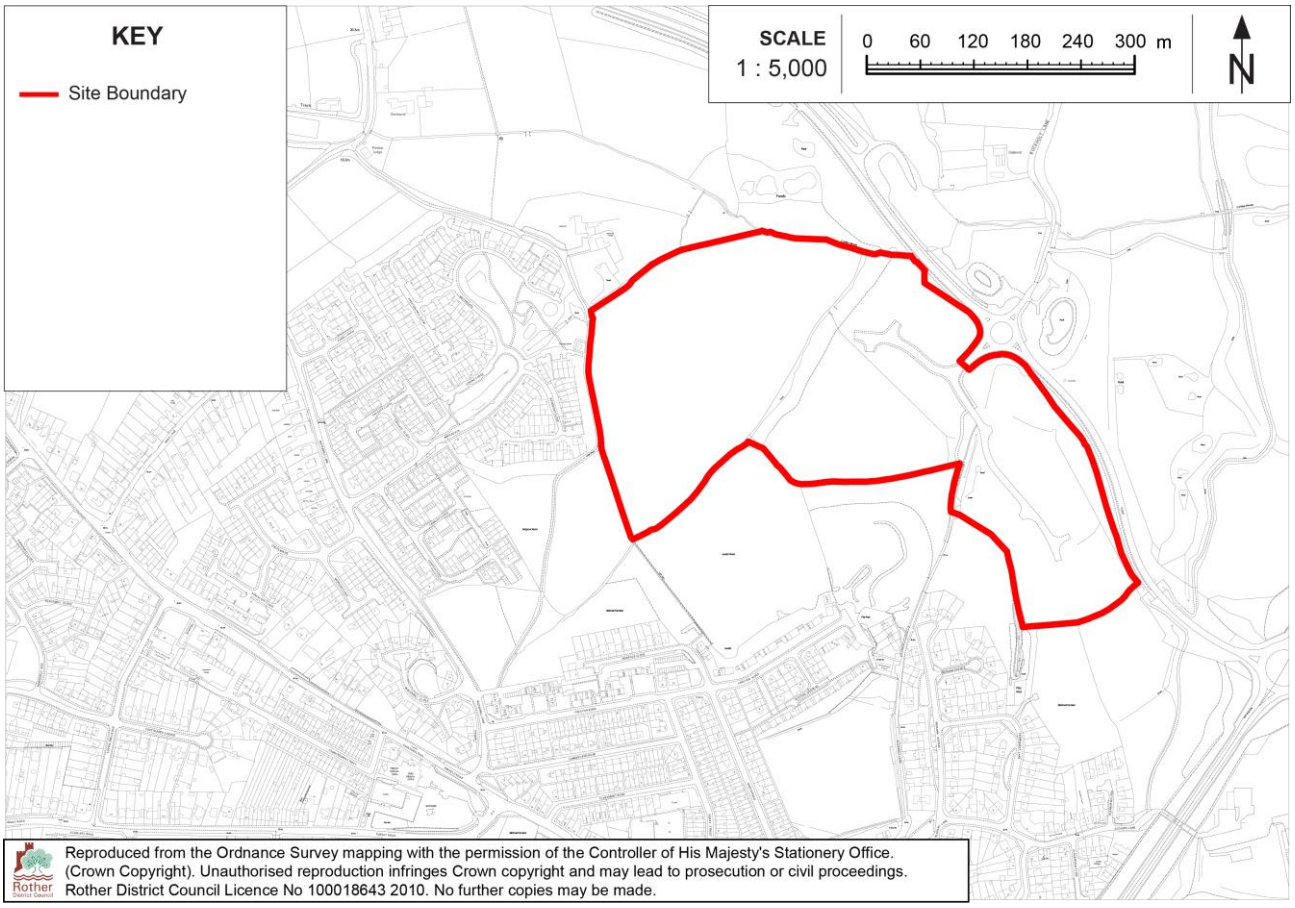
10.223 The majority of the site was allocated for 150 dwellings through the previous Local Plan. Additional, adjoining land to the east alongside Haven Brook Avenue is also now available and while the majority of this additional land is not suitable for development due to its wooded nature, ponds and topography, it has been included in the site area to

accommodate additional landscaping, public access and, potentially, a small increase in dwelling numbers.

10.224 Areas around the Combe Haven watercourse in the southern part of the site are within Flood Zones 2 and 3 and also at risk of surface water flooding, these are also identified as an Area that Could Become of Importance for Biodiversity (APIB) in the Local Nature Recovery Strategy (LNRS). Development will need to avoid these parts of the site and incorporate them into a green corridor, taking into account the Measures and Priorities detailed in the LNRS. The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment). Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

10.225 The eastern part of the site is subject to an outline planning application for the erection of up to 98 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access. Where built development adjoins Haven Brook Avenue, it must positively address and front onto the Avenue, providing a positive, active and well-overlooked frontage through principal elevations, entrances and windows. Rear garden boundaries, blank or inactive elevations and parking-dominated frontages onto Haven Brook Avenue must be avoided.

Policy BX32: Land at Levetts Wood and Oaktree Farm



The site is allocated for employment development comprising some 38,000 sqm employment floorspace (net internal area) (Use Classes E(g), B2 or B8).

Development on this site must:

i. Include vehicular, pedestrian and cycle access through the site and connections to existing public rights of way, and proposed cycleway and footpath networks including to the adjacent residential allocation (Policy BX31);

ii. Deliver a surface water drainage strategy based on sustainable drainage principles, including wetland habitats (SuDS ponds) designed to enhance ecological value and connectivity;

iii. Include no built development in the parts of the site which are within Flood Zones 2 and 3 and areas shown to be at risk of surface water flooding;

iv. Protect and manage rivers and streams, ponds and associated buffer zones, and ensure no development occurs within 8 metres of the Combe Haven main river;

v. Maintain and reinforce existing landscaped boundaries around and within the site and include proposals for open spaces, landscape and woodland belts and buffers as an integral part of the proposals to link with the green corridor to be provided within the sites subject to policies BX28 to BX31;

vi. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the southern boundary, between the edge of development and the ancient woodland;

vii. Implement an ecological design strategy (EDS) to retain and enhance habitats, wildlife corridors, semi-natural habitats, and integrate features to support protected and priority species;

viii. Implement a comprehensive energy strategy to secure low carbon and renewable energy generation;

ix. Provide details of proposed bus provision measures sufficient to mitigate transport impacts prior to occupation of each phase.

10.226 The site was allocated for employment floorspace through the previous Local Plan and was subject to an outline planning permission which has partly expired. A section in the eastern part of the site, however, has been constructed, and provides some 7,895 sqm of employment floorspace. The whole, original site is included in the allocation because the remaining sections lie either side of the constructed part.

10.227 The plot ratio of the remaining sections of the site has been increased to 0.4 in line with up-to-date evidence[7] which has resulted in an increase in the amount of employment floorspace originally anticipated in the previous allocation. The allocation provides flexibility in terms of the specific use class of the employment use. The appropriate use class would be for determination at planning application stage, having regard to the nature of the particular proposal and the site constraints, including its proximity to planned and existing residential development, which may mean that B2 uses are less appropriate.

[7] HEDNA Update (2026)

10.228 Development is expected to come forward in a phased manner, ensuring that each phase delivers not only floorspace but also associated appropriate infrastructure, parking, SuDS, and landscaping to create a coherent and high-quality working environment.

10.229 Given the site's proximity to the Combe Haven SSSI, Levetts Wood Ancient Woodland, and associated ecological networks, strong environmental safeguards are necessary. The policy therefore requires:

a. the delivery of green corridors and ecological buffer zones to maintain and enhance biodiversity;

b. the provision of sustainable drainage systems (SuDS) designed to protect water quality and manage flood risk, including the creation of new wetland habitats; and

c. the implementation of an ecological design strategy to support protected and priority species. This should take account of areas identified as ACIBs and APIBs in the Local Nature Recovery Strategy, and the Priorities and Measures therein.

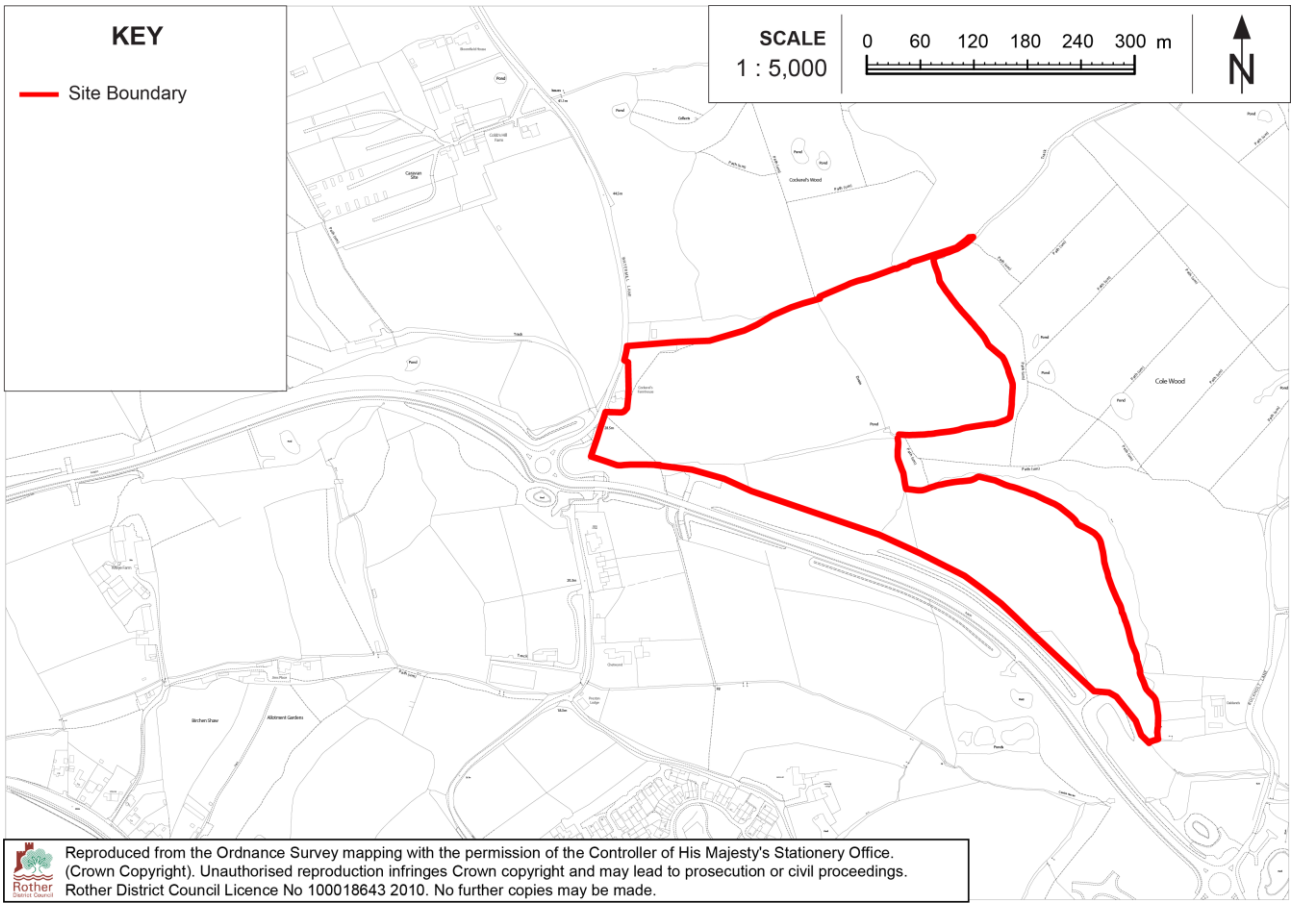
10.230 In addition, archaeological investigations and appropriate post-investigation assessments are required to ensure that the area's heritage assets are properly safeguarded and recorded prior to or alongside development.

10.231 The policy also requires the delivery of infrastructure to support sustainable transport choices, including new footpath and cycleway connections and bus service improvements. Together, these measures will ensure the site is fully accessible and that travel impacts on the local road network are appropriately mitigated.

10.232 The allocation is expected to deliver a high-quality, sustainable employment site that contributes significantly to the district's economic objectives while protecting and enhancing the natural and historic environment.

10.233 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment) although it is not shown to be at any significant risk of flooding. Nevertheless, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

Policy BX33: Land north of Haven Brook Avenue (east)



The site is allocated for a residential-led mixed use development comprising:

a. up to 230 new dwellings;

b. public open space and play-space to serve the development;

c. community uses.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Accord with Policy BX26 of this Plan (North Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and/ or

financial contributions towards all necessary infrastructure to serve the development along with development in the wider North Bexhill area;

iii. Comply with a whole-site masterplan, to be developed by the site promoter, to identify uses and areas for development, areas for green infrastructure (including public open space), and vehicular, pedestrian and cycle links, in line with the North Bexhill Masterplan Framework. The masterplan should be informed by a landscape and visual impact assessment, heritage assessment, ecological surveys and a sustainable drainage strategy, to determine an appropriate layout, form and detailed design that protects the landscape and character of the countryside to the north, and preserves and enhances adjacent heritage assets and the adjacent ancient woodland and Local Wildlife Site;

iv. Include community uses;

v. Preserve and enhance the significance of the Grade II Listed Building, Cockerels Farmhouse, to the west of the site;

vi. Include provision for the retention and future management of a buffer zone of semi-natural habitat on the northern and eastern boundaries of the site, between the edge of development and the ancient woodland and Local Wildlife Site (the width of the buffer to be informed by ecological surveys),

vii. Be designed to prevent unauthorised public access to the woodland (other than via the existing public right of way) (but allow for wildlife), as informed by ecological surveys;

viii. Implement an ecological design strategy (EDS) to retain and enhance habitats, wildlife corridors, semi-natural habitats, and integrate features to support protected and priority species;

ix. Retain and enhance the existing hedgerows, trees and woodland within the site and on the site boundaries, except for any short sections of hedgerow that have to be removed to facilitate access, which should be minimised as far as possible;

x. Include vehicular access from Haven Brook Avenue and/or Watermill Lane (while protecting the setting of the Listed Building) to include necessary improvements and infrastructure to meet the requirements of the Highway Authority;

xi. Provide new and improved pedestrian and cycle infrastructure outside the site to meet the requirements of the Highway Authority, including measures

to link to the existing Pegasus crossing on Haven Brook Avenue, which could include a new footway on the northern side of Haven Brook Avenue, and additional crossing points;

xii. Maintain the existing public right of way within the site;

xiii. Avoid built development in those areas of the site within Flood Zones 2 and 3 or are shown to be at risk of surface water flooding;

xiv. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;

xv. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider;

xvi. Be designed so that residential development adjoining Haven Brook Avenue positively addresses and fronts onto the Avenue.

10.234 The site comprises fields on the northern side of Haven Brook Avenue, east of Watermill Lane. It is within the Live Well Locally Area Type, has a site size of 11.5 hectares and an indicative developable area of 5.75 hectares. It is allocated for up to 230 dwellings at an indicative residential density of 40 dwellings per hectare.

Landscape Impacts

10.235 It was intended through the previous Local Plan that Haven Brook Avenue would provide the edge between the urban area and the countryside to the north, however, with the construction of the road and the future construction of significant development on its southern side, the character of the wider area will change significantly. The fields comprising this site are clearly visible from the road, and their character is influenced by it. In landscape terms they could accommodate residential development without significantly impacting on views from the countryside further north.

10.236 Nevertheless, there are landscape sensitivities. The southern-most field in particular is elevated, rising above the adjacent road, and development will appear prominent in views from the south, albeit as an extension to an existing/ planned urban extension. A high quality, landscape-led design will be needed, incorporating wide buffers to the adjacent ancient woodland. The northern-most field is more enclosed but also elevated, and more contiguous with the wider countryside to the north than the southern field. It also

adjoins a Grade II listed building, Cockerels Farmhouse, detailed further below, which will necessitate a sensitive design and layout. Two public rights of way, Footpath 16b and 35a pass through this part of the site, 35a leading to the wider countryside to the north-east. The value of this access to the countryside will increase with the increase in residents resulting from the residential expansion on this northern side of Bexhill, and access to the PRoWs will need to be maintained and enhanced.

Ecological Impacts

10.237 The site is bounded by ancient woodland to the north and east, which also forms a Local Wildlife Site. Wide buffers of semi-natural habitat will be needed, potentially larger than the 15 metres minimum, due to the high concentration of dwellings proposed in close proximity to the woodland and the potential for impacts arising from, for example, lighting, runoff, disturbance, and impacts from pets. The site will need to be carefully laid out to avoid lighting from dwellings impacting the woodland and should include measures to prevent public access to the woodland (while allowing for wildlife access). All of this will need to be informed by ecology surveys and an ecological design strategy to ensure adverse impacts to the woodland are avoided and the development protects and enhances the Local Wildlife Site.

10.238 The majority of the site area is also identified as an Area that Could be of Importance to Biodiversity (ACIB) in the Local Nature Recovery Strategy (LNRS). Development will need to have regard to the Measures and Priorities detailed in the LNRS.

10.239 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment), and early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

Heritage Impacts

10.240 The site lies in the immediate setting of the Grade II listed Cockerels Farmhouse on Watermill Lane. Its significance is principally architectural and historic, as a modest pre-modern farmhouse whose value is enhanced by its legibility within a rural lane-side setting. The relationship between the farmhouse, Watermill Lane, the adjoining fields, retained hedgerows, trees and public right of way contributes to the ability to understand the building as part of a historically agricultural landscape.

10.241 The principal heritage issue is likely to arise from the position and design of any new vehicular access, together with the extent to which built development encroaches towards Watermill Lane and the farmhouse. The site's main access will need to be carefully designed and positioned to ensure the protection of Cockerels Farmhouse and the public right of way. Ideally, access would come from Haven Brook Avenue to avoid creating an engineered or overly urban road environment in the immediate setting of the listed building. Boundary treatments, junction geometry, visibility splays, lighting and signage should be minimised and designed with sensitivity to the rural lane character, while any necessary changes to hedgerows or trees should be kept to the absolute minimum.

10.242 The indicative density of 40 dwellings per hectare should not be applied uniformly, to avoid the creation of a hard suburban edge close to Cockerels Farmhouse or along Watermill Lane. A heritage-led approach would require a reduced intensity of development in the western part of the site, with a generous landscape buffer, retained and reinforced field boundaries, and open space used to preserve separation between the farmhouse and new built form.

10.243 In design terms, development within the part of the allocation closest to Cockerels Farmhouse should adopt a restrained, traditionally informed character which is subservient to the listed building. Materials, roof form, massing, scale, boundary treatment and landscape structure should respond to the rural farmhouse and lane-side context rather than introducing a standard estate character. The retained public right of way also provides an opportunity to structure open space and movement in a way that preserves an appreciation of the farmhouse within its wider setting, provided it is integrated as part of a green corridor rather than treated merely as an incidental route through built development. Where built development adjoins Haven Brook Avenue, it must positively address and front onto the Avenue, providing a positive, active and well-overlooked frontage through principal elevations, entrances and windows. Rear garden boundaries, blank or inactive elevations and parking-dominated frontages onto Haven Brook Avenue must be avoided.

Access and Sustainable Transport

10.244 The site is adjacent to Watermill Roundabout alongside land which looks like part of the proposed highway verge (currently still in private ownership). Ideally, vehicular access to the site will come from the roundabout and/ or from Haven Brook Avenue (subject to the approval of the Highway Authority), to avoid impacts on the Grade II listed building,

Cockerels Farmhouse, or the rural character of Watermill Lane. In any event, the access (and associated active travel infrastructure) will need to be carefully designed and positioned to ensure the protection of the listed building and also the retention of the public rights of way.

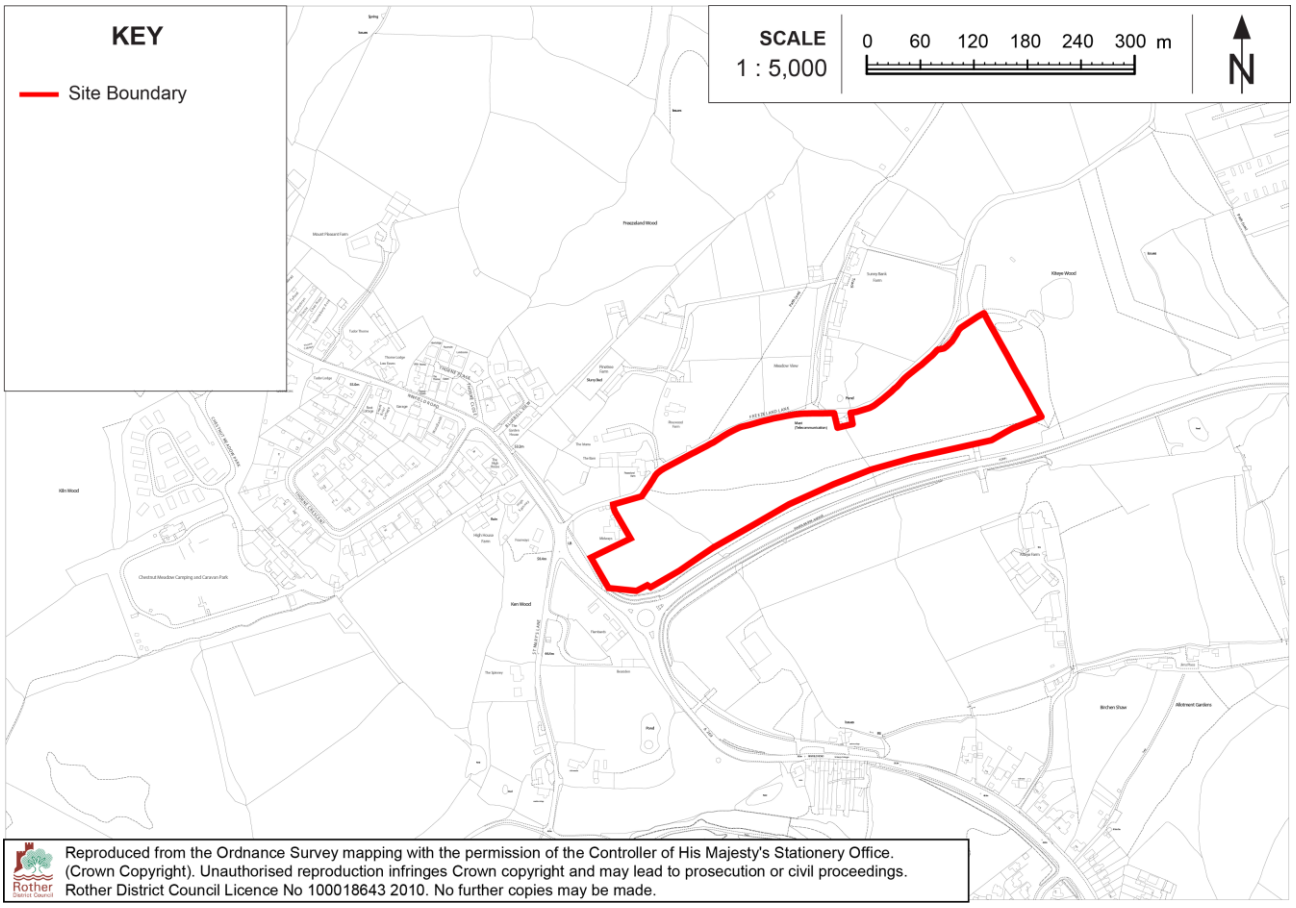
10.245 New junctions will need to be compliant with Design Manual for Roads and Bridges (DRMB) standards, and the design informed by speed data and other necessary traffic surveys. A footway/cycleway would need to integrate into the site to connect to the southern part of Watermill Lane (via the existing crossing point on Haven Brook Avenue). Contributions towards regular bus services will be required, and potentially, the provision of bus stops.

10.246 The site is currently not particularly well located in relation to services and facilities, notably a primary school. This will change to an extent with the development of the whole North Bexhill growth area, which will result in a mix of residential and employment uses and public open space in close proximity to the site. The site promoter has indicated that additional, adjoining land to the north of the site could be made available to accommodate a new primary school when this is required by the education authority to serve the additional population in the growth area. While this additional land appears to be large enough, it is sloping, and adjacent to ancient woodland and a Local Wildlife Site, and close to the listed building. Consequently, it is not included in the allocation at this time but identified on the North Bexhill masterplan as the most likely location for a primary school, when this is needed later in the Plan period.

Mix of Uses

10.247 The site is one of the largest in the North Bexhill growth area, and centrally located with regard to planned development to the south. Consequently, it is suited to provide some form of community use in addition to residential development and associated open space, in order to assist the creation of a sustainable community. This could comprise, for example, a small community hall or multifunctional building which could accommodate uses such as a children's nursery or medical uses (subject to demand) or flexible workspace.

Policy BX34: Land north of Haven Brook Avenue (west)



The site is allocated for a residential development of some 100 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Accord with Policy BX26 of this Plan (North Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and/ or financial contributions towards all necessary infrastructure to serve the development along with development in the wider North Bexhill area;

iii. Be informed by a landscape and visual impact assessment to determine an appropriate layout, form and detailed design;

iv. Include vehicular access from Haven Brook Avenue or Ninfield Road to include necessary improvements and infrastructure to meet the requirements of East Sussex Council;

v. Not include vehicular access from Freezeland Lane;

vi. Provide new and improved pedestrian and cycle infrastructure outside the site to include the extension of the shared footway/ cycleway on the northern side of Haven Brook Avenue/ Ninfield Road and additional crossing points to link the site to the existing paths on the southern side of Haven Brook Avenue and the eastern side of Ninfield Road (south);

vii. Maintain the existing public right of way within the site;

viii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the eastern boundary of the site, between the edge of development and the ancient woodland;

ix. Retain and enhance the existing hedgerows, trees and woodland within the site and on the site boundaries, except for any short sections of hedgerow that have to be removed to facilitate access, which should be minimised as far as possible;

x. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;

xi. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider;

xii. Be designed so that residential development adjoining Haven Brook Avenue positively addresses and fronts onto the Avenue.

10.248 This site comprises fields on the northern side of Haven Brook Avenue, north-east of the roundabout with Ninfield Road, and south of Freezeland Lane. It is within the Live Well Locally Area Type and has a site area of 4.7 hectares and an indicative developable area of 2.5 hectares. It could accommodate 100 dwellings at an indicative density of 40 dwellings per hectare.

10.249 As with Policy BX33, the extension of development to the northern side of Haven Brook Avenue represents a change compared to the previous Local Plan. However, having regard to the significant development planned on the opposite side of Haven Brook

Avenue and the resulting change to the character of the area, and the housing need of the district, it is considered that these fields can accommodate development without harmfully impacting on the wider countryside further north.

10.250 As the fields are sloping, development will appear prominent from the south and from Freezeland Lane to the north, and consequently, a sensitive design, informed by a landscape and visual impact assessment, will be required. The layout will need to provide for the retention and enhancement of the public right of way through the site, as well as providing the appropriate buffers to the ancient woodland on the eastern boundary. Green infrastructure could be appropriate in the eastern and northern sections of the site to provide buffers to the countryside and woodland and protect the rural character of Freezeland Lane. All boundary trees and hedges should be retained (excepting any short sections required to be removed to facilitate access, which should be minimised as far as possible), including the large, mature trees adjacent to the southern boundary. The existing roadside hedge alongside Freezeland Lane should be protected and enhanced.

10.251 The site is bounded by ancient woodland to the east. A wide buffer of semi-natural habitat will be needed, potentially larger than the 15 metres minimum, due to the high concentration of dwellings proposed in close proximity to the woodland and the potential for impacts arising from, for example, lighting, runoff, disturbance, and impacts from pets. The site will need to be carefully laid out to avoid lighting from dwellings impacting the woodland and should include measures to prevent public access to the woodland (while allowing for wildlife access), also having regard to the Measures and Priorities detailed in the Local Nature Recovery Strategy.

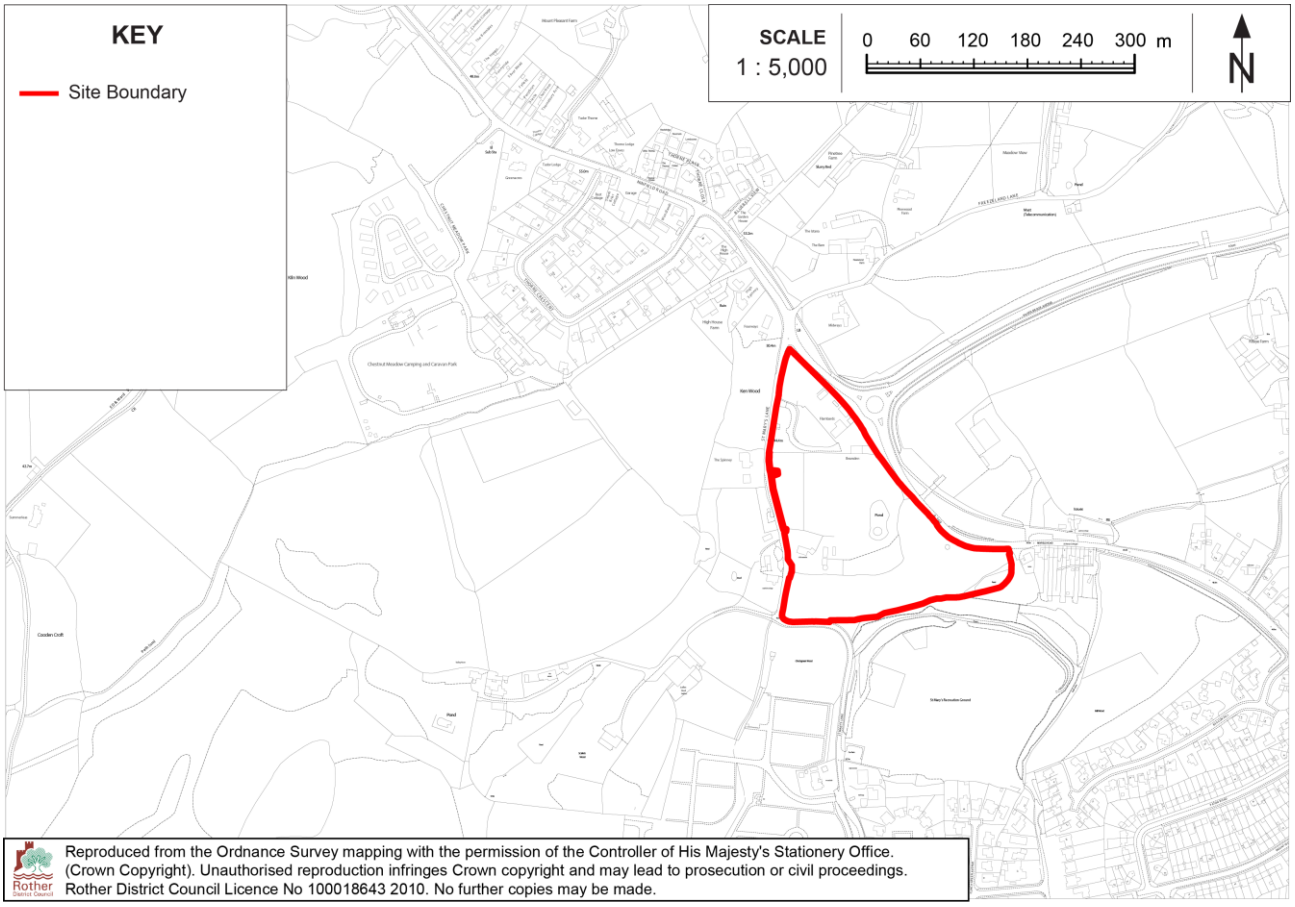
10.252 Freezeland Lane is not suitable to provide vehicular access to the site due to its very narrow and winding nature, however the existing public footpath access should be retained and enhanced.

10.253 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment), and early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

10.254 The site could potentially also accommodate a community use or small class E units, preferably in its western section close to the junction with Ninfield Road. Where built development adjoins Haven Brook Avenue, it must positively address and front onto the

Avenue, providing a positive, active and well-overlooked frontage through principal elevations, entrances and windows. Rear garden boundaries, blank or inactive elevations and parking-dominated frontages onto Haven Brook Avenue must be avoided.

Policy BX35: Land west of Ninfield Road roundabout



The site is allocated for a residential development of some 80 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Accord with Policy BX26 of this Plan (North Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and financial contributions towards all necessary infrastructure to serve the development along with development in the wider North Bexhill area;

iii. Include vehicular access from Ninfield Road to include necessary improvements and infrastructure to meet the requirements of East Sussex Council;

iv. Not include vehicular access from St Mary's Lane;

v. Provide new and improved pedestrian and cycle infrastructure outside the site to allow linkage between the site and existing network infrastructure that has been otherwise secured, as required by the Highway Authority;

vi. Maintain and enhance public access to the existing public right of way (Bexhill 18) within the southern part of the site, including through an additional crossing point on Ninfield Road to the satisfaction of the Highway Authority, and, where possible, the inclusion of safety improvement measures where the footpath meets St Mary's Lane to improve pedestrian access to St Mary's Recreation Ground and Bexhill Cemetery;

vii. Include measures to ensure the protection of the ancient woodland to the west of the site (on the opposite side of St Mary's Lane) and the Priority Habitat (deciduous woodland) to the south of the site;

viii. Retain and enhance the existing hedgerows, trees and woodland within the site and on the site boundaries, including the mature trees on the eastern site boundary, except for any short sections of hedgerow that have to be removed to facilitate access, which should be minimised as far as possible;

ix. Retain and enhance habitats within the southern part of the site as a multifunctional Green Infrastructure corridor, to include areas for Biodiversity Net Gain and enhanced amenity for the public footpath;

x. Retain and protect existing ponds within the site and provide an appropriate buffer to any built development including roadways;

xi. Include no built development in the parts of the site which are shown to be at risk of surface water flooding;

xii. Incorporate appropriate SuDS in accordance with Policy ENV3 and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that these can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site;

xiii. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;

xiv. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.255 The site comprises three adjoining plots which, together, form a triangular site between Ninfield Road (to the east) and St Mary's Lane (to the west). It is within the Live Well Locally Area type and has a site size of 4.1 hectares and an indicative developable area of 2 hectares. It could accommodate some 80 dwellings at an indicative density of 40 dwellings per hectare.

10.256 The site currently accommodates two large residential curtilages, and its southern section is undeveloped and contains scrub vegetation which links to deciduous woodland further south. There is a pond in the centre of the site which will require an appropriate buffer and parts of the site are at risk of surface water flooding.

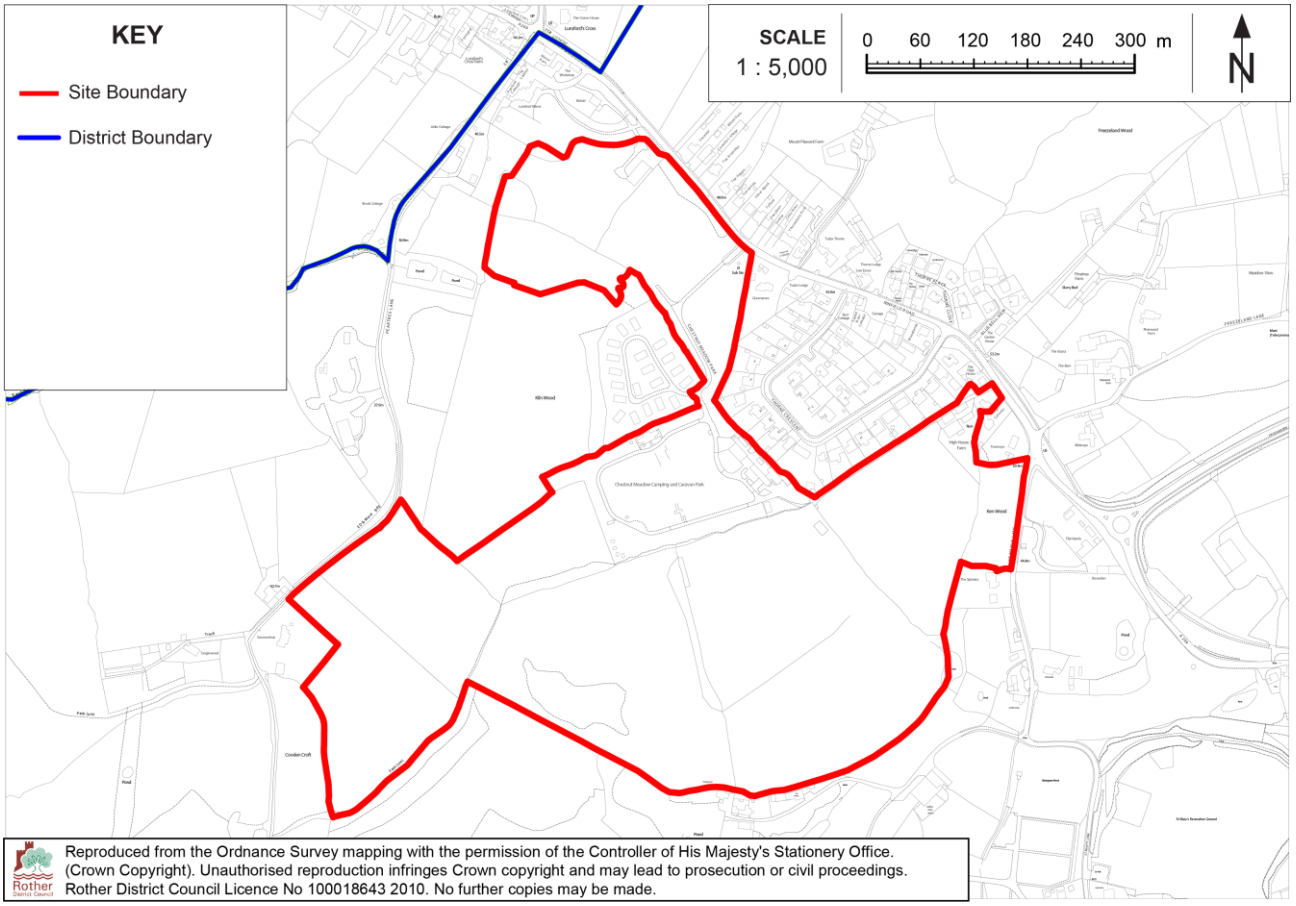
10.257 At present, the site forms part of a rural gap between Bexhill and Lunsford Cross/ The Thorne, characterised by scattered dwellings, small fields and pockets of woodland. However, the character of the area has changed with the construction of Haven Brook Avenue and the roundabout on Ninfield Road, which is adjacent to this site. The area will become yet more urbanised with the construction of the large residential extension around Haven Brook Avenue to the east. Consequently, it is considered this site is appropriate to accommodate additional residential development, and improved pedestrian and cycle connections towards Sidley District Centre (including the public rights of way network), also contributing towards the wider infrastructure requirements of the North Bexhill Growth Area. Where appropriate, development should positively address Ninfield Road, with buildings orientated to front onto the road and provide a positive, active and well-overlooked frontage through principal elevations, entrances and windows. Rear garden boundaries, blank or inactive elevations and parking-dominated frontages onto Ninfield Road must be avoided, while integrating and retaining important boundary trees and hedgerows where required by this policy.

10.258 The southern part of the site is identified as an Area that Could become of Importance to Biodiversity (ACIB) in the Local Nature Recovery Strategy (LNRS). There are also records of priority species, including White Admiral butterfly, in the locality. Development in this southern section (which also has flood risks) should therefore be

limited, and habitats conserved and enhanced as part of an area of green infrastructure containing the public right of way. Proposals should have regard to the Priorities and Measures identified in the LNRS.

10.259 The site lies within the Pevensey Levels Hydrological Catchment. Therefore, the proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

Policy BX36: Land west of Ninfield Road



The site is allocated for a residential-led mixed use development comprising:

a. some 400 dwellings;

b. a retail and community building comprising new convenience retail floorspace and a separate community space suitable to accommodate uses such as

community clubs, also with a mobility hub to include cycle parking, EV charging, electric car club (if required) and public transport infrastructure (if required);

c. public open space (potentially including formal outdoor sports provision) and play-space.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Accord with Policy BX26 of this Plan (North Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and financial contributions towards all necessary infrastructure to serve the development along with development in the wider North Bexhill area;

iii. Be informed by a landscape and visual impact assessment and heritage assessment to determine an appropriate layout, form and detailed design, conserving and enhancing the setting of heritage assets and providing an appropriate settlement edge;

iv. Include a Minerals Resource Assessment to evidence the extent of the mineral resource across the site, whether any identified clay and/or sand resource would be sterilised, whether prior extraction would be feasible, the likely operational impacts on Ashdown Brickworks, and how any conflict between the proposed development and existing quarry activity would be avoided or mitigated;

v. Include vehicular access(es) from Ninfield Road to include necessary improvements and infrastructure to meet the requirements of the Highway Authority;

vi. Not include vehicular access from Pear Tree Lane (other than any emergency access demonstrated to be necessary);

vii. Retain the public right of way within the site and include new pedestrian and cycle links within the site, linking to existing public rights of way and public highways outside the site;

viii. Provide pedestrian and cycle infrastructure outside the site to allow linkage between the site and existing network infrastructure or network infrastructure that has otherwise been secured, to be approved by the Highway Authority;

ix. Include improvements to public transport infrastructure outside the site;

x. Include substantial areas of public open space and areas for Biodiversity Net Gain across the site in accordance with Local Plan policy;

xi. Include areas of play space (including equipped play space) and potentially, formal outdoor sports provision;

xii. Protect the amenity of users of the holiday caravan park adjacent to the site and provide for its continued use;

xiii. Retain a minimum 15 metres wide undeveloped buffer area to all designated ancient woodland within and adjacent to the site;

xiv. Retain and enhance the existing hedgerows, trees and woodland within the site and on the site boundaries except for any short sections of hedgerow that have to be removed to facilitate access, which should be minimised as far as possible;

xv. Preserve or enhance the significance of the Grade II Listed Building, The High House, to the north of the site;

xvi. Incorporate appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3 and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that these can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site;

xvii. Include no built development in the parts of the site which are shown to be at risk of surface water flooding;

xviii. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provide;

xix. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.260 This is a large site comprising a series of agricultural fields, a single vacant dwelling and agricultural buildings, and land currently in use as a holiday caravan park. It is within the Live Well Locally Area type, has a site size of some 28 hectares and an indicative developable area of some 10 hectares. It could accommodate some 400 dwellings at an

indicative residential density of 40 dwellings per hectare. It offers an opportunity for a strategic scale, residential-led development.

Landscape, Ecological and Heritage Impacts

10.261 The site is relatively enclosed in the landscape although there are longer views from its western edge across the countryside. The topography is undulating and the fields to the south slope quite steeply downwards. Development would need to be carefully designed to create a new settlement edge, informed by a Landscape and Visual Impact Assessment. An appropriate variety of residential densities should be included across the site, the highest densities best suited to those areas more closely related to the existing built form. Existing boundary trees and hedgerows would need to be retained and enhanced with new planting. Where appropriate, development should positively address Ninfield Road, with buildings orientated to front onto the road and provide a positive, active and well-overlooked frontage through principal elevations, entrances and windows. Rear garden boundaries, blank or inactive elevations and parking-dominated frontages onto Ninfield Road must be avoided, while integrating and retaining important boundary trees and hedgerows where required by this policy.

10.262 There is a small area of ancient woodland in the eastern part of the site, and a larger area adjacent to the western boundary, these are also identified as Areas of Particular Importance for Biodiversity (APIBs) in the Local Nature Recovery Strategy. Appropriate buffers and enhancements would be required, together with measures to prevent inappropriate public access, and the site layout should be carefully designed to minimise impacts, including from lighting, disturbance and pets.

10.263 A public footpath passes through the site, which will need to be retained and enhanced as part of the development.

10.264 A Grade II listed building, The High House, is adjacent to the eastern boundary and its setting will need to be preserved and enhanced. In particular, any works to create a new site access in this location, or works to the existing track (which is also a public footpath) will need to be sensitively designed to ensure an urbanising feature is not created which could harm its setting. The design will need to be informed by a Heritage Statement in line with Policy HER1.

Water and Flooding Impacts

10.265 There are some areas at risk of surface water flooding, and the site lies within the Pevensey Levels Hydrological Catchment. Therefore, the proposal would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

Impact on Ashdown Brickworks

10.266 The southern part of the site lies within a Minerals Consultation Area (MCA) and Waste Consultation Area (WCA) for Ashdown Brickworks. Ashdown Brickworks is an operational brickworks and clay quarry and is permitted to continue to operate until 2051. However, should the working not be completed by this date, the operator could apply to extend this. It is one of only a few brickworks in the county, and its continued operation is essential for the supply of bricks for construction projects in the area. It is also considered as a safeguarded waste site owing to the brick recycling operation that also takes place on site. Therefore, policies of the Waste and Minerals Plan apply, which seek to safeguard against non-minerals development and ensure that where non-waste development is proposed, account is taken of the need to safeguard waste management capacity and avoid constraining its operation.

10.267 It is understood that the quarry operates a campaign method of extraction, where quarrying occurs for short, intense periods. Brick clay is worked from the quarry in phases. There remains a significant amount of clay to be extracted and, according to approved plans, extraction and restoration within the northern phase (closest to this site) is yet to commence. Therefore, unless carefully designed and laid out, development has the potential to curtail clay extraction, contrary to the Waste and Minerals Plan. Furthermore, quarrying activities may cause noise and disturbance to new residents of the site.

10.268 To address these issues, the policy requires a Minerals Resource Assessment (MRA) to be prepared to support a planning application, which would identify whether any minerals resources would be sterilised, whether prior extraction would be feasible, and how any conflict between the proposed development and existing quarry activity would be avoided or mitigated. The MRA will need to inform the detailed layout and design of the

development. This is likely to mean that built development will not be permitted in the southern parts of the site.

Access and Sustainable Transport

10.269 The site is not currently well located in relation to services and facilities, and consequently, the site must provide some of its own facilities as well as contributing to wider infrastructure requirements in the West Bexhill Growth Area in accordance with Policy BX26.

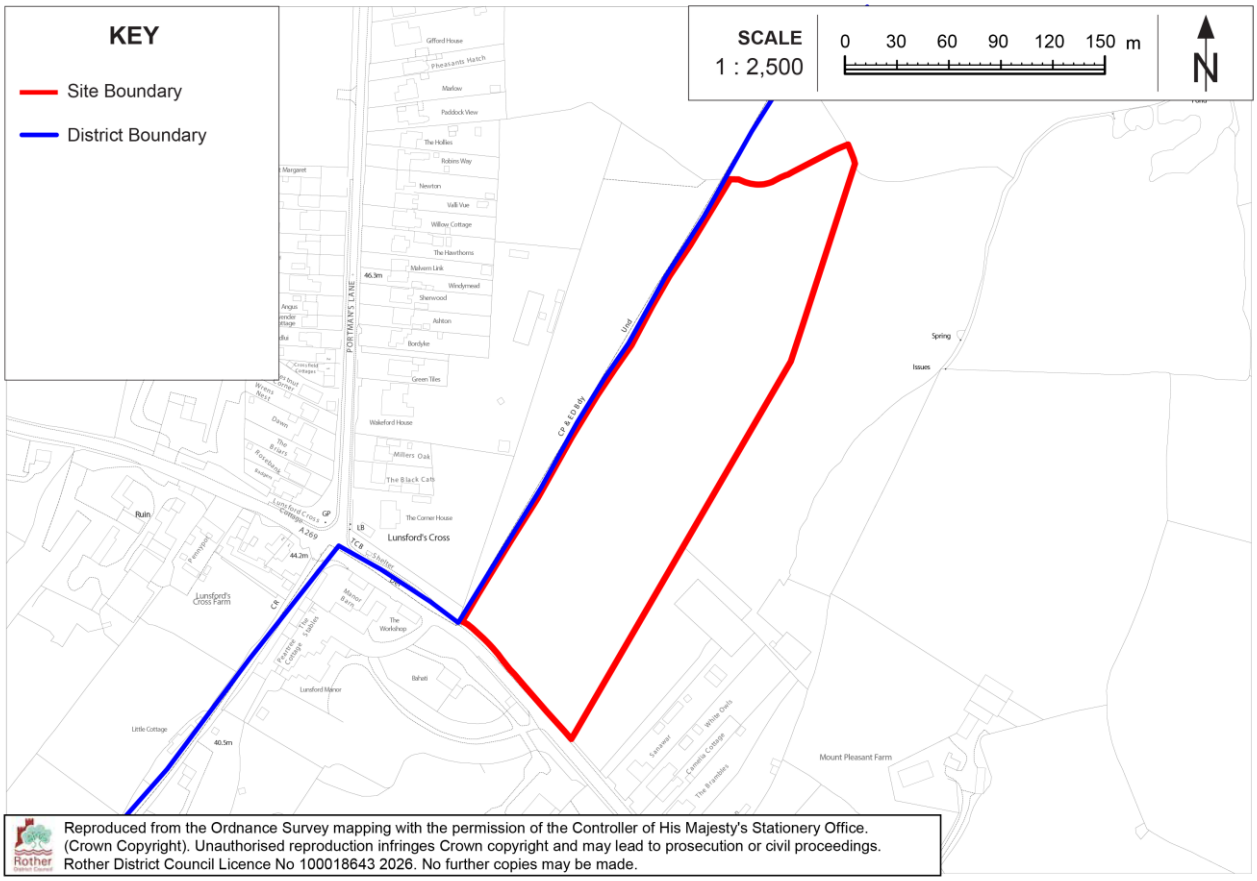
10.270 In particular, sustainable transport links and options to Sidley district centre and Bexhill town centre will need improvement. This will include (but not necessarily be limited to) connections to the Public Rights of Way network, enhancements to Public Rights of Way and cycleway/ footway infrastructure off-site, the provision of additional pedestrian and cycle infrastructure to link to existing provision off-site, improvements to bus stops and contributions to bus services.

10.271 A mix of uses is also required, including a retail unit, community facilities and a mobility hub. Outdoor sports provision on-site should be explored by the site promoter, and if found not to be feasible, off-site improvements will be required in accordance with Policy BX26.

10.272 Vehicular access will be from Ninfield Road to the north-east. The site also borders Pear Tree Lane to the north, but this is narrow and winding with no footways and is not suitable for any vehicular access, other than emergency access (if this is demonstrated to be necessary).

10.273 The reduction in the size of the holiday caravan park (partly within the site) is a consideration, although part of this lies outside the site boundary and would remain, with the loss being limited to a field for touring caravans. While this would have some impact on the local economy, the benefits arising from a significant residential development are considered to outweigh the harm, providing that a sustainable community with a range of transport options and some retail/community facilities on site can be created together with other necessary infrastructure on and off the site.

Policy BX37: Land at St Francis Farm, Ninfield Road



The site is allocated for a residential development of some 70 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Accord with Policy BX26 of this Plan (North Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and financial contributions towards all necessary infrastructure to serve the development along with development in the wider North Bexhill area;

iii. Be informed by a landscape and visual impact assessment to determine an appropriate layout, form and detailed design, conserving and enhancing the setting of heritage assets and providing an appropriate settlement edge;

iv. Include vehicular access from Ninfield Road to include necessary improvements and infrastructure to meet the requirements of the Highway Authority;

v. Not include vehicular access from Potmans Lane (other than any emergency access demonstrated to be necessary);

vi. Provide pedestrian and cycle infrastructure outside the site to allow linkage between the site and existing network infrastructure or network infrastructure that has otherwise been secured, to be approved by the Highway Authority;

vii. Include improvements to public transport infrastructure outside the site;

viii. Include public open space and areas for Biodiversity Net Gain across the site in accordance with Local Plan policy;

ix. Retain and enhance the existing hedgerows, trees and woodland within the site and on the site boundaries except for any short sections of hedgerow that have to be removed to facilitate access, which should be minimised as far as possible;

x. Incorporate appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3 and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that these can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site;

xi. Include no built development in the parts of the site which are shown to be at risk of surface water flooding;

xii. Provide a connection to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;

xiii. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

10.274 The site comprises a field on the northern side of Ninfield Road, within the Live Well Locally Area type, The total field measures 3.7 hectares but it lies partly within Wealden District. The developable section within Rother District (estimated to be 1.75 hectares) could accommodate some 70 dwellings at an indicative residential density of 40 dwellings per hectare.

10.275 The site has few environmental constraints other than boundary hedgerows and a band of woodland containing a stream on its northern boundary, with an associated area at risk of

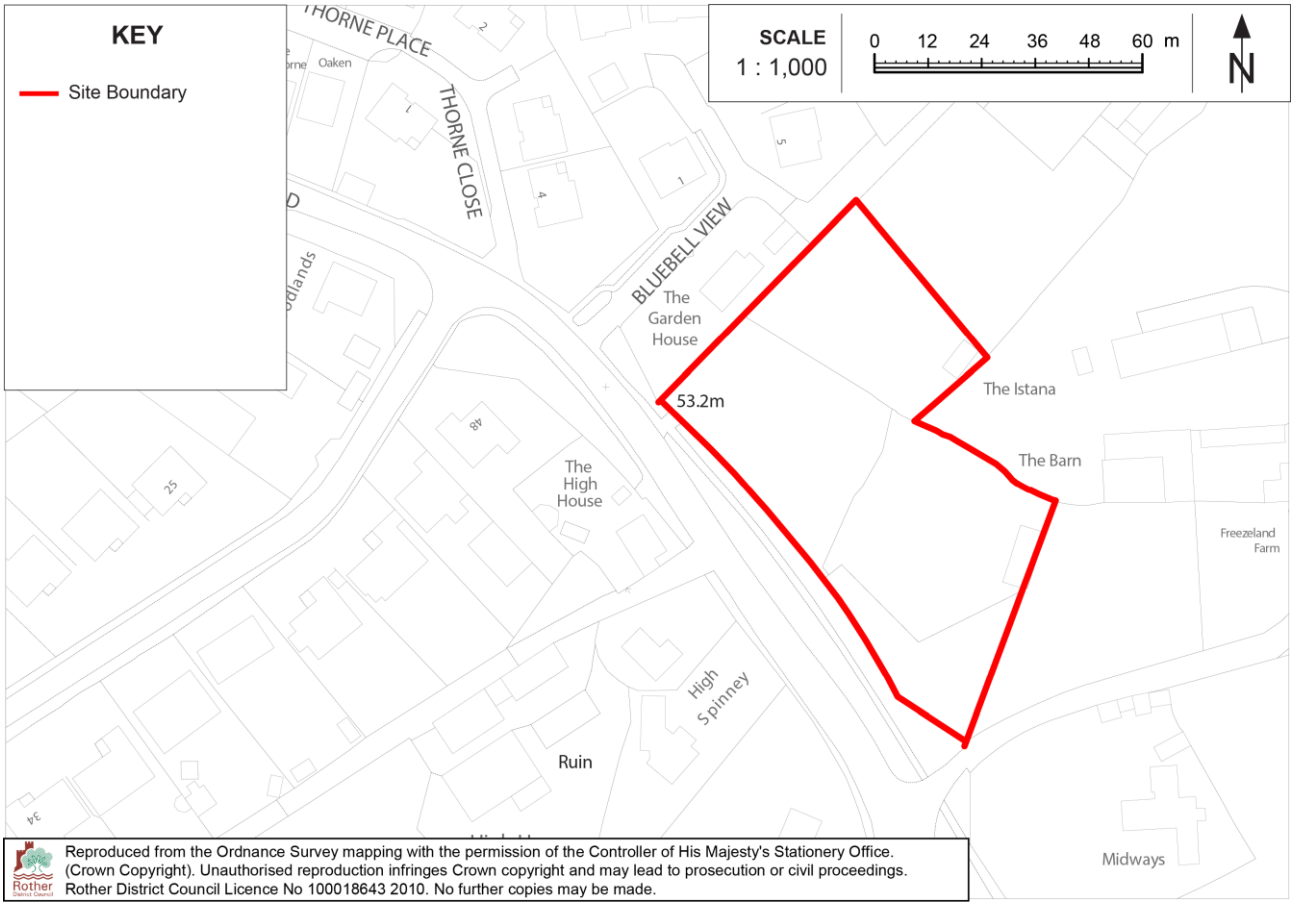
surface water flooding. The site also lies partly within the Pevensey Levels Hydrological Catchment, meaning development would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

10.276 Additionally, in its current undeveloped form, the site, being grassland, provides wildlife habitat. Development would need to include biodiversity net gain on site, in accordance with local plan policy and legislation.

10.277 In landscape terms the site is relatively enclosed, although there are some longer views gained northwards. Development will need to be high quality and landscape-led, informed by a Landscape and Visual Impact Assessment to ensure an appropriate new settlement edge is created. All trees and hedges on site boundaries will need to be retained. Where appropriate, development should positively address Ninfield Road, with buildings orientated to front onto the road and provide a positive, active and well-overlooked frontage through principal elevations, entrances and windows. Rear garden boundaries, blank or inactive elevations and parking-dominated frontages onto Ninfield Road must be avoided, while integrating and retaining important boundary trees and hedgerows where required by this policy.

10.278 Like site BX36 on the opposite side of Ninfield Road, the site is not currently well located in relation to services and facilities, and consequently, the site must contribute to wider infrastructure requirements in the West Bexhill Growth Area in accordance with Policy BX26. In particular, sustainable transport links and options to Sidley district centre and Bexhill town centre will need improvement. This will include (but not necessarily be limited to), enhancements to cycleway/ footway infrastructure off-site, the provision of additional pedestrian and cycle infrastructure to link to existing provision off-site, improvements to bus stops and contributions to bus services.

Policy BX38: Land at Freezeland Farm, Freezeland Lane



The site is allocated for a residential development comprising some 5 dwellings.

Development on this site must:

i. Include a new vehicular access from Ninfield Road.

ii. Include new pedestrian and cycle links to Ninfield Road.

iii. Retain the existing hedgerows and trees to all boundaries of the site.

iv. Be carried out in accordance with the recommendations contained within a tree survey to ensure that protected trees (TPO388) are conserved during works on site.

v. Be informed by a biodiversity strategy that makes provision for any protected species found to be using the site, and where necessary, includes appropriate mitigation and/ or compensation for any loss of habitat.

vi. Protect the setting of the Grade II listed building (The High House) opposite the site.

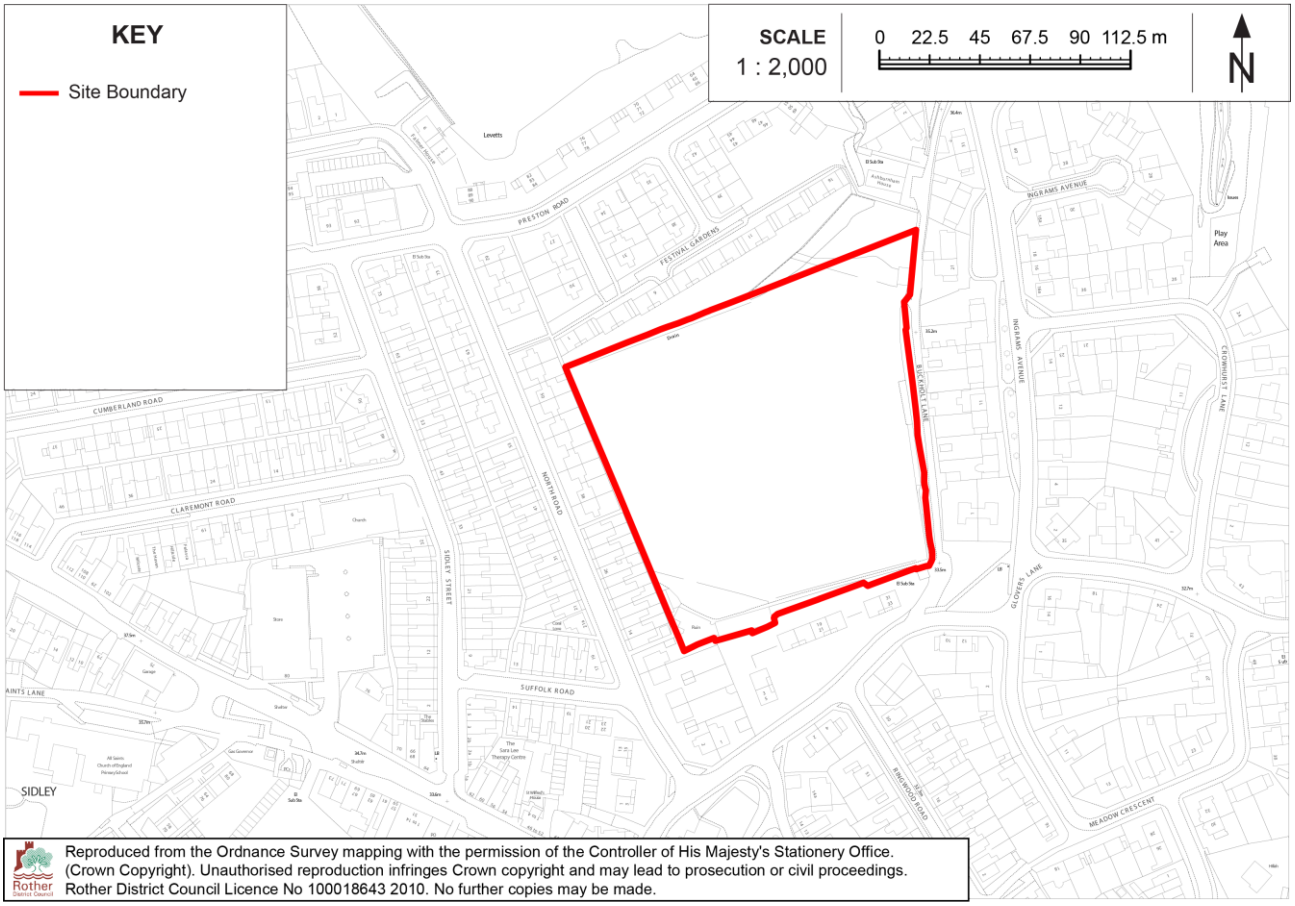
10.279 The site is located on the corner of Ninfield Road and Freezeland Lane. It is comprised of a field enclosed by well-established hedgerows and mature trees, with a workshop to the south. It is within the Live Well Locally Area Type and has an indicative developable area of 0.25 hectares. It can accommodate some 5 dwellings at an indicative density of 30 dwellings per hectare.

10.280 The site has outline planning permission for 5 dwellings, which has not yet been implemented. Environmental and other constraints affecting the site include the whole area being covered by a Tree Protection Order (TPO388), with adjacent areas at risk of surface water flooding and a Grade II Listed Building (The High House) opposite. The policy requirements detailed above reflect the planning permission and these constraints.

10.281 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment). Therefore, early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to determine appropriate Sustainable Drainage (SuDS) measures for the site.

10.282 The site is located some distance to amenities and services available in Bexhill. However, there is a bus stop located in close proximity to the entrance of the site, and on balance, given its small scale, is considered acceptable in sustainability terms.

Policy BX39: Former Sidley Sports Ground, Glovers Lane



The site is allocated for residential development comprising some 50 dwellings (subject to alternative and agreed reprovision of sports pitch and associated facilities).

Development on this site must:

i. Make provision for the construction of an appropriately specified 3G artificial grass pitch at an alternative, accessible and suitable location as agreed by the Council, which shall be provided prior to the occupation of any dwellings at the site;

ii. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

iii. Include public open space and play space within the site;

iv. Protect the amenity of occupiers of properties bordering the site;

v. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.

vi. Include no built development in the parts of the site which are shown to be at risk of surface water flooding.

10.283 The site was previously the sports ground of Sidley United Football Club and was also used by Sidley Cricket Club and Sidley Social Club but has been disused since around 2013. It was allocated through the previous Local Plan for a 3G artificial grass pitch, a community hub and open space but has remain closed. The site was allocated as an Asset of Community Value in 2018, but the landowner declined to sell the site to the community group.

10.284 Current evidence indicates that the site is unavailable for its previously allocated use (and its previous use as sports pitches and a social club). The landowner has indicated that the site is available for a residential development. In principle, the site is in a sustainable location for housing. It is in the Suburban Area Type and could accommodate some 50 dwellings at an indicative residential density of 60 dwellings per hectare.

10.285 However, the loss of a sports pitch and open space at the site is contrary to national planning policy unless it is demonstrated they are surplus to requirements or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. The loss of a community facility (i.e. the social club) is contrary to Local Plan policy. Consequently, residential development at the site can only be supported if the developer provides a 3G pitch and associated facilities in a suitable alternative location. An assessment as to whether there is a need for a replacement cricket pitch will also be required, together with resulting provision or a contribution towards provision (if needed). In terms of the social club, this will also be required to be provided in an alternative location unless it is demonstrated that the requirements of the first part of Policy HWB3 (4) (a) are met, i.e. that alternative provision of the equivalent or better quality is already available in the local area. Even if this is the case, contributions towards improvements to existing community facilities may be necessary.

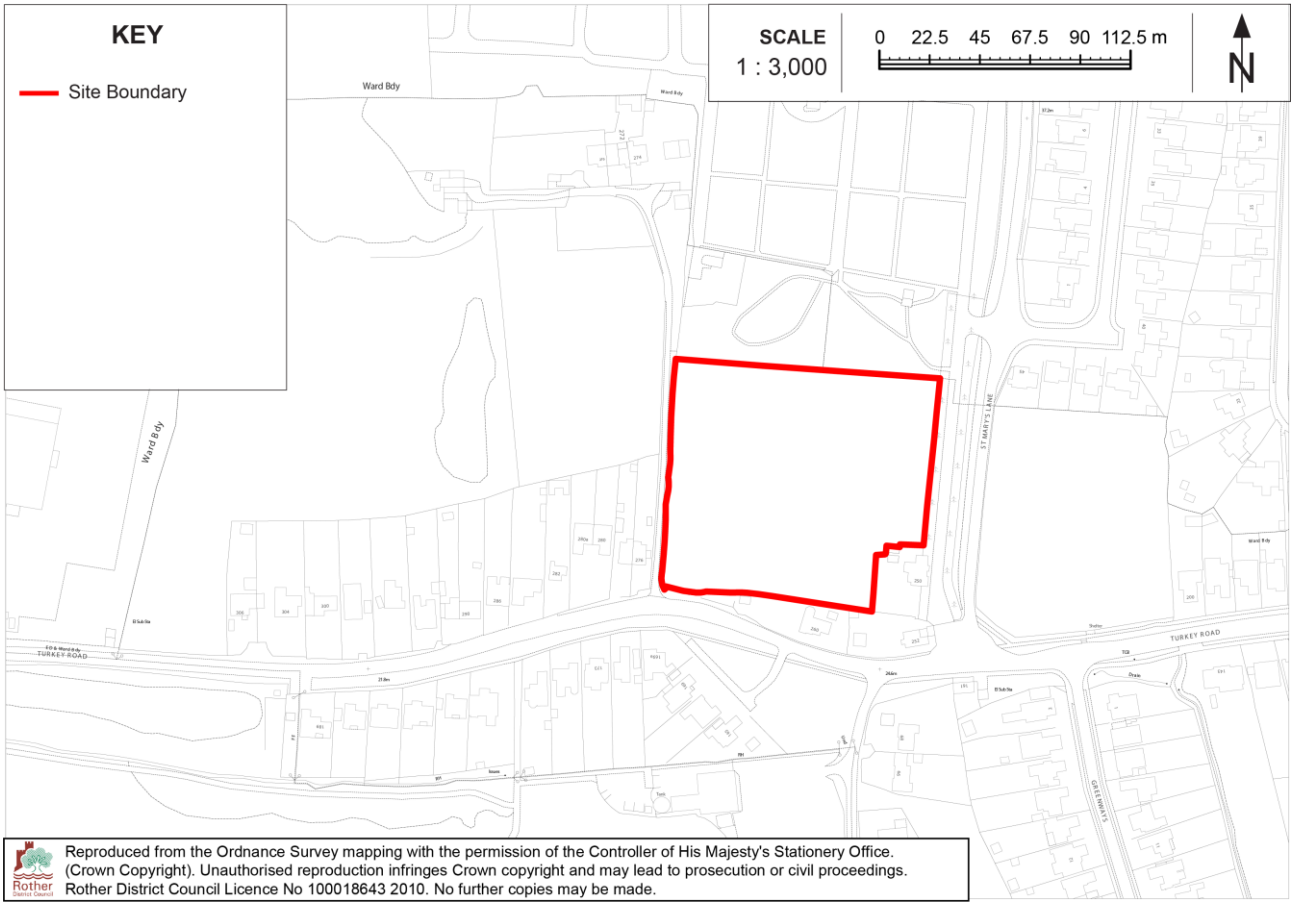
10.286 Site(s) for an alternative facility/ facility would need to be agreed by the Council and secured, prior to any planning permission for an alternative use at this site being granted.

The alternative facility/ facilities would need to be provided prior to the occupation of any dwellings on this site and thereafter retained.

10.287 Residential development will need to avoid the areas to the south of the site, at risk of surface water flooding. The site is surrounded on all four sides by dwellings and therefore the amenity of those existing residents must be protected. Development will need to be of a high-quality design, and the site will need to accommodate green infrastructure including open space and play space. Suitable access and parking arrangements will need to be included in line with the policies of the Live Well Locally chapter.

10.288 The site lies within the Cuckmere and Pevensey Management Catchment (but not the Pevensey Levels Hydrological Catchment). Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to develop a suitable sustainable drainage scheme.

Policy BX40: Land adjacent to 276 Turkey Road, Bexhill



The site is allocated for residential development comprising some 30 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include an appropriate access onto Turkey Road, including any necessary off-site highway works necessary to make the development acceptable;

iii. Include provision for the retention and enhancement of boundary planting, particularly in relation to the existing Tree Preservation Order on the site;

iv. Make provision for an acceptable connection to the local sewerage system in agreement with the service provider;

v. Include no built development in the parts of the site which are shown to be at risk of surface water flooding;

vi. Incorporate appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3 and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that the development can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site.

10.289 This is an undeveloped greenfield site in the Suburban Area Type. It has an indicative developable area of 0.75 hectares and can accommodate some 30 dwellings at an indicative density of 40 dwellings per hectare. The policy carries forward an allocation from the previous Local Plan.

10.290 There are three residential properties adjacent to the south-eastern corner of the site, with a further residential property along the western boundary. Bexhill Cemetery lies to the east and north of the site.

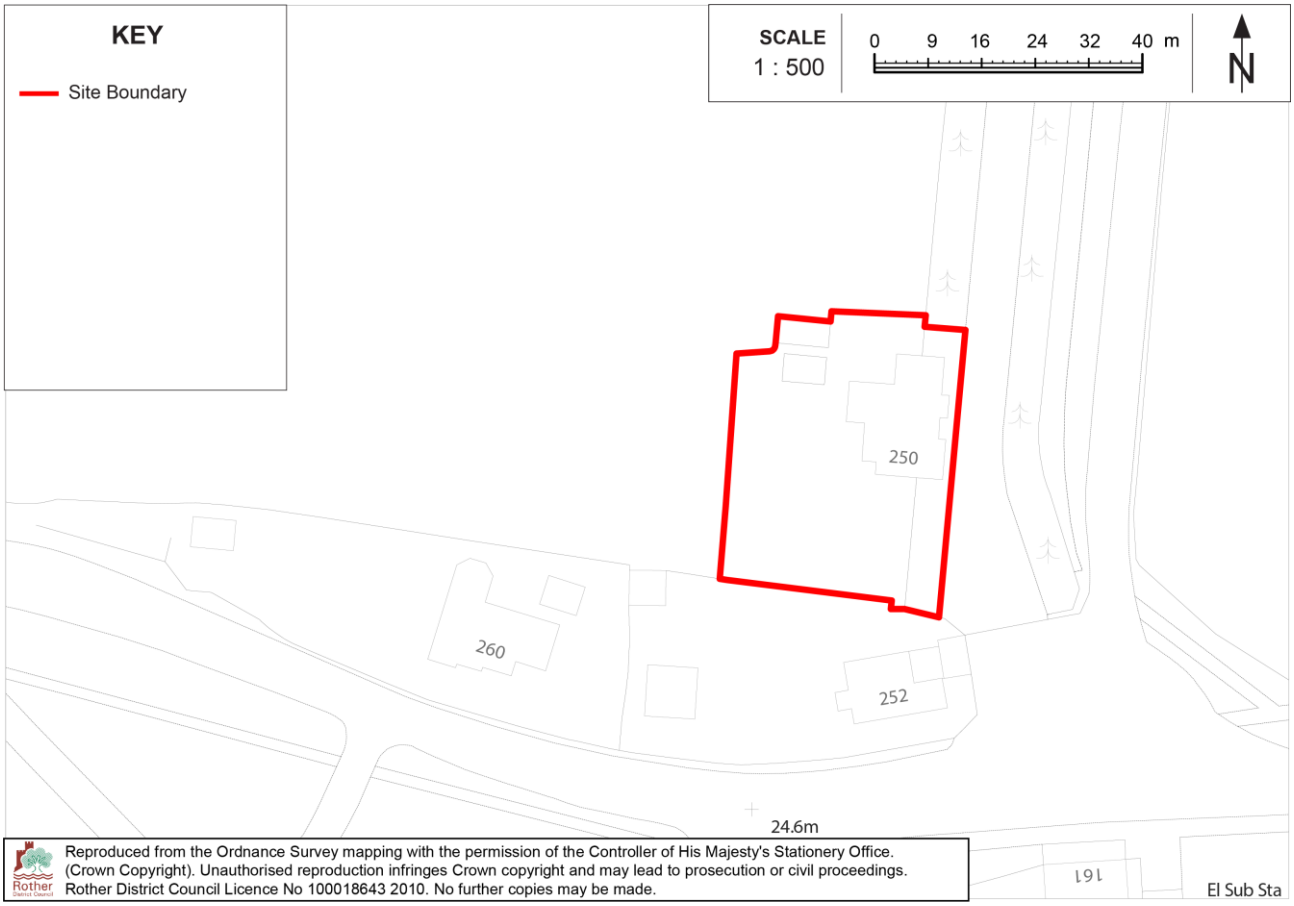
10.291 The site is partially contained from wider views by the boundary trees but there are more localised views into the site. There is an existing Tree Preservation Order (TPO 312) along the western and southern boundaries. Development of the site would require the protection of existing trees and hedgerows, including suitable buffers and provision of additional landscaping. The Local Nature Recovery Strategy (LNRS) identifies the

cemetery to the north as an Area that Could Become of Importance for Biodiversity (ACIB), and an area of ancient woodland some 25 metres to the east as an Area of Particular Importance for Biodiversity (APIB). Development will need to include Biodiversity Net Gain within the site and have regard to the Measures and Priorities set out in the LNRS.

10.292 The site is relatively well located in terms of access to some services, notably schools and is close to existing bus routes. There is no footpath on the northern side of Turkey Road, but the site can be linked to footpaths on the opposite side of the road. The most likely access point is at the south-west corner of the site onto Turkey Road. Highway improvements will be required to make the development acceptable.

10.293 The site lies within the Pevensey Levels Hydrological Catchment, meaning development would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

Policy BX41: Cemetery Lodge, 250 Turkey Road, Bexhill



The site is allocated for residential development comprising some 6 affordable dwellings.

Development on this site must:

i. Include the conversion and extension of the existing building within the site;

ii. Comprise of affordable housing;

iii. Improve the vehicular access from the junction of St Marys Lane and Turkey Road to meet the requirements of the Highway Authority;

iv. Include new pedestrian and cycle links to Turkey Road;

v. Retain the existing hedgerows and trees to all boundaries of the site;

vi. Be in accordance with a tree survey to ensure that designated trees are protected during works on site;

vii. Incorporate appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3 and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that the development can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site.

10.294 The site is located on the corner of St Mary's Lane and Turkey Road, in the Suburban Area Type. It is currently occupied by a vacant building formerly in office use.

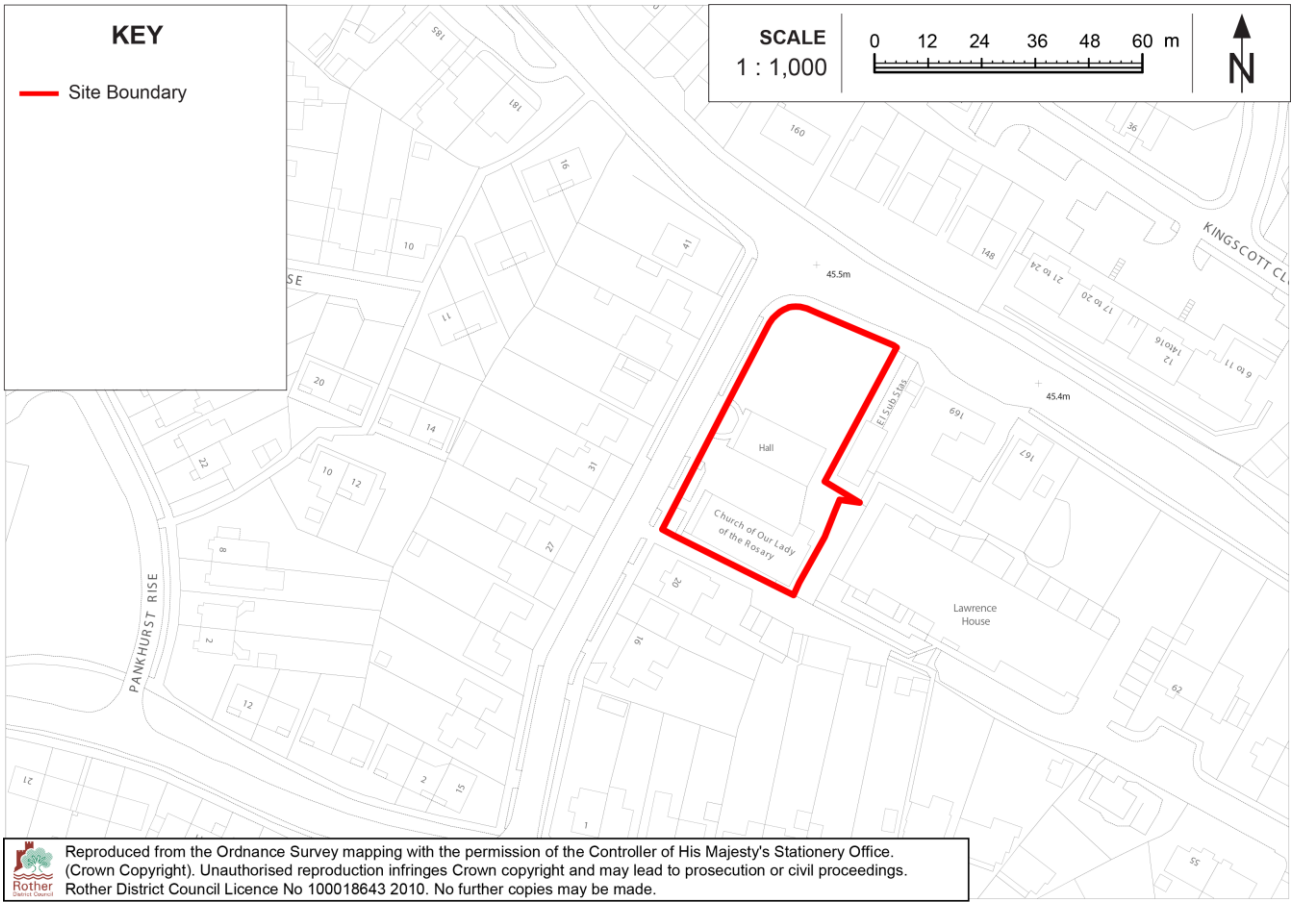
10.295 Planning permission was granted in 2023 for conversion and extension of the existing building to provide 6 affordable flats with car parking and landscaping which has not yet been implemented. The existing building has a distinct character which should be maintained and reflected in the extension, in terms of design and massing.

10.296 Environmental and other constraints affecting the site include protected trees to the southern boundary, Ancient Woodland and Priority Habitat nearby on the opposite side of St Mary's Lane and risks of surface water on adjoining land.

10.297 The site lies within the Pevensey Levels Hydrological Catchment, meaning development would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

10.298 The site is well located in relation to town services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, as detailed above.

Policy BX42: Our Lady of the Rosary Church, Southlands Road



The site is allocated for residential development comprising some 8 new dwellings.

Development on this site must:

i. Include appropriate access or crossovers to service the layout of the development, onto Southlands Road.

ii. Include new pedestrian links to Southlands Road.

iii. Ensure that it does not unreasonably harm the amenities of nearby residential development in terms of loss of light, massing or overlooking.

iv. Incorporate appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3 and be subject to Habitats Regulations Assessment screening to demonstrate beyond reasonable scientific doubt that the development

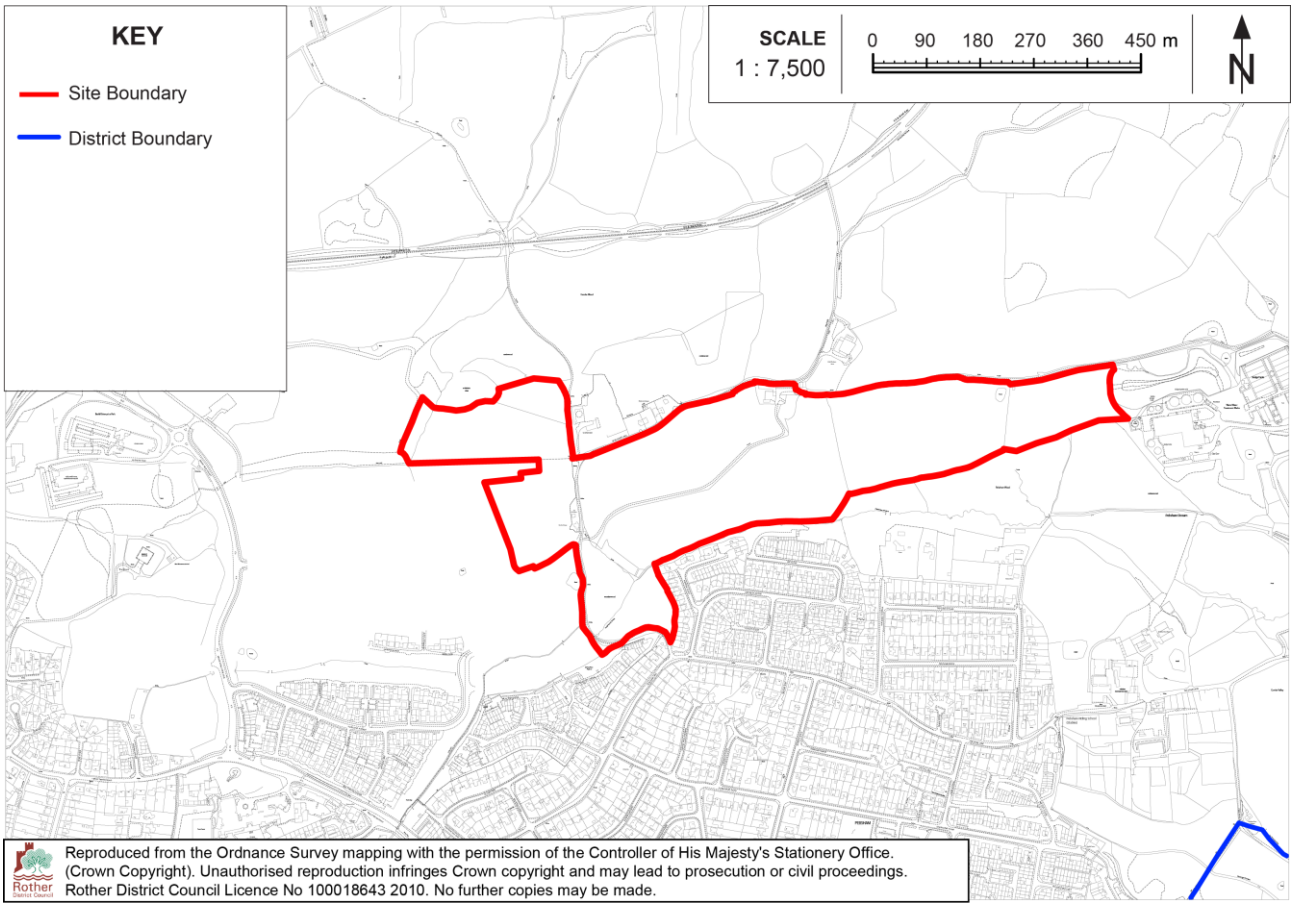
can be delivered on the site without harming the integrity of the Pevensey Levels Special Area of Conservation/RAMSAR site.

10.299 This is a brownfield site at the junction of Ninfield Road and Southlands Road in Sidley. It is within the Suburban Area Type and has an indicative developable area of 0.13 hectares. It could accommodate some 8 dwellings at a density of 60 dwellings per hectare.

10.300 The site is currently occupied by a church, an ancillary hall, amenity space and hardstanding. There is a commercial property to the northeast, a three-storey block of sheltered accommodation to the east (Lawrence House), together with residential properties to the north, west and south. It is well located in relation to services in Sidley district centre. Planning permission was granted in 2024 for demolition of the existing church hall units and provision of eight dwellings comprised of six semi-detached dwellings and two detached bungalows, which have not yet been constructed. The policy requirements reflect the planning permission.

10.301 The site lies within the Pevensey Levels Hydrological Catchment, meaning development would need to include appropriate Sustainable Drainage (SuDS) with at least three treatment stages, in accordance with Policy ENV3. Early engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed.

Policy BX43: Land at Worsham Farm (East)



The site is allocated for residential-led mixed use development comprising:

a. Some 354 new dwellings;

b. Up to a two-form entry primary school with Early Years nursery provision;

c. Three formal sports pitches and associated pavilion building and parking;

d. Community building;

e. Public open space.

Development on this site must:

i. Accord with the requirements of planning permissions RR/2022/2477/P and RR/2024/501/P (or commensurate requirements, in the event of these permissions not being implemented);

ii. Deliver the school, sports pitches and associated development, community building and public open space in line with the agreed phasing;

iii. Provide a policy compliant amount of affordable housing;

iv. Be phased in accordance with the approved Section 106 legal agreement;

v. Deliver a spine road connection through the site;

vi. Provide new and improved connections for pedestrians and cyclists, including continuation of the shared footpath and cycleway along the spine road;

vii. Provide suitable on-site parking provision;

viii. Retain and protect existing habitats and hedgerows where possible, with compensatory planting where loss is unavoidable;

ix. Retain a minimum 15 metres wide undeveloped buffer area to all designated ancient woodland within and adjacent to the site;

x. Deliver a comprehensive landscaping scheme, including mature planting, to establish a strong landscape structure throughout the site.

xi. Secure long-term conservation of the landscape and biodiversity enhancements through a Landscape and Ecological Management Plan;

xii. Design and implement appropriate flood risk management and include no built development in the parts of the site within Flood Zones 2 and 3 or which are shown to be at risk of surface water flooding;

xiii. Incorporate and implement ecological mitigation and enhancements;

xiv. Safeguard the setting of the Grade II listed Boulder Cottage and nearby non-designated heritage assets, providing relief and landscaping around these assets to maintain their rural context;

xv. Provide estate roads and plot accesses designed to adoption standards and secure technical approval with the Highway Authority;

xvi. Contribute to bus service and infrastructure improvements as required.

10.302 Land at Worsham Farm (East) forms part of the wider Worsham Farm strategic mixed-use development, originally permitted under outline consent RR/2015/1760/P. The site now allocated includes those parts of the site which have not yet commenced, including the third main phase of dwellings, primary school, formal playing pitches, community building and open space. These developments benefit from Reserved Matters approval (RR/2022/2477/P and RR/2024/501/P) and the policy takes forward those approvals.

10.303 The provision of a spine road through the site, with integrated pedestrian and cycle links, is essential to ensure access and multi modal connectivity to the wider area and access to the adopted highway network, particularly the A2691 Mount View Street.

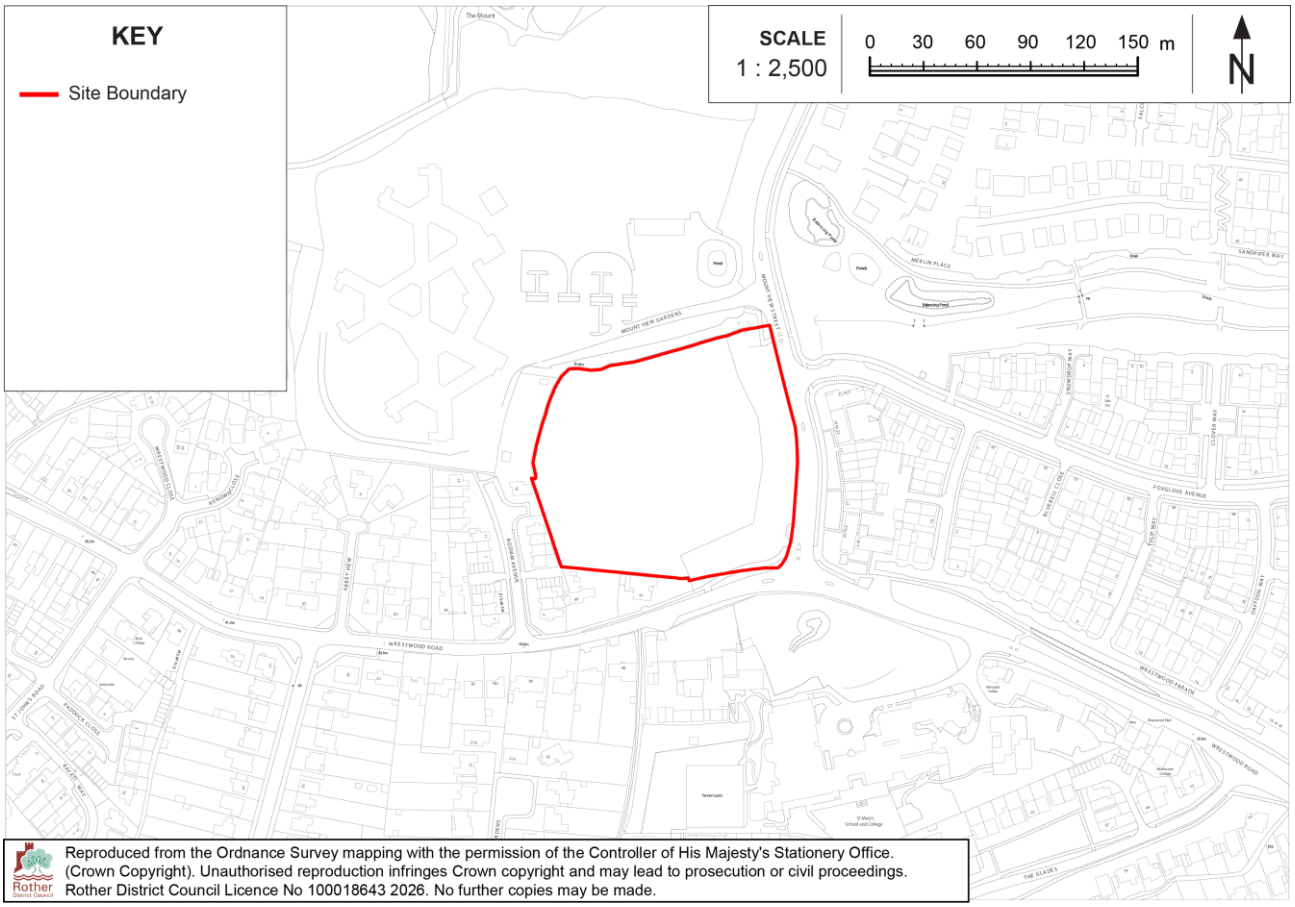
10.304 The landscape context is sensitive, with the site bounded by, and partly containing ancient woodland and a Local Wildlife Site and interspersed with hedgerows. While some hedgerow loss is unavoidable to enable access and delivery of housing numbers approved at outline stage, compensatory planting, together with a comprehensive landscaping scheme and mature planting, will deliver a robust landscape structure. Long-term landscape management and biodiversity enhancements will be secured through a Landscape and Ecological Management Plan. Proposals will need to take account of the Priorities and Measures of the Local Nature Recovery Strategy, and public open space positions carefully to ensure no recreational impacts on designated habitats.

10.305 The site lies immediately east of the Grade II listed Boulder Cottage and south of several historic agricultural buildings considered to be non-designated heritage assets. Development must safeguard the setting of these assets by incorporating sensitive layout and landscaping measures to maintain their rural context.

10.306 Development must avoid the areas across the site that are within Flood Zones 2 and 3, situated along the southern part of the site, or the areas across the site at risk of surface water flooding. Detailed SuDS must be designed to prevent the increased risk of flooding elsewhere, protect water quality, safeguard levels in the Pevensey Levels Ramsar Site / SAC, and ensure future maintenance of the surface water drainage system.

10.307 Highways infrastructure, including road adoption, parking provision and visibility standards, are to be delivered in accordance with Highways Authorities' requirements and adopted standards. Contributions to bus service and infrastructure improvements will be required to support sustainable transport choices.

Policy BX44: Land at Worsham Farm (West)



The site is allocated for residential-led mixed use development comprising:

a. Some 66 new dwellings;

b. Some 540 sqm retail floorspace.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide a gateway street edge to Mount View Street to include apartments fronting the street above retail units providing local shop(s);

iii. Retain and protect existing habitats and hedgerows where possible, with compensatory planting where loss is unavoidable;

iv. Deliver a comprehensive landscaping scheme, including mature planting, to establish a strong landscape structure throughout the site;

v. Protect the amenity of the occupiers of adjacent properties;

vi. Secure long-term conservation of the landscape and biodiversity enhancements through a Landscape and Ecological Management Plan;

vii. Design and implement appropriate flood risk and include no built development in the northern part of the site which is shown to be at risk of surface water flooding;

viii. Incorporate and implement ecological mitigation and enhancements;

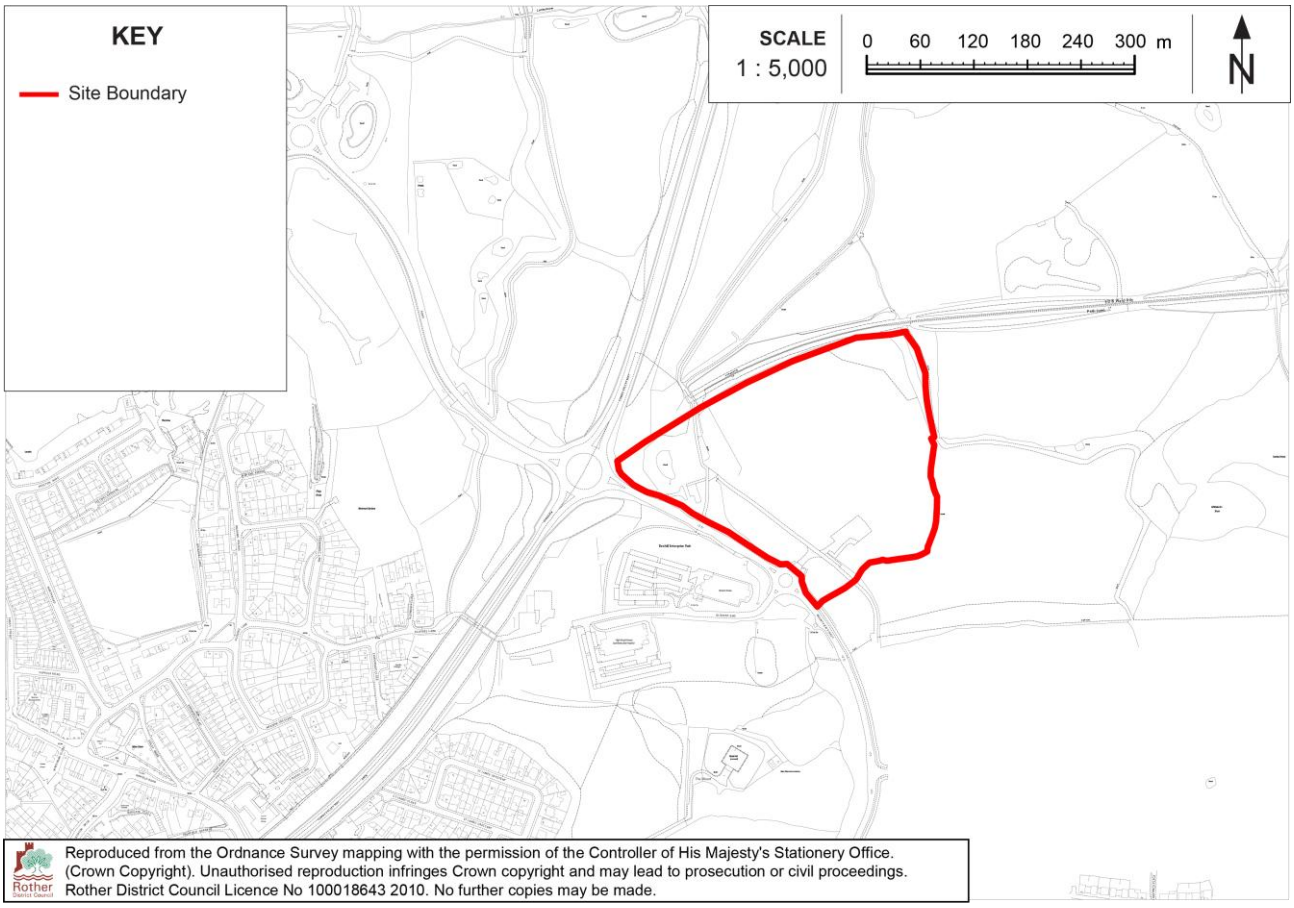
ix. Contribute to bus service and infrastructure improvements as required.

10.308 Land at Worsham Farm (West) originally formed part of the wider Worsham Farm strategic mixed-use development, permitted under outline consent RR/2015/1760/P. However, this site was subsequently sold to a third party, and the Reserved Matters, pursuant to the outline permission, was not sought or approved. The site has now become available again for a residential-led development and remains suitable in principle for this use.

10.309 The original outline consent anticipated around 50 dwellings in this location, together with retail space to provide local shops fronting Mount View Street. However, the re-allocation provides an opportunity to increaser the density on this relatively unconstrained site. It is anticipated that smaller dwellings will be appropriate, with the retail unit(s) provided underneath a flatted scheme. These will need to be located to avoid the areas in the northeastern corner of the site that are at risk of surface water flooding.

10.310 If, prior to this site coming forward, retail unit(s) to provide a local shop are secured on an alternative site within reasonable walking distance of this site, this aspect of the allocation could potentially fall away and a wholly residential scheme considered.

Policy BX45: Plot 7, Bexhill Enterprise Park, Mount View Street



The site is allocated for employment development comprising some 26,000 sqm new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Accord with Policy BX26 of this Plan (North Bexhill Growth Area – Infrastructure Policy) in terms of including direct provision of and/ or financial contributions towards all necessary infrastructure to serve the development along with development in the wider North Bexhill area, including contributions towards bus services;

ii. Include vehicular access from Mount View Street and necessary improvements to infrastructure to meet the requirements of the Highway Authority;

iii. Include improved active travel routes to link to Mount View Street and nearby residential areas;

iv. Provide an active frontage onto Mount View Street;

v. Include sensitively designed, car and cycle parking to be integrated with green infrastructure and SUDS features;

vi. Include provision to allow reasonable use of car and cycle parking spaces by visitors to the adjacent Combe Valley Countryside Park;

vii. Maintain and enhance the existing public right of way within the site to provide an attractive and accessible active travel entrance to the Combe Valley Countryside Park;

viii. Include no built development in the parts of the site which are shown to be at risk of surface water flooding;

ix. Deliver a comprehensive landscaping scheme, including mature planting, to establish a strong landscape structure throughout the site.

x. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide on the northern and eastern boundaries of the site, between the edge of development and the Priority Habitat and Local Wildlife Site;

xi. Retain and enhance the existing hedgerows, trees and woodland within the site and on the site boundaries where possible, except for any short sections of hedgerow that have to be removed to facilitate access, which should be minimised as far as possible;

xii. Retain and protect the existing pond to the west of the site and provide an appropriate buffer to any built development including roadways.

10.311 This is a sloping field north of Mount View Street, previously in agricultural use and currently in temporary use in connection with the construction of the adjacent housing development at Worsham Farm. It has a site area of 6.5 hectares and could accommodate some 26,000 sqm employment floorspace[8].

10.312 This forms part of a larger site, extending to the south-west, which previously had outline planning permission for employment floorspace, and which was also allocated for business use through the Rother District Local Plan 2006 (policy no longer extant). While a

[8] Calculated using a Plot Ratio of 0.4 for employment floorspace, further to the HEDNA Update (2026).

section of the permitted site was subject to reserved matters approval and has been constructed (an office building on the southern side of Mount View Street), this larger area was not subject to a further application, and the outline permission has now expired. However, there have been no significant changes in circumstances which would mean the site is no longer suitable for some form of employment development. However, it is considered appropriate and beneficial to broaden the allocated use to include all of the employment use classes, as the originally anticipated use as offices/ light industrial has not come forward in the considerable time period since it was first allocated, and there is a need for B2 and B8 uses within the plan area, as well as E(g) uses.

10.313 The landowner has proposed the site for retail use, namely an out-of-town retail park. While some form of retail use could potentially form part of a sustainable community at North Bexhill, national planning policy requires that retail development and other main town centre uses are ordinarily directed to town centre areas. Therefore, comprehensive further evidence and study produced by the landowner and assessed by the Council would be required to support any out-of-town retail park, including an assessment of the impact on Bexhill and Hastings town centres.

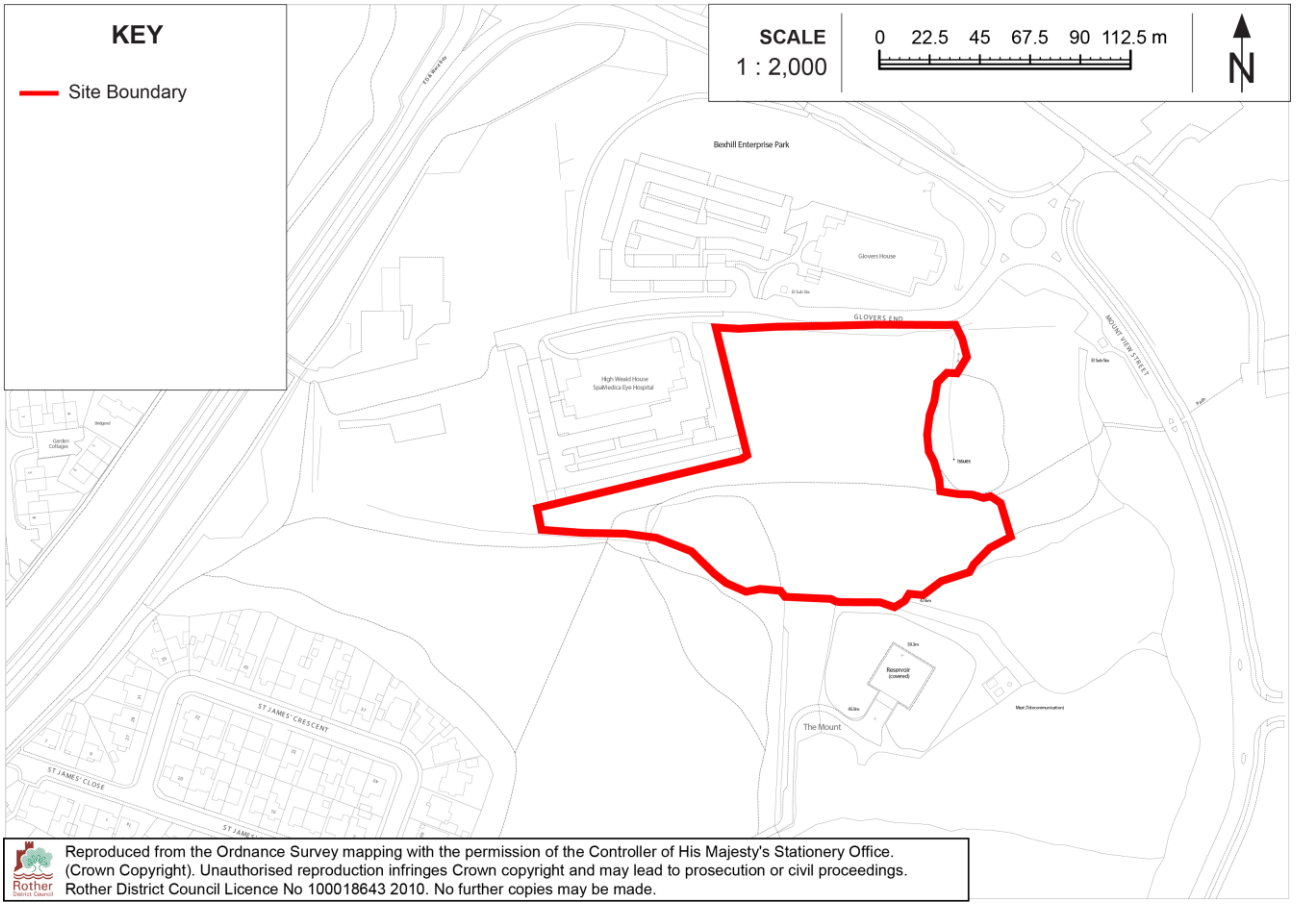
10.314 It is important that development at this site is designed to encourage access by active travel (including the public rights of way network) and public transport, car parking areas are not dominant, and an active frontage is provided to Mount View Street.

10.315 A Local Wildlife Site adjoins the site on its northern boundary, containing Priority Habitat linking to ancient woodland further north. Furthermore, the northern part of the site, together with adjacent land to the north and east, is identified as an Area that Could Become of Importance to Biodiversity (ACIB) in the Local Nature Recovery Strategy (LNRS). Development will need to accord with Policies ENV7-10 and have regard to the Measures and Priorities within the LNRS. The site layout and detailed design will need to be carefully designed, informed by landscape and ecological assessment work, to ensure the inclusion of appropriate buffers, additional habitat creation and the avoidance of impacts to the adjacent woodland, from, for example, lighting and disturbance.

10.316 There are a pond and a wastewater pumping station in the south-western corner of the site which would need to be retained. There are areas of the site at risk of surface water flooding, primarily associated with the pond to the west but also present along the northern and eastern boundaries.

10.317 The site is also adjacent to the Combe Valley Countryside Park, and a public footpath passes through its western section. It provides an opportunity for improved access to, and reasonable parking provision for users of, the Countryside Park, as set out in the policy.

Policy BX46: Bexhill Enterprise Park – Escarpment Site B, Glovers End



The site is allocated for employment development comprising some 5,800 sqm new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Provide associated roads, cycleways, footways and connections to adjoining Public Rights of Way;

ii. Submit and implement a Travel Plan to promote sustainable transport modes, including provision for (and contributions towards) bus services;

iii. Retain and protect the woodland in the southern part of the site and include an appropriate buffer to the edge of any development;

iv. Deliver a comprehensive landscaping scheme, including mature planting, to establish a strong landscape structure throughout the site;

v. Design and implement appropriate flood risk management and Sustainable Drainage Systems (SuDS).

10.318 This is a vacant, grassed, site on the southern side of Mount View Street. The northern section is relatively level while the southern section slopes up to join an area of woodland further south. It has a site area of 1.45 hectares and could accommodate some 5,800 sqm employment floorspace[9].

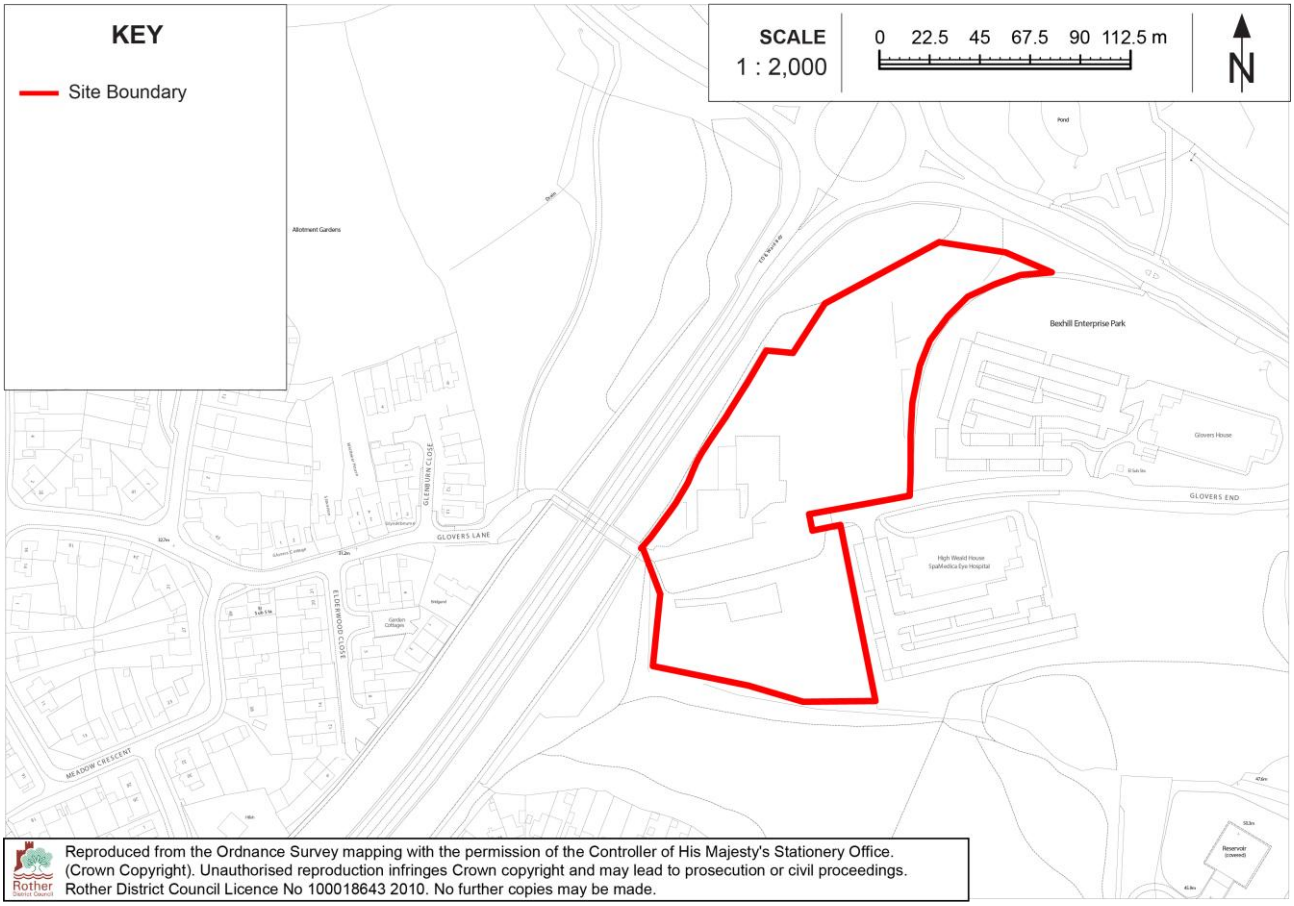
10.319 The northern part of the site has detailed planning permission for the construction of a three-storey office building with associated parking and landscaping (RR/2017/963/P). The permission included a separate office building on adjoining land to the west, which has now been constructed, thereby implementing the planning permission.

10.320 The southern part of the site does not benefit from planning permission, although it offers an opportunity to potentially provide additional employment floorspace. This will need to be carefully designed having regard to the sloping nature of this part of the site and the need to protect the adjoining woodland, which is also a Priority Habitat and identified as an Area that Could Become of Importance to Biodiversity (ACIB) in the Local Nature Recovery Strategy (LNRS). Development will need to accord with Policies ENV7-10 and have regard to the Measures and Priorities within the LNRS. The site layout and detailed design will need to be carefully designed to avoid impacts to the adjacent woodland, from, for example, lighting and disturbance.

10.321 The allocation is expected to deliver a high-quality, sustainable employment site that contributes significantly to the district's economic objectives while protecting and enhancing the natural and historic environment.

[9] Calculated using a Plot Ratio of 0.4 for employment floorspace, further to the HEDNA Update (2026).

Policy BX47: Land west of Bexhill Innovation Park, Glovers End



The site is allocated for employment development comprising some 6,400 sqm new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Provide associated roads, cycleways, footways and connections to adjoining Public Rights of Way, including enhanced pedestrian and cycle connections between Glovers End, Glovers Lane and the Combe Valley Countryside Park via the public footbridge and Byway (Bexhill 81);

ii. Submit and implement a Travel Plan to promote sustainable transport modes, including provision for bus services;

iii. Retain and protect the trees on the western boundary of the site and include an appropriate buffer to the edge of any development;

iv. Deliver a comprehensive landscaping scheme, including mature planting, to establish a strong landscape structure throughout the site;

v. Include building assessment and recording (including architectural/ historical analysis) of the post-medieval barn within the site, and the retention and appropriate enhancement of the barn as part of the development;

vi. Design and implement appropriate flood risk management and include no built development in the parts of the site which are at risk of surface water flooding.

10.322 This is a vacant, grassed site on the southern side of the junction of Mount View Street and Combe Valley Way. It has a site area of 1.6 hectares and could accommodate some 6,400 sqm employment floorspace[10].

10.323 The site forms part of a larger site that was previously allocated for business use through the Rother District Local Plan 2006 (no longer extant), and which has also been subject to outline planning permission for business use (now expired). The northern part of the site also previously had planning permission for a public house and hotel, but this was not implemented.

10.324 The site is raised up above the level of these roads and is accessed via Glovers End to the east. It previously contained a farmhouse associated with the former Glovers Farm, but this was destroyed by fire. An historic barn remains within the site and should be retained as part of the development.

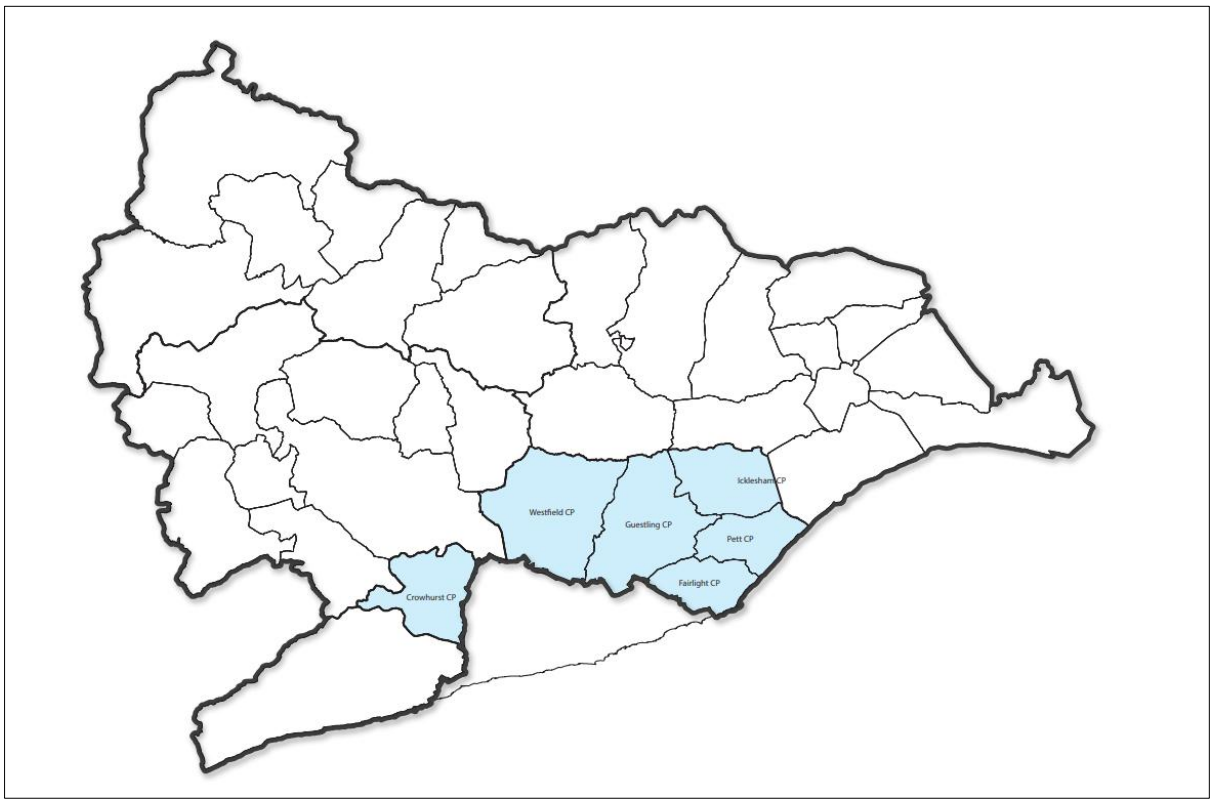
10.325 The site adjoins an Area that Could Become of Importance to Biodiversity (ACIB), as identified in the Local Nature Recovery Strategy (LNRS). Development will need to have regard to the Measures and Priorities within the LNRS.

10.326 The allocation is expected to deliver a high-quality, sustainable employment site that contributes significantly to the district's economic objectives while protecting and enhancing the natural and historic environment. This includes avoiding the areas of the site at risk of surface water flooding.

[10] Calculated using a Plot Ratio of 0.4 for employment floorspace, further to the HEDNA Update (2026).

Chapter 11: Southern Rother and the Hastings Fringes Sub-Area: Vision, Strategy and Site Allocations

Includes the parishes of Crowhurst, Fairlight, Guestling, Icklesham (west), Pett and Westfield



Vision for Southern Rother and the Hastings Fringes

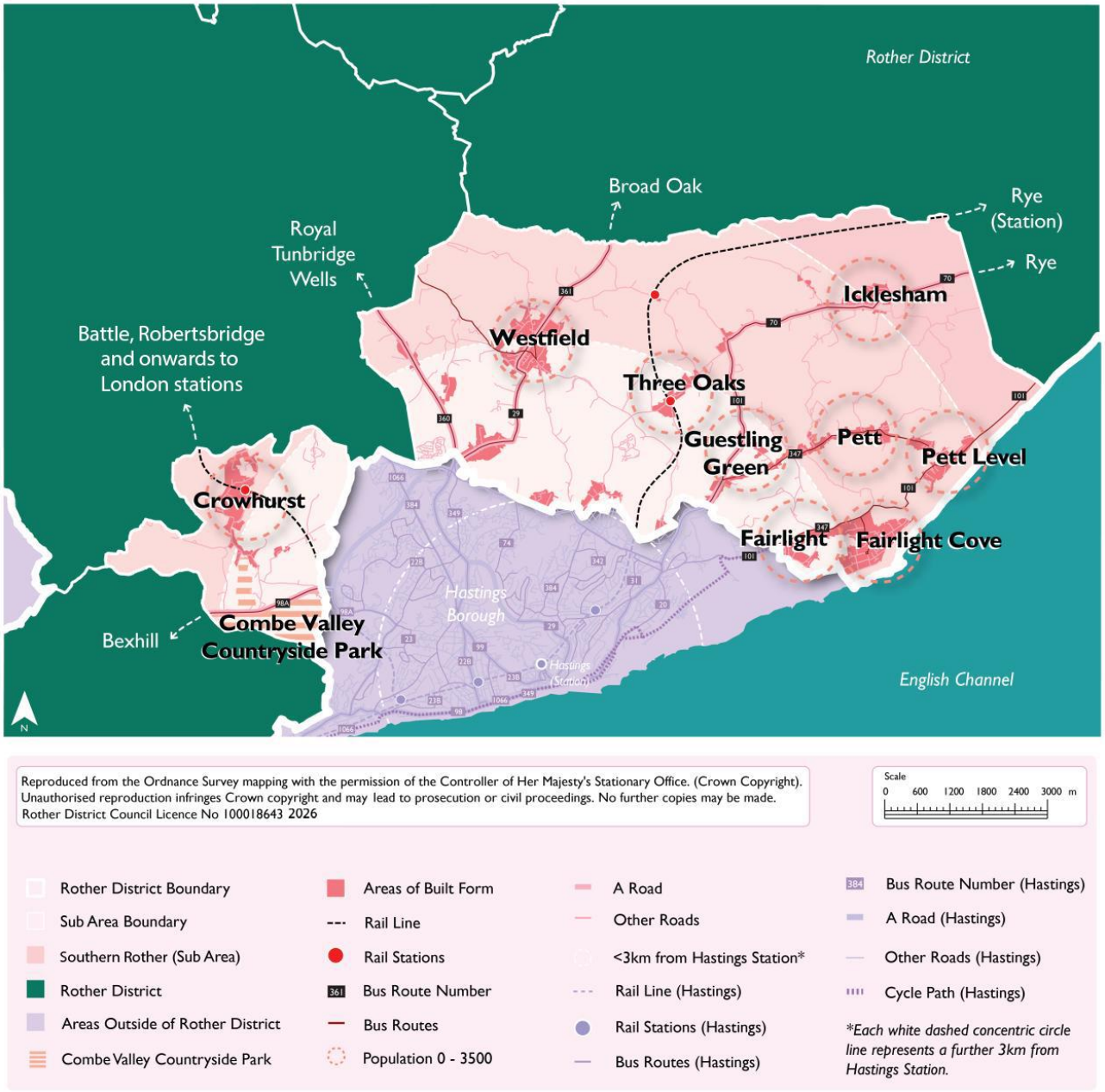
Sensitive development will be delivered in the Hastings Fringes where it is well connected to the urban fabric of Hastings, to public and active transport routes, and to key services and facilities. Development will be appropriately designed taking account of the landscape setting of the High Weald National Landscape which wraps around the urban edge of Hastings.

Connections and accessibility to settlements in Southern Rother that are near to Hastings will be enhanced through improved public transport, active travel, and highway improvements through a vision and validate led approach. This will ensure that wider services and facilities can continue to be accessed, enabling residents to live well locally and have healthy lifestyles. Sensitive small-scale development will be delivered in villages, at densities consistent with the surrounding area, where it is sustainable to do so and does not negatively impact the setting of the High Weald National Landscape.

Where greater opportunities for development arise in larger, more sustainable villages, residential development will enable enhancement to public realm and community facilities. Growth will also help support existing facilities and services in the village, ensuring health and wellbeing and community cohesion is maintained and improved.

There is potential to deliver 377 dwellings and 6,000 sqm of employment floorspace across the Southern Rother and Hastings Fringes sub-area.

Figure 11.1: Southern Rother and the Hastings Fringes, showing radially connected settlements to Hastings.



11.1 The parishes which form the sub area of Southern Rother and the Hastings Fringes are Crowhurst, Fairlight, Guestling, part of Icklesham (Icklesham village only), Pett and Westfield, and all the settlements within them.

11.2 Southern Rother and the Hasting Fringes is characterised by a mixture of distinct villages and settlements of varying sizes, also including development that extends from the built-up area of Hastings.

11.3 The areas that directly extend from Hastings are defined as 'Hastings Fringes' for the purposes of this Local Plan. This encompasses areas within Guestling and Westfield

parishes along Westfield Lane, Beaney's Lane, Woodlands Way, Parkwood Road, Sandhurst Gardens, Stonestile Lane, Chowns Hill, Ivyhouse Lane, Rock Lane and Batchelor's Bump.

11.4 A high proportion of the areas within the Hastings Fringes are within the High Weald National Landscape, and many areas relate more to their rural surroundings than to the urban centre of Hastings. The topography and landscape setting of some of these areas mean that it is important that most land remains as countryside. There are, however, opportunities for well-designed and sensitive residential and employment development which will be well connected to the surrounding areas.

11.5 As well as areas defined within Hastings Fringes, there are also neighbouring settlements within Southern Rother which are geographically close to Hastings. There are strong radial links with Hastings and the settlements of Crowhurst, Fairlight Cove, Guestling Green, Pett, Three Oaks and Westfield, and as such, a sensitive level of growth can be accommodated in some of these smaller settlements in locations that are considered sustainable.

11.6 The Local Plan includes site allocations for both residential and employment development in the sub area, and the level of development proposed is summarised in the table below. Growth is in the settlements of Crowhurst, Fairlight Cove, Guestling Green, Icklesham, Three Oaks and Westfield, as well in the Hastings Fringes areas around Beaney's Lane, Ivyhouse Lane and Rock Lane.

11.7 The settlements where proposed sites for allocation have been identified are in areas with a mix of good, fair and poor levels of sustainability as defined through the Settlement Study with the sites adjoining the built-up area of Hastings being generally most sustainable. The levels of development proposed are broadly consistent with these sustainability ratings with many of these settlements (Crowhurst, Guestling Green, Icklesham and Westfield) containing a primary school. Crowhurst and Three Oaks both contain a railway station. The sites proposed within the Hastings Fringes are in locations which can access the range of services and facilities within Hastings borough, including primary and secondary schools as well as more frequent bus services than the settlements in the rest of the Southern Rother area.

11.8 While Guestling Green and Three Oaks both score poorly in sustainability terms through the settlement study, Guestling Green does benefit from its regular bus service to Rye and Hastings and also its primary school. A small residential site allocation is included at

Three Oaks to help support the vitality of the settlement and the services, even if limited, within the settlement.

11.9 No proposed sites for allocation have been identified in Pett parish or the other Hastings Fringes settlement areas identified at the start of this section. Pett is highly constrained in landscape terms, with the northern part being predominately located on a prominent ridgetop and the sloping topography meaning new development would be of high visual sensitivity and in many instances require significant groundworks to create developable sites, which would be harmful to the landscape and character of the High Weald National Landscape. Pett Level, in the southern part of the parish, is characterised by large areas of land within Flood Zone 3 as well as being adjacent to nationally and internationally protected habitats within the Dungeness, Romney Marsh and Rye Bay Ramsar site and Hastings Cliffs to Pett Beach Site of Special Scientific Interest. There are also very limited services within Pett to serve new development. Many of the sites within the remaining Hastings Fringes areas are within a countryside landscape setting where development would have a harmful impact on the High Weald National Landscape.

11.10 The table below illustrates the proposed development strategy for Southern Rother and the Hastings Fringes in terms of the numbers of dwellings and the amount of employment floorspace proposed to be delivered over the Plan Period, per settlement. These figures have been derived from the total amount of development proposed through the site allocations.

Figure 11.2: Southern Rother and the Hastings Fringes Development Strategy: Summary

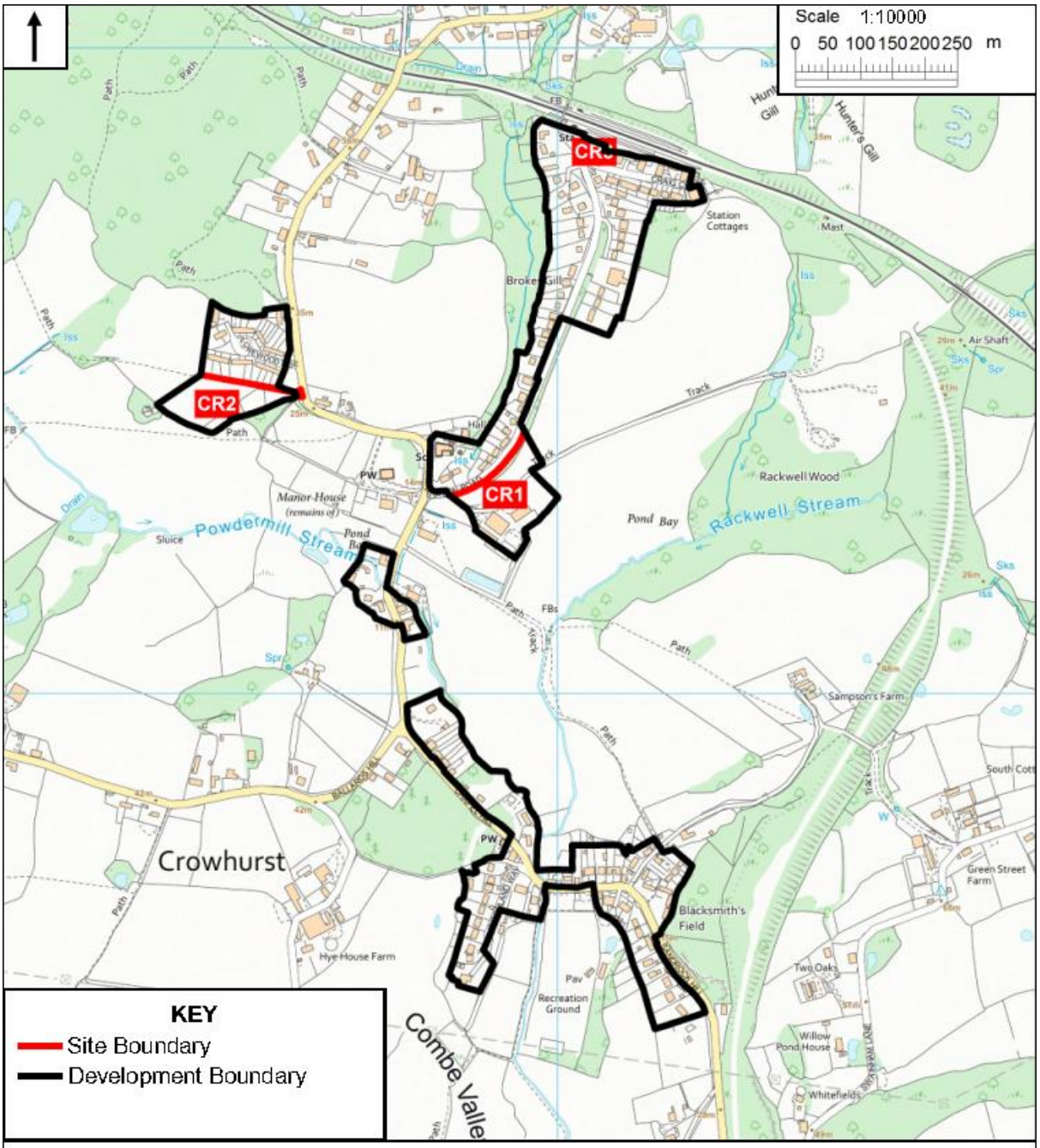
Settlement Area	Total housing (dwelling nos)	Total employment floorspace (sqm)
Rock Lane and Austen Way (Guestling parish)	16	2,500
Westfield	70	3,500
Woodlands Way and Parkwood Road (Westfield parish)	104	0
Crowhurst	49	0
Icklesham	68	0
Fairlight Cove	35	0
Guestling Green	23	0
Three Oaks	12	0
Total Growth	**377**	**6,000**

Sustainability Coding for Settlements (Source: Rother Settlement Study, 2024)

Highly sustainable	Very Good sustainability	Good sustainability	Fair sustainability	Poor sustainability	Very Poor sustainability

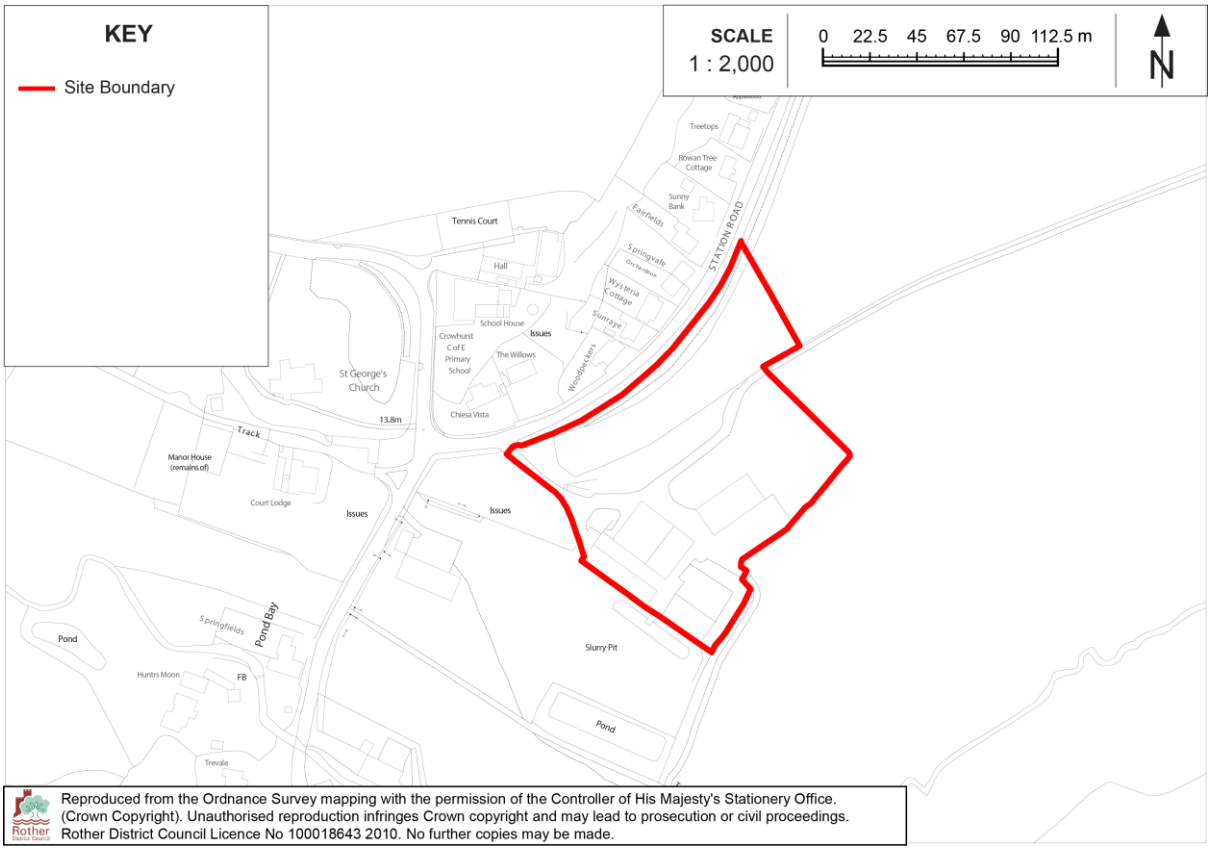
Crowhurst

Parish: Crowhurst



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy CR1: Land at Station Road and Forewood Lane, Crowhurst



The site is allocated for residential development comprising 25 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include 40% of the housing to be either one- or two-bedroom homes proportionately allocated across the market and affordable tenures in accordance with the Crowhurst Neighbourhood Development Plan;

iii. Not exceed two storeys in accordance with the Crowhurst Neighbourhood Development Plan;

iv. Incorporate the retention and conversion of the long brick barn in the southern part of the site;

v. Allow for a comprehensive scheme to be developed across the whole site in the event the parcels of land come forward separately in accordance with Policy DEV2 of the Rother Local Plan;

vi. Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the central part of the site;

vii. Include a vehicular access from Station Road;

viii. Include appropriate pedestrian infrastructure inside and outside the site to link to footways on the southern side of Forewood Lane;

ix. Include pedestrian access onto the Public Right of Way (Crowhurst 8a) that is within the northern part of the site as well as enabling access to land to the west which is earmarked in the Crowhurst Neighbourhood Development Plan for a village green/community space;

x. Retain and enhance the existing trees and hedgerows on the boundaries and within the site as well as additional planting buffers on the north-east and southern boundaries in line with the Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSCA);

xi. Be designed to protect the settings of the Grade I listed "Parish Church of St George" and the Grade II listed "Ruins of the Old Manor House", which is also a Scheduled Monument;

xii. Include any necessary off-site highway works necessary to make the development acceptable;

xiii. Be in compliance with the Crowhurst Neighbourhood Plan Design Guide and in line with Figure 4.3 in Policy CH2 in the Crowhurst Neighbourhood Plan 2025.

11.11 The site comprises greenfield land in the centre of Crowhurst with agricultural buildings on part of the site. Part of it was originally allocated as site CH1 through the Crowhurst Neighbourhood Development Plan (reviewed 2025). The southern part of the site forms a logical extension to the original allocation and enables an increase in dwelling numbers.

11.12 The site is within the Village Area Type, has a site size of 1.41 hectares and an indicative developable area of 0.71 hectares. It is allocated for some 25 dwellings at an indicative residential density of 35 dwellings per hectare.

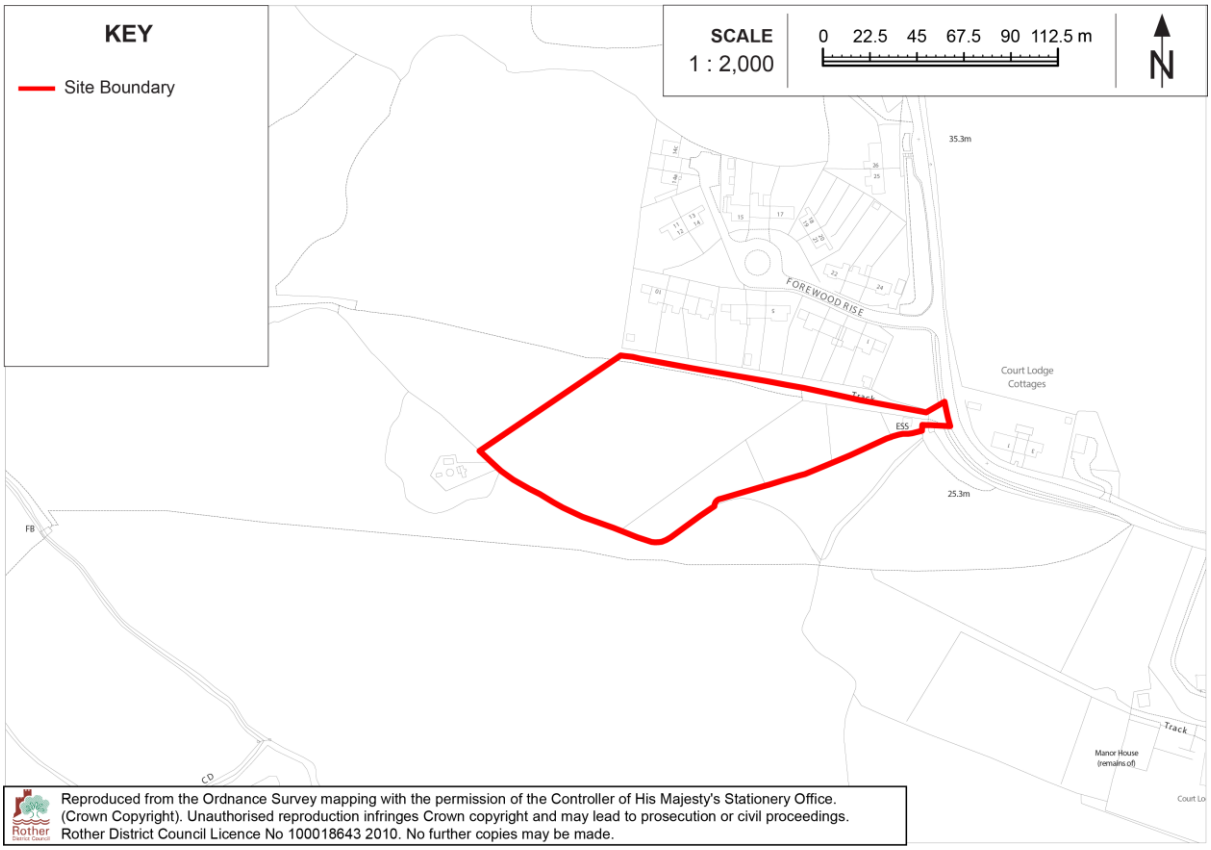
11.13 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The southern part of the site is within the Strategic Gap, although given the current agricultural units on the site there is a form of built development currently present. The long brick barn within the site is a prominent feature in the local landscape, enhancing the rural character of the area, and for these reasons and to minimise the landscape impact of additional development in the Strategic Gap the policy requires its retention and conversion as part of the development of the site. The policy also outlines that the open space should be in the central part of the site to maintain a separation to the wider Strategic Gap. The Public Right of Way in the northern part of the site is to be retained and enhanced. The site also contains an Area that Could become of Importance for Biodiversity (ACIB) that is defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

11.14 To the south and west of the site are areas of land within Flood Zones 2 and 3 as well as areas at risk of surface water flooding and therefore Sustainable Drainage features will be required on site to not increase the risk of nearby flooding. The site lies within the Cuckmere and Pevensey Management Catchment. Therefore, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

11.15 There are two listed buildings nearby to the site, the Grade I listed "Parish Church of St George" and the Grade II listed "Ruins of the Old Manor House" which is also a Scheduled Monument, and their settings will need to be preserved. An Archaeological Notification Area is adjacent to site's northwestern boundary and extends away from the site to the southwest.

11.16 A comprehensive scheme across the whole site (including access and the provision of affordable housing and smaller dwellings) should be provided for, in the event of the two parcels of land (the original NP allocation and the additional section) coming forward separately. The site is adjacent to land earmarked in the Crowhurst Neighbourhood Development Plan for a village green/community space and development of the site will need to make provision for accessing this area.

Policy CR2: Land south of Forewood Rise, Crowhurst



The site is allocated for residential development comprising 18 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include 40% of the dwellings to be either 1- or 2-bedroom homes proportionately allocated across the market and affordable tenures in accordance with the Crowhurst Neighbourhood Development Plan policy;

iii. Not exceed two storeys in accordance with the Crowhurst Neighbourhood Development Plan;

iv. Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the southern and western parts of

the site, as well as a Children's Local Area for Play in accordance with the Neighbourhood Plan;

v. Include a vehicular access from Forewood Lane to the satisfaction of the Highway Authority;

vi. Include appropriate pedestrian infrastructure inside and outside the site to link to footways on the southern side of Forewood Lane;

vii. Include pedestrian access onto the Public Rights of Way (Crowhurst 5a and Crowhurst 6a) that are inside the northern boundary and south of the site respectively. The route of the 1066 County Walk (Crowhurst 5a) is to be retained and an enhanced setting achieved;

viii. Retain and enhance the existing trees and hedgerows on the boundaries. New strategic landscaping which shall be provided along the entirety of the southern boundary and western boundary of the site, in accordance with the Powdermill Valley Landscape Strategy in the Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSCA);

ix. Include any necessary off-site highway works necessary to make the development acceptable;

x. Be in compliance with the Crowhurst Neighbourhood Plan Design Guide and in line with Figure 4.5 in Policy CH2 in the Crowhurst Neighbourhood Plan 2025.

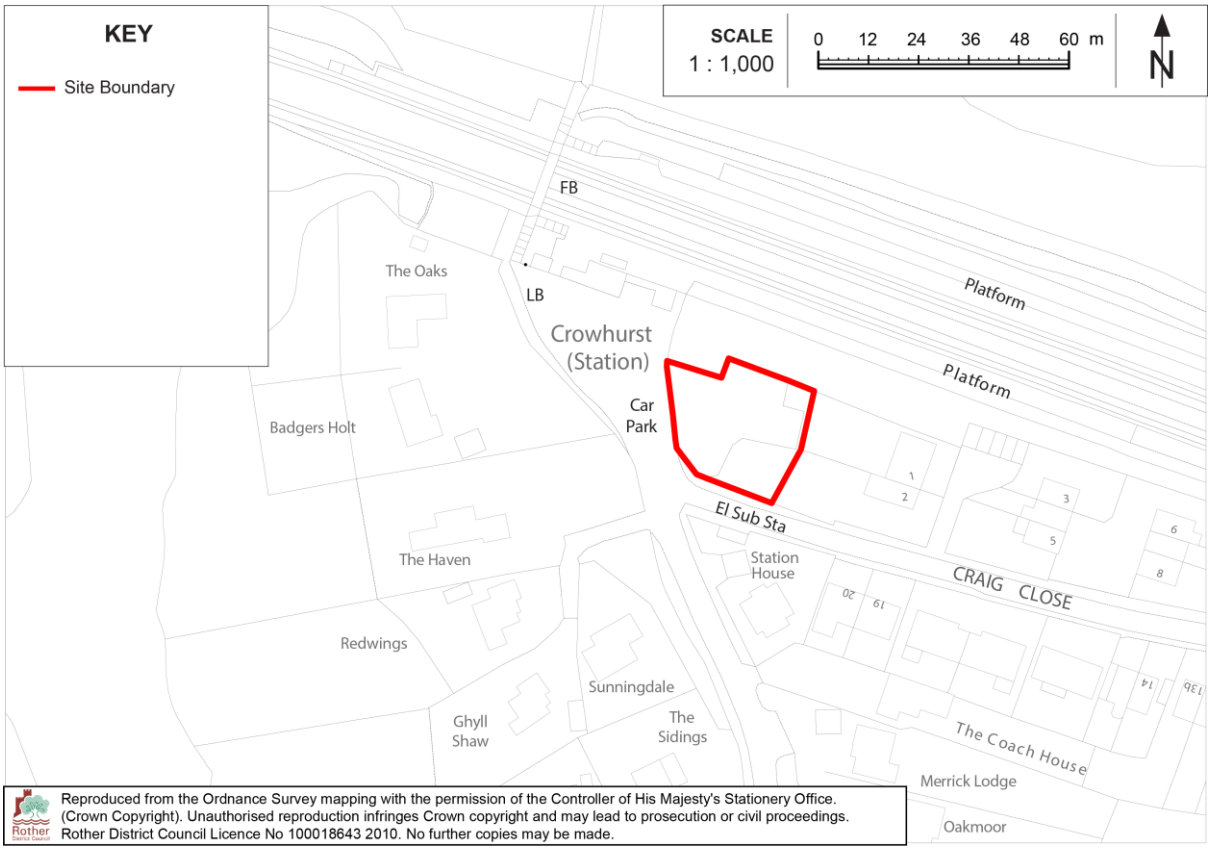
11.17 The site comprises a greenfield field in the west of Crowhurst. It was originally allocated as site CH2 in the Crowhurst Neighbourhood Development Plan (reviewed 2025),

11.18 The site is within the Village Area Type, has a site size of 1.03 hectares and an indicative developable area of 0.67 hectares. It is allocated for some 18 dwellings at an indicative residential density of 27 dwellings per hectare.

11.19 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Part of the site where it joins Forewood Lane are at risk of surface water flooding and a safe access will need to be demonstrated. The site lies within the Cuckmere and Pevensey Management Catchment. Therefore, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

Access to the 1066 Country Walk, the Public Right of Way inside the northern boundary, is to be retained and enhanced along with providing access to the Public Right of Way to the south of the site to encourage active travel. The site is close to the Fore Wood Site of Special Scientific Interest and also contains an Area that Could become of Importance for Biodiversity (ACIB) that is defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

Policy CR3: Land adjacent to Station Car Park, Crowhurst



The site is allocated for residential development comprising 6 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Be comprised of 1- or 2-bedroom dwellings only in the form of flats or apartments in accordance with the Crowhurst Neighbourhood Development Plan;

iii. Not exceed two storeys in accordance with the Crowhurst Neighbourhood Development Plan and not overlook existing properties;

iv. Include a vehicular access that does not adversely affect Craig Close residents in accordance with the Crowhurst Neighbourhood Development Plan;

v. Include appropriate pedestrian infrastructure inside and outside the site;

vi. Retain and enhance the existing mature trees on the site as far as practicable as informed by a tree survey to create an appropriate setting to the development;

vii. Include any necessary off-site highway works necessary to make the development acceptable;

viii. Be in compliance with the Crowhurst Neighbourhood Plan Design Guide.

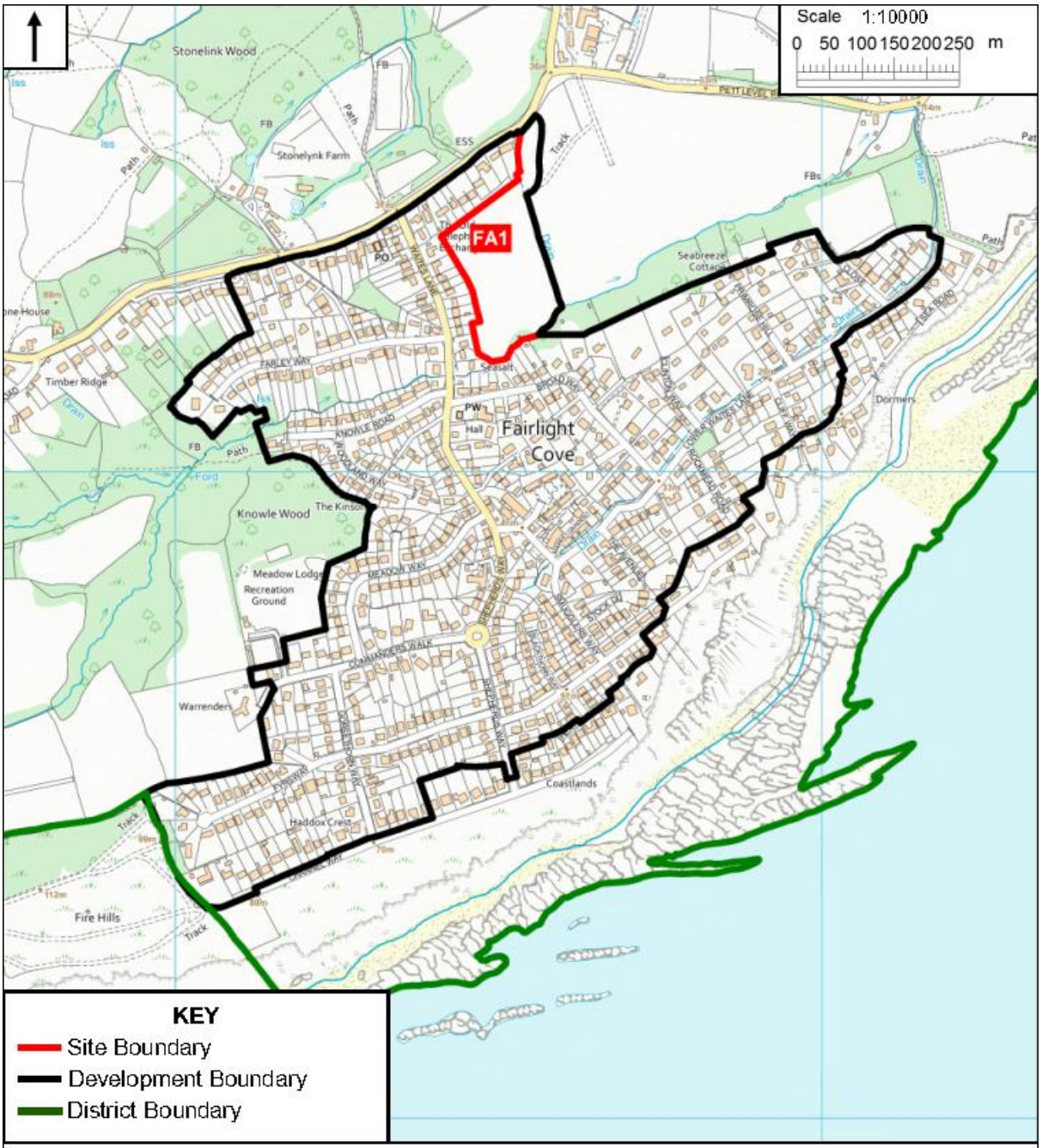
11.20 The site was originally allocated (site CH3) through the Crowhurst Neighbourhood Development Plan (reviewed 2025). The site is allocated for 6 dwellings in a flatted/apartment design.

11.21 The site is within the Village Area Type, has a site size of 0.08 hectares and an indicative developable area of 0.08 hectares. It is allocated for some 6 dwellings at an indicative residential density of 75 dwellings per hectare.

11.22 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site is covered with trees which will need to be considered as part of the tree survey required in the policy and factored into the Biodiversity Net Gain calculations and delivery. The site lies within the Cuckmere and Pevensey Management Catchment. Therefore, early pre-application engagement with the Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board will be needed to ensure the provision of appropriate Sustainable Drainage (SuDS) in accordance with Policy ENV3.

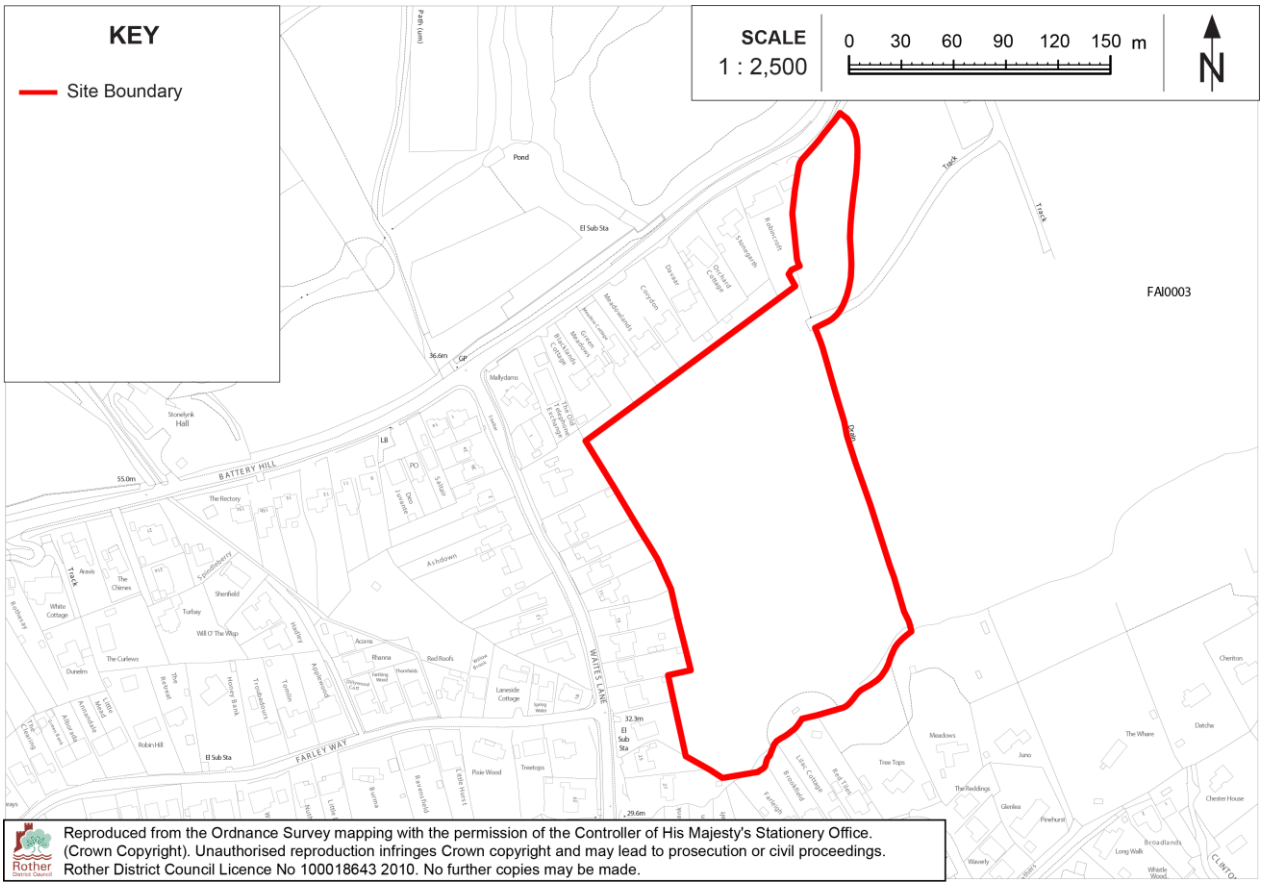
Fairlight Cove

Parish: Fairlight



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy FA1: Land east of Waites Lane, Fairlight Cove



The site is allocated for residential development comprising 35 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the southern and eastern parts of the site;

iii. Include a vehicular access from Pett Level Road;

iv. Include appropriate pedestrian infrastructure inside and outside the site to link to the northern side of Pett Level Road;

v. Retain and enhance the existing trees and hedgerows on the boundaries of the site;

vi. Include no built development in the parts of the site along the southern boundary which are shown to be at risk of surface water flooding;

vii. Make an acceptable connection to the local sewerage system in liaison with the service provider; and

viii. Include any necessary off-site highway works necessary to make the development acceptable.

11.23 The site comprises a greenfield site within the Village Area Type. It has a site size of 3.24 hectares and an indicative developable area of 0.97 hectares. It is allocated for some 35 dwellings at an indicative residential density of 35 dwellings per hectare.

11.24 While the site is within the High Weald National Landscape, it is visually enclosed and the impact on the HWNL from development would be limited. It would represent a logical extension to the built-up area, relating well to existing development on Waites Lane and Pett Level Road. Development will need to conserve and enhance this designated landscape. Buildings, access roads and open spaces should be of a high-quality design, reflecting the High Weald local vernacular.

11.25 The site slopes gently down from north to south and a narrow strip of ghyll woodland is present on its southern boundary, which has in part been subsumed into the gardens of adjoining residential properties on Broad Way. The woodland will need to be retained in the site's development, and an open landscape buffer in the form of a sizeable area of amenity space should be provided between it and the southern edge of the new development. In addition to protecting the woodland, this will provide an amenity function for new residents and could also contain necessary SuDS features.

11.26 The site is bordered to the north and west by residential properties fronting Pett Level Road and Waites Lane respectively. The boundaries with adjacent properties are relatively open and would benefit from appropriate planting to offer screening. A prominent tree belt defines the site's eastern boundary, separating it from the adjoining field. This is important in enclosing the site from the wider countryside and should be retained and widened to create a broad tree belt with native species.

11.27 Access will need to be from Pett Level Road to the north, which the Highway Authority has indicated would be acceptable in principle. A speed survey would need to be carried out in support of the planning application to determine appropriate visibility splays. The access should be in a suitable position in relation to the access to the adjacent dwelling (Robin Croft). Subject to the retention of visibility splays, tree planting should be carried out on either side of the access road to assist in screening the development from land to the east. Suitable pedestrian facilities will also be required, including footways on either side of the access which link to the existing pavement on the southern side of Pett Level Road to the east, and via a new pedestrian crossing to the pavement on the northern side of the road.

11.28 A pedestrian link from the development site to the west towards Waites Lane/Broad Way would be advantageous in the interests of improving permeability, although this would require the use of third-party land.

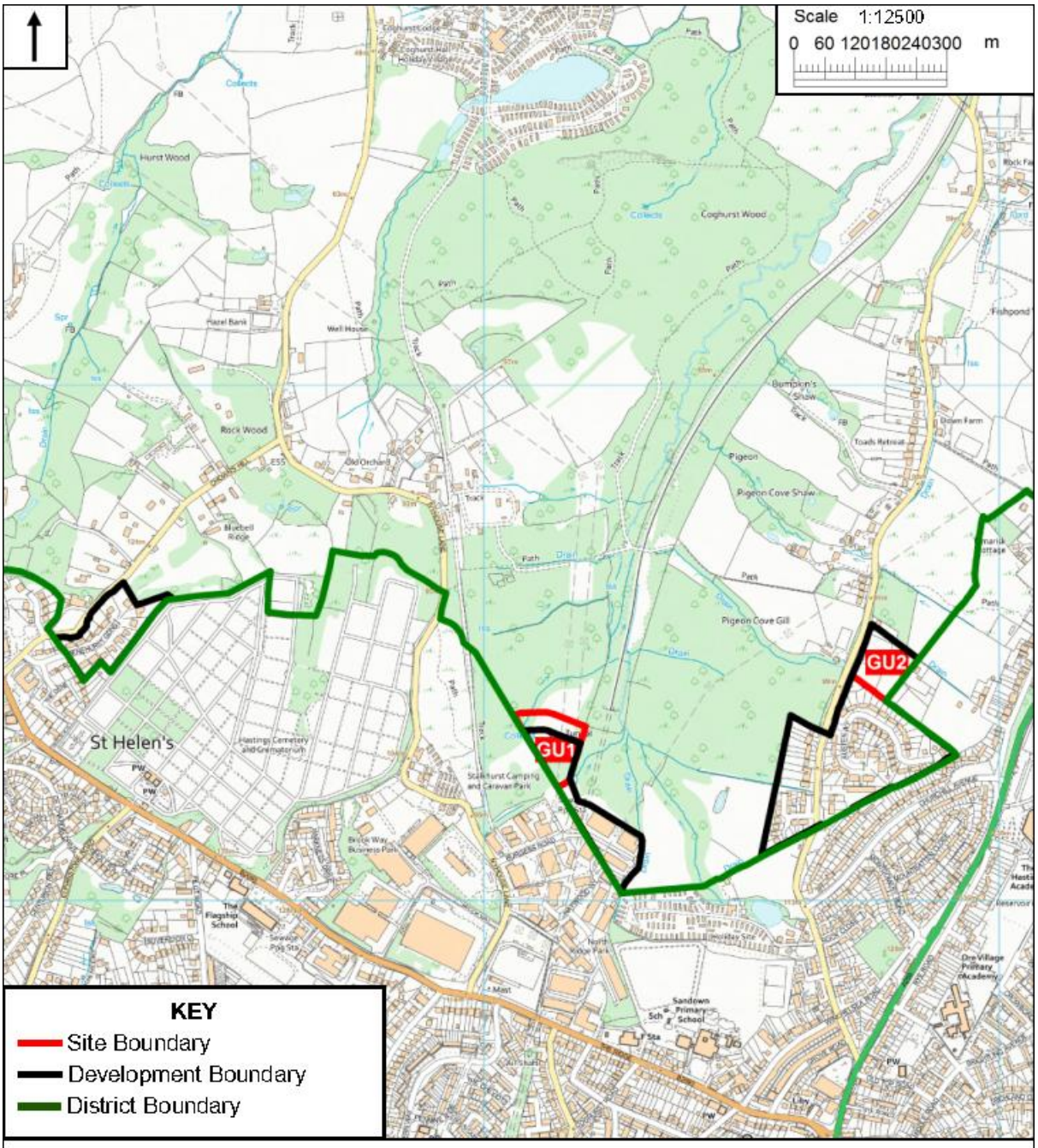
11.29 Surface water drainage capacity is limited throughout the village, and a detailed surface water drainage strategy will need to be developed prior to the submission of a planning application for the site's development. Flows and volumes will need to be attenuated prior to discharge to a watercourse and restricted to greenfield rates in accordance with Policy ENV2. To achieve this, significant water storage may be required within the site, which could affect the site layout. The use of soakaways is unlikely to be acceptable. There is an indication of surface water flooding on the site's southern boundary, and this will require mitigation. The developer will also need to work with Southern Water to ensure appropriate sewerage infrastructure is provided to serve the development prior to its occupation.

11.30 The site has high potential to contain archaeological remains and an archaeological assessment will need to be undertaken as part of the planning application for its future development, the results of which may inform the site layout.

Hastings Fringes (Guestling Parish)

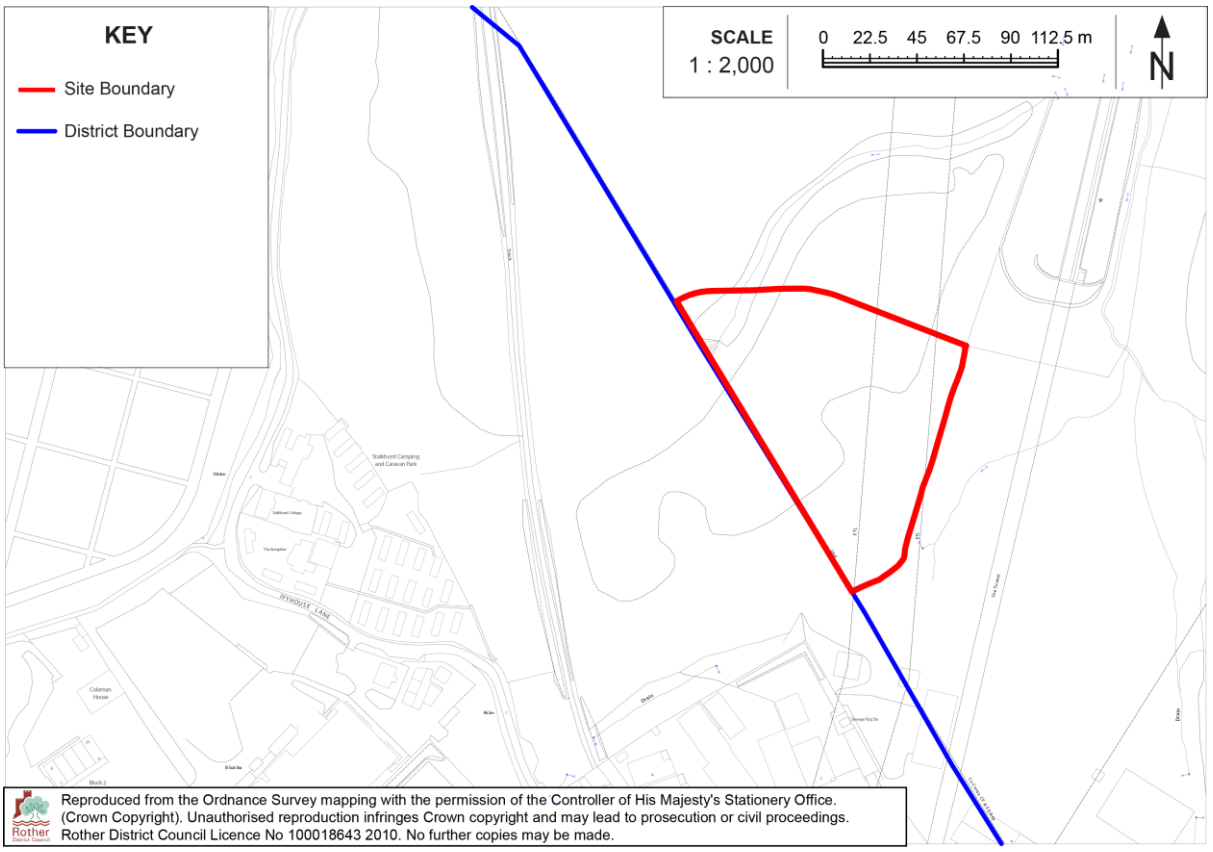
Settlement: Hastings Fringes (Rock Lane and Austen Way)

Parish: Guestling



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy GU1: Land north of A265, Ivyhouse Lane, Hastings



The site is allocated for employment development comprising some 2,500 sqm of new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Allow for a comprehensive scheme to be developed in conjunction with the adjoining land allocated within Hastings Borough;

ii. Include a vehicular access either from Ivyhouse Lane within Hastings Borough or Burgess Road;

iii. Make provision for new footpaths across the site to join the recently completed business development adjacent to the south, with land to the west in Hastings Borough, and extending northwards alongside the railway line for a potential future footpath link joining the existing public rights of way;

iv. Provide an appropriate financial contribution, as agreed by East Sussex County Council Rights of Way Team, towards off-site pedestrian bridge works across the valley;

v. Not detract from the principles set out in Policy GU3 relating to the adjacent Rock Lane Urban Fringe Management Area;

vi. Take account of Southern Water's underground infrastructure in the design and layout of the site. Easements would be required, which may affect the site layout or require diversion, and these should be clear of all proposed buildings and tree planting;

vii. Include a landscape buffer to the north of the site which partly overlaps with areas shown to be at risk of surface water flooding;

viii. Include any necessary off-site highway works necessary to make the development acceptable;

ix. Be informed by agreed contamination, land stability and geotechnical reports.

11.31 The site comprises part of an undeveloped, partly wooded area adjacent to the existing well-established and fully occupied Ivyhouse Lane industrial estate, located within Hastings borough. It also adjoins land allocated in the Hastings Local Plan for employment development.

11.32 The site has a site size of 1.10 hectares and an indicative developable area of 0.59 hectares. It is allocated for some 2,500 sqm of new employment floorspace. This applies to just the land within Rother District. The allocation provides flexibility in terms of the specific use class of the employment use. The appropriate use class would be for determination at planning application stage, having regard to the nature of the particular proposal and the site constraints.

11.33 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. There are long views from Rye Road and Hastings Academy/North Seat on the ridge to the east over the wider valley area. However, this site itself is largely obscured due to topography and woodland cover. This area forms part of a larger open area astride the district/borough boundary with

Hastings, with the area abutting the site to the east being identified as the Rock Lane Urban Fringe Management Area (see Policy GU3).

11.34 Inclusion of a wider area for further modest employment use should provide additional scope to secure improvements to the visual appearance of the area, including the improved landscape management of the valley and create a more acceptable transition between the estate and the High Weald National Landscape beyond, whilst also providing managed public access across the valley.

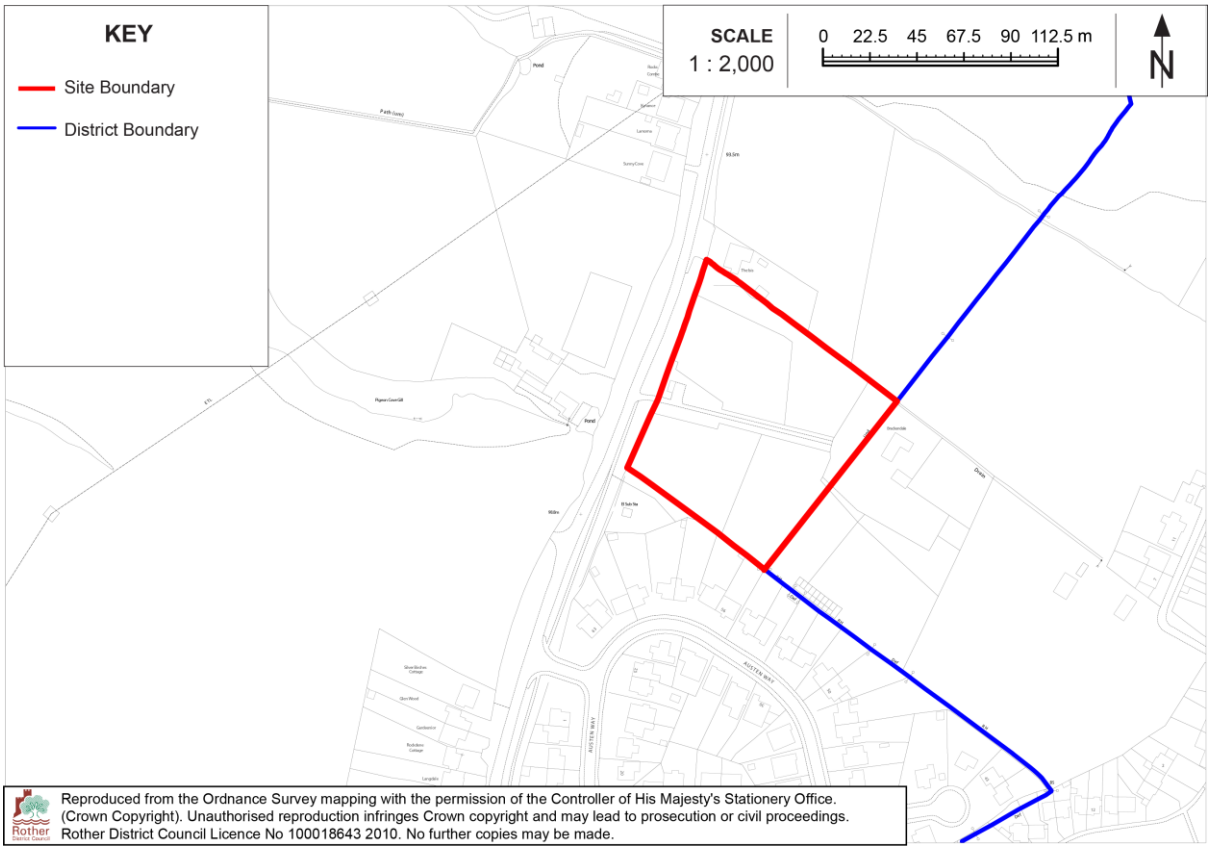
11.35 Environmental and other constraints affecting the site include risks from surface water flooding. The site also contains and is surrounded by Areas that Could become of Importance for Biodiversity (ACIB) that are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

11.36 Due to the site sitting within the Impact Risk Zone (IRZ) for Hastings Cliffs to Pett Beach SSSI, Natural England should be consulted at an early stage. Any development proposal must seek to avoid or minimise negative impact on designated areas of landscape or environmental importance during both the construction and occupation phases of the development. There are also overhead power transmission and distribution lines over the site which will need to be safeguarded and have appropriate clearances and therefore early engagement with the relevant statutory body will be required.

11.37 The site is well located in relation to existing employment development and services. Connections to the nearby footway infrastructure (via the land in Hastings Borough) to encourage active travel are required, as detailed above, as well as to the wider Public Rights of Way network to the north and northeast.

11.38 The site has medium/high potential to contain archaeological remains from all periods. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development. The findings of the assessment may need to inform the layout and design of the proposal.

Policy GU2: Brackendale, Rock Lane, Hastings



The site is allocated for residential development comprising 16 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include an area of green infrastructure to the west and south of the site for biodiversity net gain as shown on the indicative plan HF6 within the Rother Landscape Sensitivity Study 2026;

iii. Allow for a comprehensive scheme to be developed in conjunction with the adjoining land within Hastings Borough;

iv. Include a vehicular access from Rock Lane;

v. Include appropriate pedestrian infrastructure inside and outside the site to link to footways on the eastern side of Rock Lane;

vi. Retain an opportunity for a footpath/cycle link connection eastward towards Winchelsea Lane;

vii. Include no built development in the parts of the site (mainly in the northern section) which are shown to be at risk of surface water flooding;

viii. Retain and enhance the existing trees within and on the boundaries of the site;

ix. Include any necessary off-site highway works necessary to make the development acceptable;

x. Be informed by agreed land stability, land contamination and geotechnical reports.

11.39 The site comprises a single residential dwelling in a large plot of land, adjacent to existing built development and is suitable for residential redevelopment. The plot straddles the district boundary, and there is land within the same ownership which lies within Hastings.

11.40 The site is within the Live Well Locally Area Type, has a site size of 0.99 hectares and an indicative developable area of 0.41 hectares. It is allocated for some 16 dwellings at an indicative residential density of 40 dwellings per hectare. This applies to just the land within Rother District.

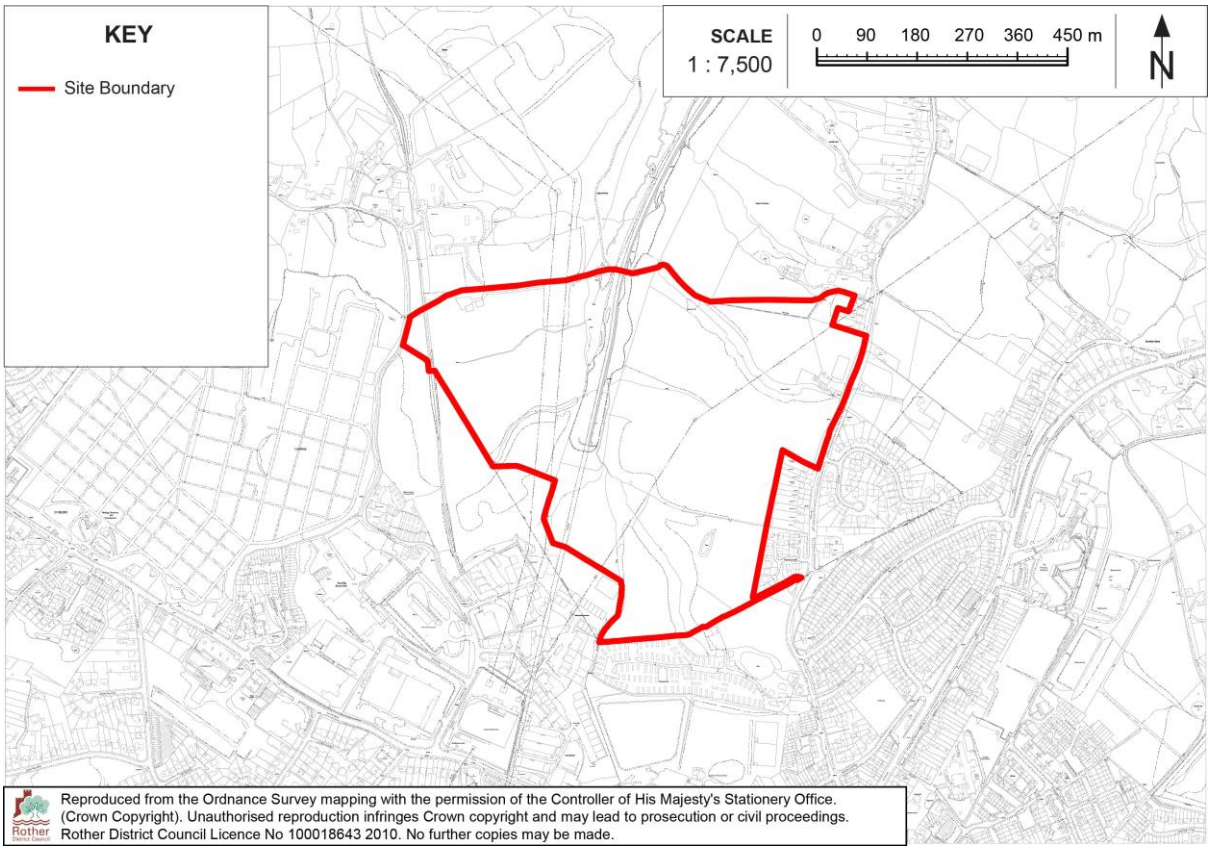
11.41 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The retention and enhancement of mature trees on the roadside boundary with Rock Lane, together with an appropriate buffer, is required to assist in screening the development from longer views to the west. Environmental and other constraints affecting the site include risks from surface water flooding in the northern parts of the site (within Rother) and the policy requirements detailed above reflect this.

11.42 The site is well located in relation to services in Hastings Borough, and connections to the existing footway infrastructure to encourage active travel are required, as detailed above.

11.43 The site adjoins land within Hastings Borough. Hastings Borough Council's (HBC's) Local Plan policies require land stability and geotechnical reports for sloping sites and relevant

developments, and consequently, this requirement is included as part of the policy to align with the HBC position. In addition, the site is adjacent to a former brick works which has long been developed as Austen Way. Therefore, given this proximity, a land contamination report will also be required.

Policy GU3: Rock Lane Urban Fringe Management Area



1. The land between Ivyhouse Lane and Rock Lane is allocated as the Rock Lane Urban Fringe Management Area. Development that would harm the openness of this Urban Fringe Management Area or its significance and value to the local community will not be permitted.

2. Landscape management proposals which improve the landscape character, green infrastructure, biodiversity interest or formal access opportunities within this area will be supported, subject to compatibility with other policies of the Plan. Further enhancements can be achieved through the East Sussex and Brighton & Hove Local Nature Recovery Strategy.

3. Development in the vicinity of the Urban Fringe Management Area should support the principles of its designation.

11.44 The area of land north of Hastings either side of the railway as it approaches The Ridge, with Rock Lane to the east and Ivyhouse Lane to the west, is identified as an area of potential for a joint urban fringe management approach. It lies within the High Weald NL, but its quality could be improved. Moreover, it could provide a valuable amenity for the surrounding areas, especially if access opportunities were increased.

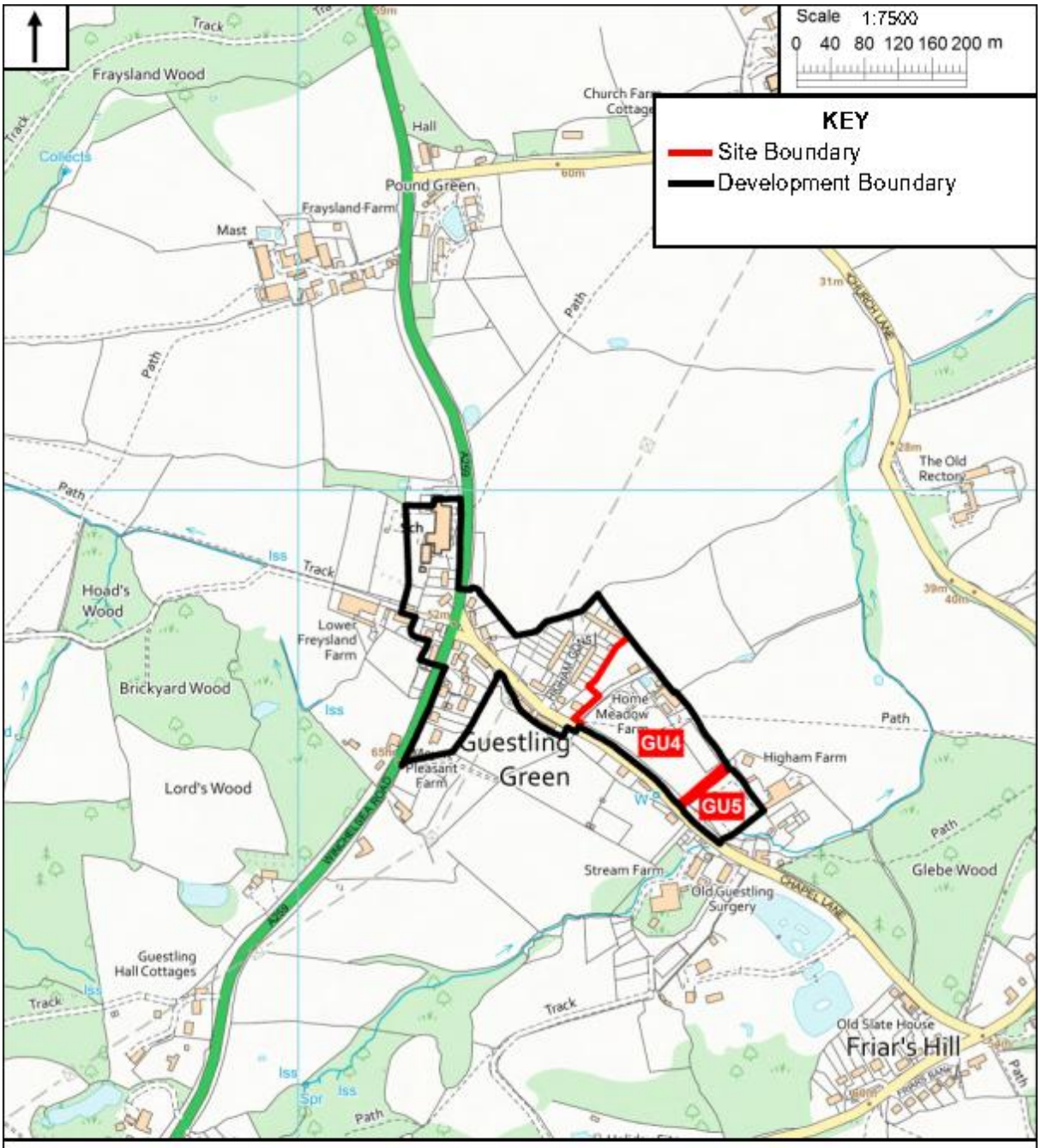
11.45 There is an opportunity in this location to facilitate the creation of an area of multifunctional green space as a buffer between town and countryside. The Management Area overlaps with both Areas of Particular Importance for Biodiversity (APIB) and Areas that Could become of Importance for Biodiversity (ACIB) that are both defined in East Sussex and Brighton & Hove Local Nature Recovery Strategy. Therefore, there are further opportunities to implement the principles, priorities and measures to help enhance nature in this area.

11.46 The area has fallen into poor management, as it is not especially attractive for agricultural use and, due to this neglect, some areas are misused for anti-social behaviour. At the same time the area is well used as informal space, notably for dog walking, and this use could be formalised and greatly enhanced to be of greater benefit for the local population. Recently completed development sites within Ivyhouse Land Industrial Estate and on Rock Lane have reinforced the need to formalise access to this area through the creation of a new formal footpath network and the introduction of improved management of woodland and the wider countryside to protect existing nature and biodiversity. This Policy provides an opportunity to secure the further future management of the area as green space for the local population.

11.47 Therefore, development in this locality, including that allocated through policy GU1, should be viewed in the context of a wider area-based initiative to improve the landscape quality and formal access to the countryside to establish an appropriate transition area between the built-up area of Hastings and the High Weald NL countryside.

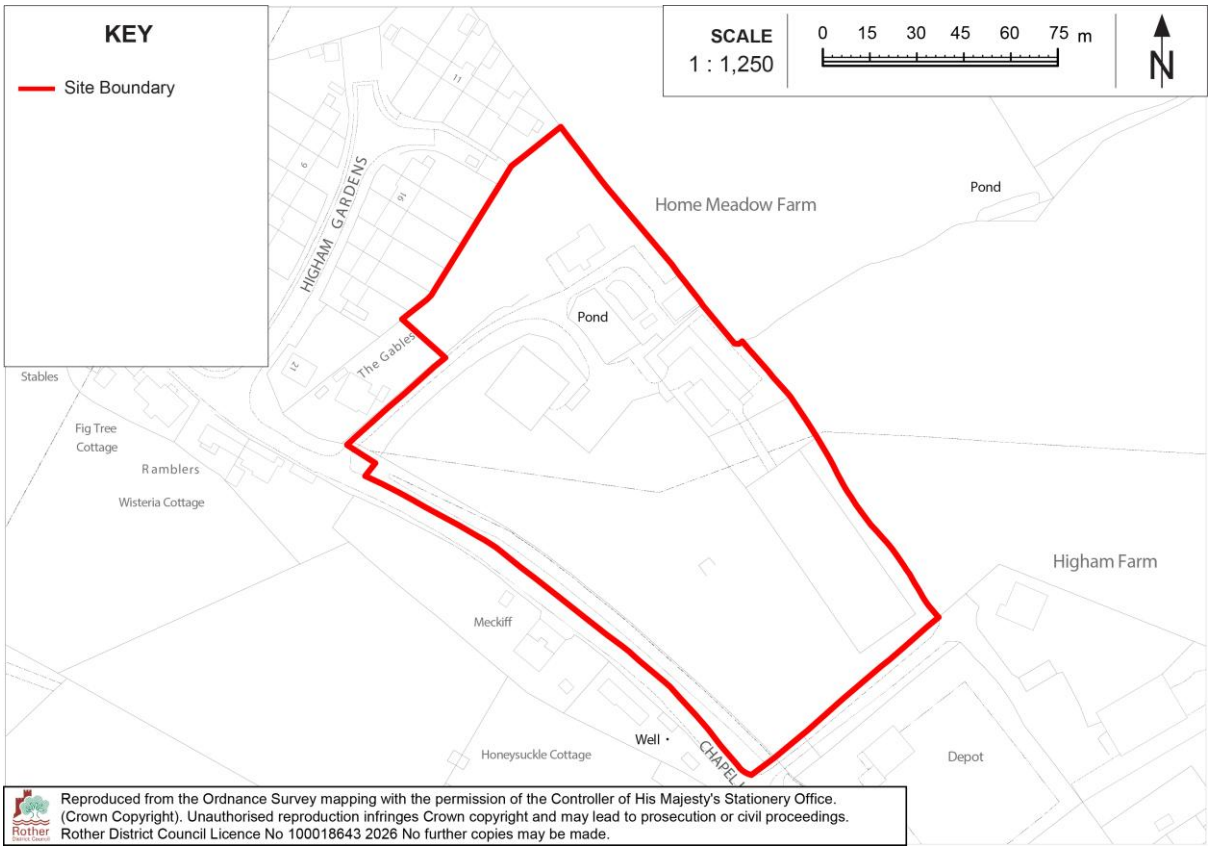
Guestling Green

Parish: Guestling



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy GU4: Wild Meadows, Chapel Lane, Guestling Green



The site is allocated for residential development comprising 15 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Restrict built development to just the area south of the Public Right of Way as shown on the indicative plan SO5 within the Rother Landscape Sensitivity Study 2026;

iii. Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the parts of the site north of the Public Right of Way;

iv. Include a vehicular access from Chapel Lane;

v. Include appropriate pedestrian infrastructure inside and outside the site;

vi. Include pedestrian access onto the Public Right of Way (Guestling 37) that crosses the site;

vii. Include no built development in the parts of the site (including the current stable buildings) along the northern boundary which are shown to be at risk of surface water flooding;

viii. Be informed by an ecological and tree survey to inform the layout and design;

ix. Retain and enhance the existing trees and hedgerows within and on the boundaries of the site;

x. Be designed to protect the amenity of the neighbouring properties;

xi. Be designed to preserve the setting of the Grade II listed building "Honeysuckle Cottage" to the south of the site;

xii. Include any necessary off-site highway works necessary to make the development acceptable.

11.48 The site comprises an existing large garden area associated with an existing residential property as well as land used for equestrian uses including a sand school and stables. It is nearby to existing built development within Guestling Green and is suitable for residential development.

11.49 The site is within the Village Area Type, has a site size of 1.30 hectares and an indicative developable area of 0.44 hectares. It is allocated for some 15 dwellings at an indicative residential density of 34 dwellings per hectare.

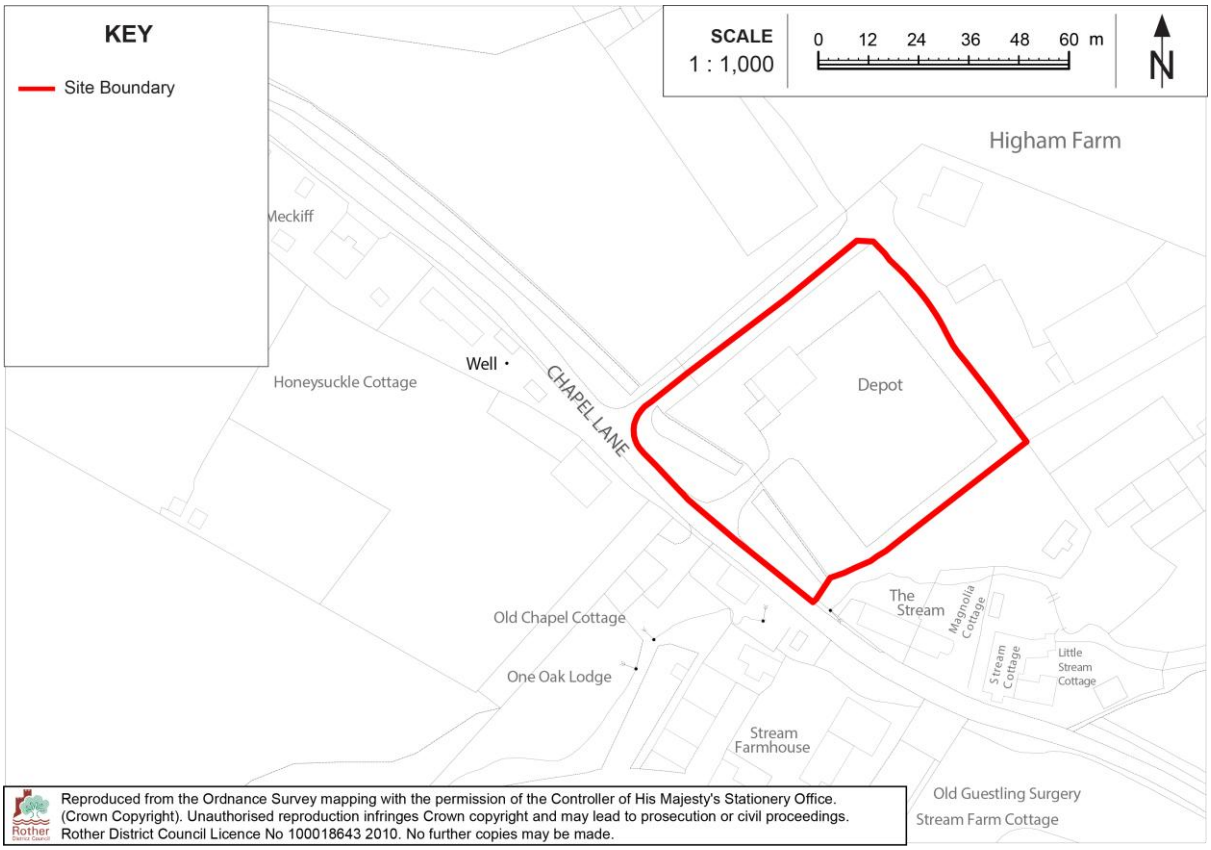
11.50 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Parts of the site are more sensitive in landscape terms due to longer views being gained from the northeast. Therefore, only the southwestern part of the site is considered suitable for residential development. Environmental and other constraints affecting the site include risks from surface water flooding. There is a need to protect and retain the existing trees and hedgerows that border the site in the interests of conserving the rural character of the

locality and for biodiversity reasons, and the policy requirements detailed above reflect this.

11.51 A sensitive design will also be needed to preserve the setting of nearby listed buildings. Built form should be modest in scale and particular care should be given to roofscape, materials, boundary treatments and public realm detailing, including the use of clay tile, weatherboarding, tile-hanging, hedgerow boundaries, soft verges and limited external lighting. The access and any associated highways work should not erode the rural character of Chapel Lane and the setting of the nearby listed buildings, subject to compliance with the Highways Authority requirements.

11.52 The site is well located in relation to the primary school and a bus route, but offsite footway improvements will be required to ensure safe pedestrian access. The Public Right of Way through the site is to be retained and enhanced. The site is nearby to the A259 which is part of the Strategic Road Network and there will be a need to comply with any requirements from National Highways will be required, including the potential requirement for an appropriate and proportional Transport Statement or Assessment, in addition to any requirements from the Local Highway Authority.

Policy GU5: Former Guestling Highways Depot, Guestling Green



The site is allocated for residential development comprising 8 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Use the existing vehicular access from Chapel Lane subject to the approval of the Highway Authority;

iii. Include appropriate pedestrian infrastructure inside and outside the site;

iv. Include no built development in the southern parts of the site which are shown to be at risk of surface water flooding;

v. Be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

vi. Retain and enhance the existing trees and hedgerows on the boundaries of the site, to include additional planting where necessary to provide screening of the site;

vii. Be designed to preserve the setting of the Grade II listed buildings "Honeysuckle Cottage" and "The Stream/ Magnolia Cottage" to the west and south-east of the site;

viii. Include any necessary off-site highway works necessary to make the development acceptable.

11.53 The site comprises a former County Council Highways Depot now used as a depot by a private company but available for potential redevelopment during the Plan period. It is nearby to existing built development within Guestling Green. While its re-use for employment purposes could be considered in line with Local Plan policies that seek to retain such uses, in this case the site is not ideally located for business use due to its limited size, access via a narrow lane and adjoining sensitive uses. Furthermore, the existing depot use is limited in terms of its employment potential. Therefore, in this instance, an alternative residential use is appropriate.

11.54 The site is within the Village Area Type, has a site size of 0.39 hectares and an indicative developable area of 0.23 hectares. It is allocated for some 8 dwellings at an indicative residential density of 35 dwellings per hectare.

11.55 The site is well located in relation to the primary school and a bus route, but offsite footway improvements will be required to ensure safe pedestrian access. Such improvements, together with any works to the existing access, will need to be sensitively designed to avoid harming the rural character of Chapel Lane and preserve the setting of nearby listed buildings.

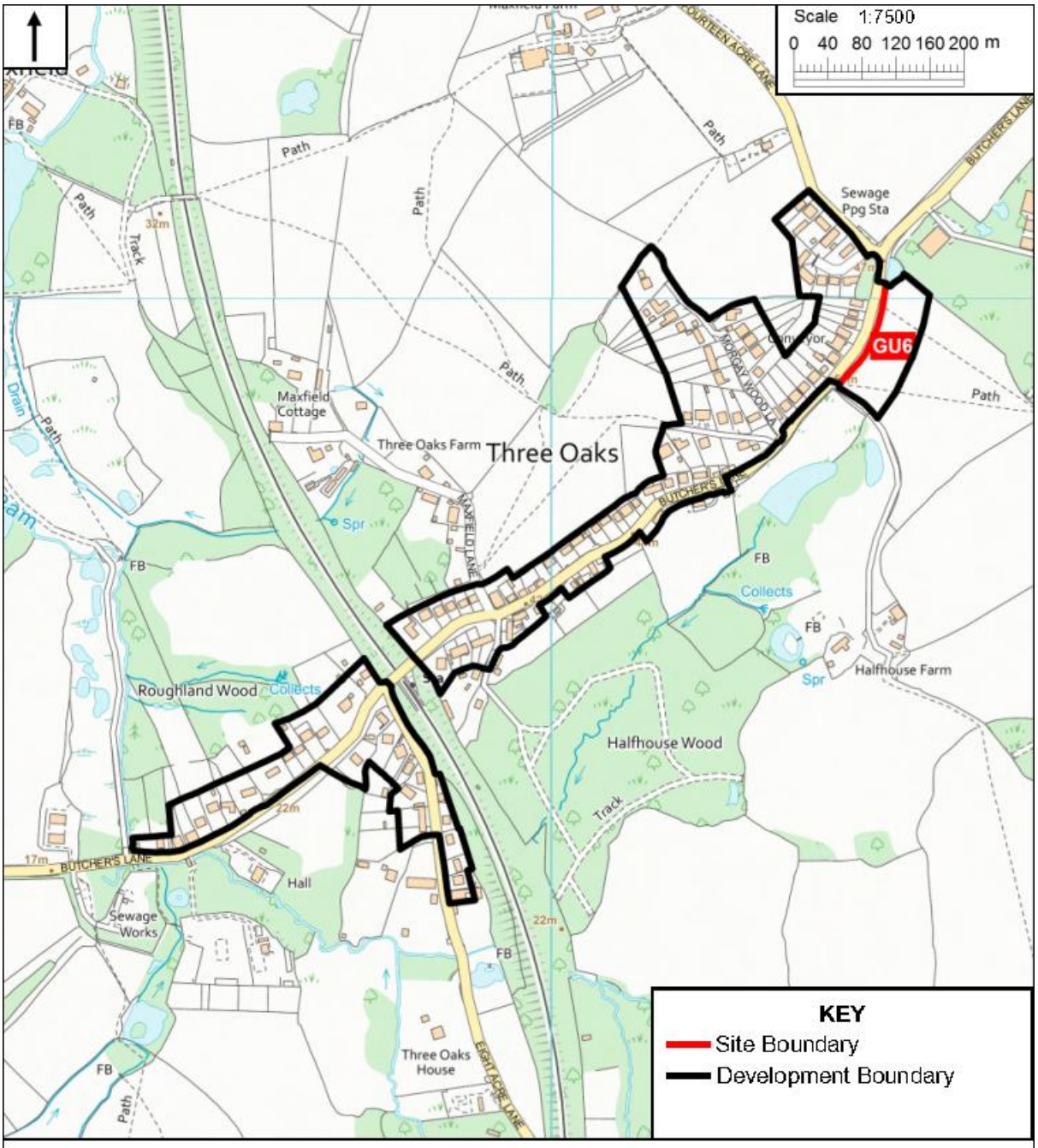
11.56 The site is within the High Weald National Landscape (HWNL) although it is brownfield and well screened from longer views into the landscape to the north and northeast by existing boundary vegetation. Subject to the retention of boundary trees and hedges and their supplementing with additional planting where necessary, together with sensitive access works as detailed above, a small-scale residential development can be accommodated.

11.57 Environmental and other constraints affecting the site include risks from surface water flooding which are largely confined to the south-eastern boundary, and a grade II listed pair of cottages to the south-east and the policy requirements detailed above reflect these. Redevelopment of the site creates the opportunity to restore a softer village-edge character and reduce the existing visual intrusion of the depot. Built form should be modest in scale and particular care should be given to roofscape, materials, boundary treatments and public realm detailing, including the use of clay tile, weatherboarding, tile-hanging, hedgerow boundaries, soft verges and limited external lighting. Any alterations to the existing access and any other associated highways works should not erode the rural character of Chapel Lane and the setting of the nearby listed buildings, subject to compliance with the Highways Authority requirements.

11.58 Southern Water infrastructure crosses the site and may require easements or diversions. The site is nearby to the A259 which is part of the Strategic Road Network and there will be a need to comply with any requirements from National Highways, in addition to any from the Local Highway Authority.

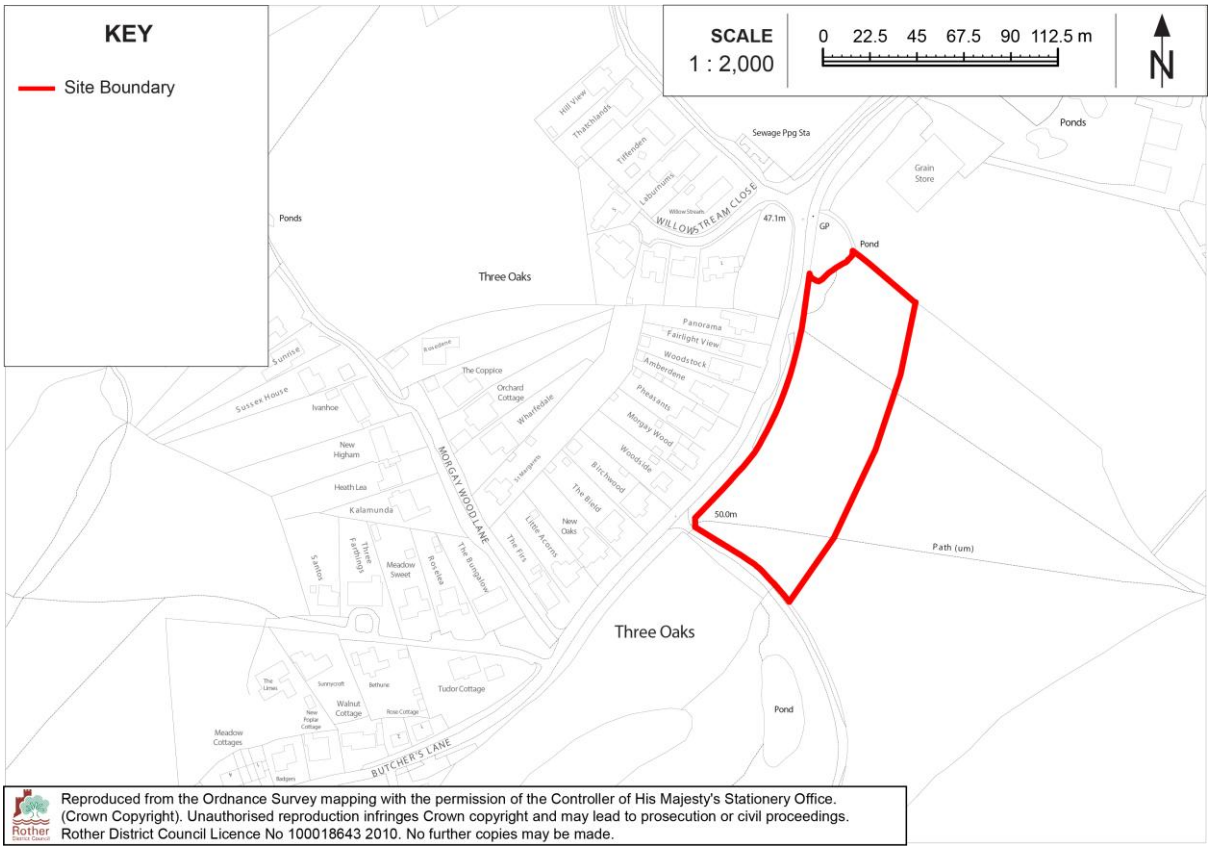
Three Oaks

Parish: Guestling



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy GU6: Field at Halfhouse, Butchers Lane, Three Oaks



The site is allocated for residential development comprising 12 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Comprise of smaller dwellings of one to three bedrooms;

iii. Limit built development to the southern half of the site fronting Butchers Lane and include an area of public open space in the northern half of the site, including the land adjacent to the Ancient Woodland;

iv. Include a vehicular access from Butchers Lane;

v. Include appropriate pedestrian infrastructure inside and outside the site;

vi. Include pedestrian access onto the Public Rights of Way (Guestling 27a and Guestling 28) that cross the site;

vii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the northern boundary, between the edge of development and the ancient woodland;

viii. Retain and enhance the existing mature oak tree in the southern corner and the hedgerows within and on the boundaries of the site, except for any hedgerow removed to create a suitable access. Any hedgerow removed must be replanted subject to the visibility requirements of the highways authority;

ix. Retain and protect the existing pond to the north of the site and provide an appropriate buffer to any built development including roadways, as informed by an ecological survey, to be completed;

x. Include any necessary off-site highway works necessary to make the development acceptable.

11.59 The site comprises the roadside portion of a large, open agricultural field. It is opposite existing built development within the northern part of Three Oaks and is suitable for residential development.

11.60 The site is within the Village Area Type, has a site size of 0.80 hectares and an indicative developable area of 0.36 hectares. It is allocated for some 12 dwellings at an indicative residential density of 35 dwellings per hectare.

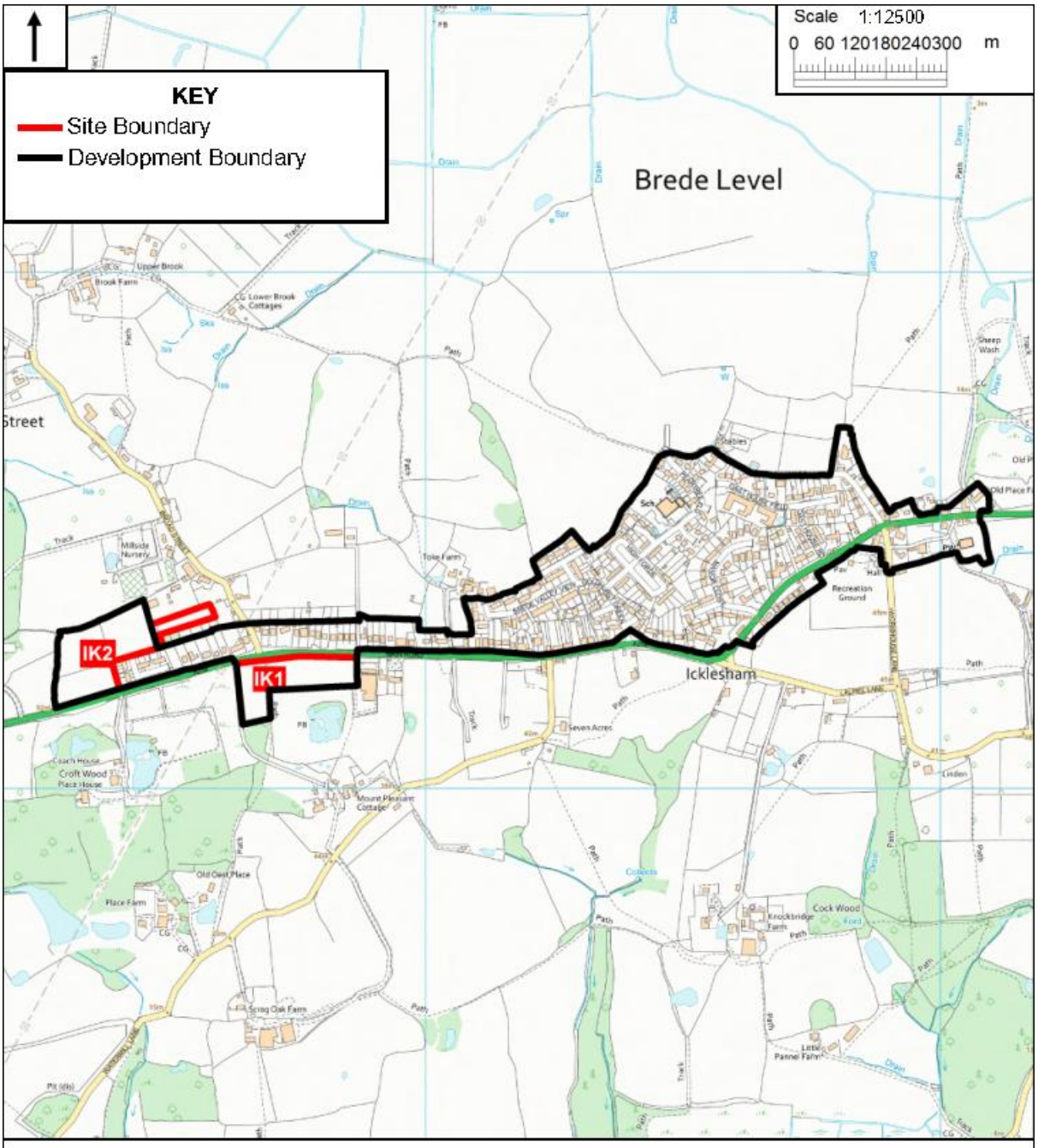
11.61 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Environmental and other constraints affecting the site include Ancient Woodland, Priority Habitat and a pond adjacent to the site to the north, and the existing trees and hedgerows that border the site and the policy requirements detailed above reflect these. The Ancient Woodland to the north also forms part of an Area of Particular Importance for Biodiversity (APIB) that is defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS. The adjacent pond may also give rise to risks from surface water flooding and therefore an appropriate buffer is required. The site and wider field also fully comprise an historic field boundary.

11.62 Development in this location impacts on an undeveloped field and will have some impact on the National Landscape. However, a short row of dwellings on the road frontage, where there is existing residential development on the opposite side of the road, is acceptable in terms of its impact on the settlement pattern and will provide for additional smaller and affordable dwellings in a village with otherwise limited development potential due to its sensitive landscape setting. The retention of the wider field and appropriate boundary treatment to the development will limit impacts on the wider landscape, and measures are included in the policy to protect High Weald features including field boundaries, mature trees and a pond. An historic field boundary used to be present slightly further to the east of the site and therefore, additional tree and hedge planting along this boundary would contribute towards re-establishing a field boundary, enhancing the HW character. A LVIA will be necessary in line with Policy LAN2.

11.63 The site is within walking distance of the railway station but there are no formal footways along Butchers Lane, and it is unlikely to be feasible to provide one, however, accessibility improvements will be required through the planning application. The Public Rights of Way through the site are to be retained and enhanced.

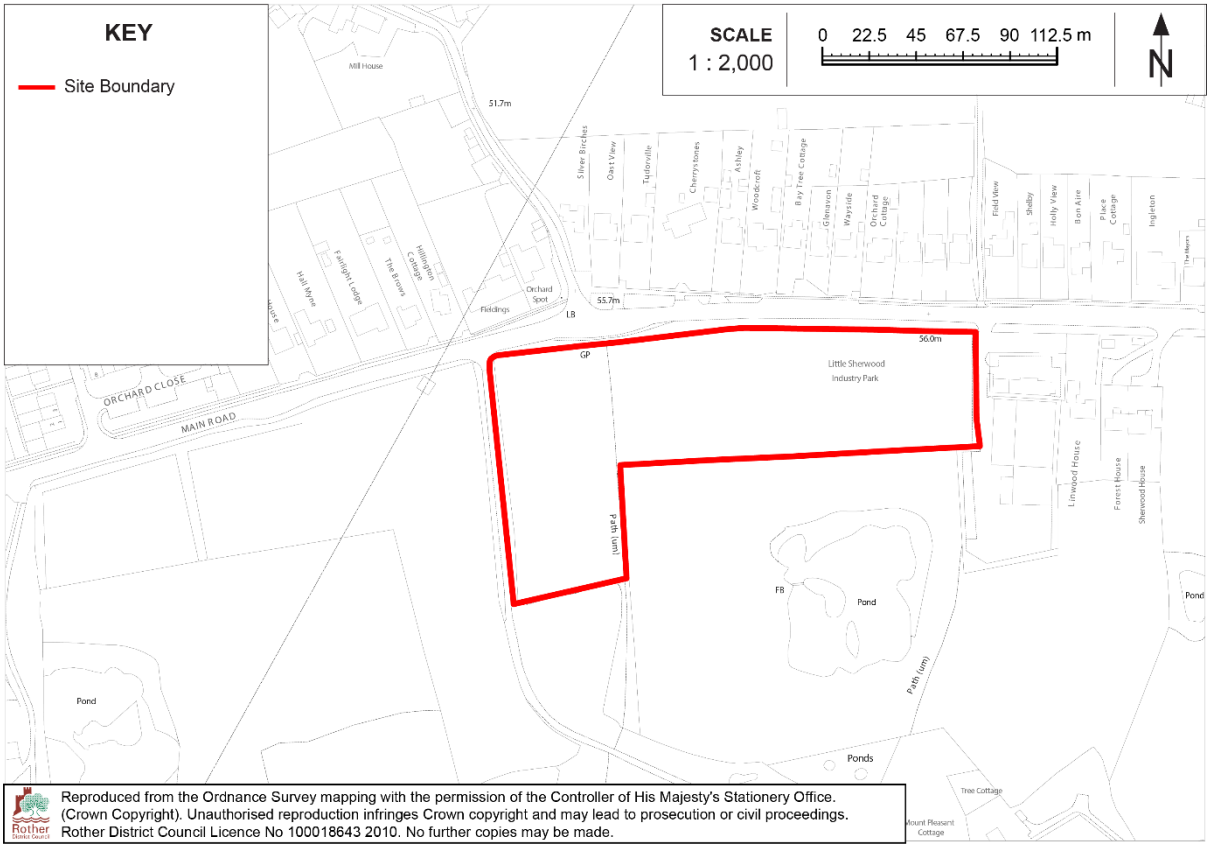
Icklesham

Parish: Icklesham



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy IK1: Land adjacent to Little Sherwood Industry Park, Icklesham



The site is allocated for residential development comprising 30 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include an area of green infrastructure, to include biodiversity net gain, across the southwestern corner of the site as shown on the indicative plan SO4 within the Rother Landscape Sensitivity Study 2026;

iii. Include a vehicular access from Main Road (A259);

iv. Include appropriate pedestrian infrastructure inside and outside the site to link to footways on the northern side of Main Road;

v. Retain and enhance the existing trees and hedgerows within and on the boundaries of the site, except for any hedgerow removed to create a

suitable access. Any hedgerow removed must be replanted subject to the visibility requirements of the highway's authority;

vi. Be designed to ensure that new residents are not adversely impacted by noise pollution from the adjacent employment use, in consultation with the Environmental Health department. Any physical structures forming part of any noise reduction scheme must respect the landscape character of the National Landscape;

vii. Retain and enhance connections to the Public Rights of Way (Icklesham 30a and 31b) within the site;

viii. Be planned to ensure future access to existing sewerage/water infrastructure for maintenance and upsizing purposes;

ix. Include any necessary off-site highway works necessary to make the development acceptable including a pedestrian crossing and the potential relocation of the bus stop to facilitate access into the site.

11.64 The site comprises part of a field on the southern side of the A259 in Icklesham.

11.65 The site is within the Village Area Type, has a site size of 1.7 hectares and an indicative developable area of 0.86 hectares. It is allocated for some 30 dwellings at an indicative residential density of 35 dwellings per hectare.

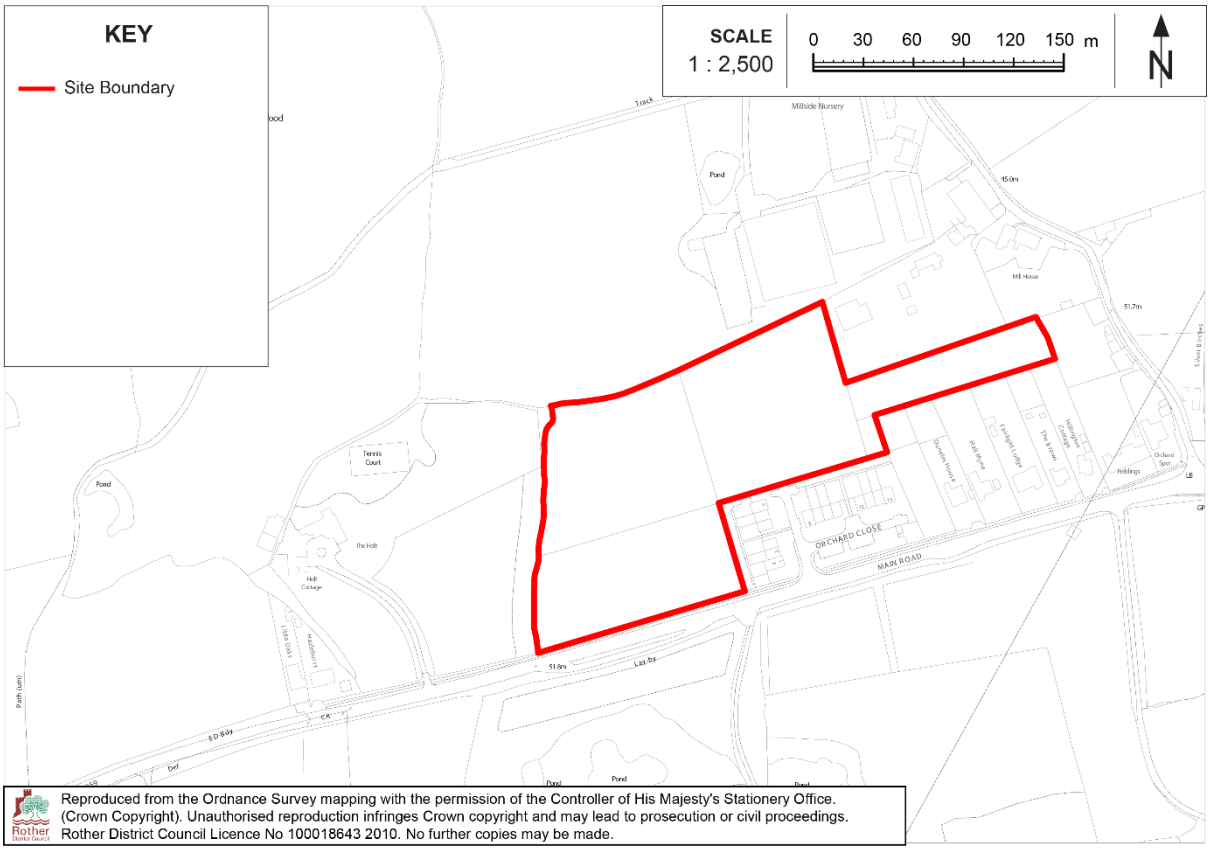
11.66 The majority of the village's built form lies on the northern side of the main road, and suitable locations for further development are limited due to the sensitive landscape setting of the village, which sits on a ridge and provides for sweeping views across the countryside to the north and south, beyond existing ribbon development on the A259. However, this small field is relatively enclosed from longer views and adjoins a small pocket of development on this southern side of the road and is considered suitable for a small-scale residential development.

11.67 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Environmental and other constraints affecting the site include the Public Rights of Way within and adjacent to the site, and the policy requirements detailed above reflect these. Connections to the existing footway infrastructure to encourage active travel are required, as detailed above. The trees and hedgerows on the boundaries should be retained and enhanced with

buffers to any development. Green Infrastructure must also be provided to create natural boundaries to the site as shown within the Rother Landscape Sensitivity Study 2026. Southern Water infrastructure crosses the site and may require easements or diversions.

11.68 Initial comments from National Highways, given the A259 is part of the Strategic Road Network, indicate an access can be made suitable in highways terms providing that there is a suitable separation distance (a minimum of 50 metres) from the junction with Broad Street. In addition, the current bus stop lay-by may need to be relocated to achieve the required visibility. This may involve the removal of sections of the established hedgerow, and the policy requirements reflect the requirement for a new hedgerow to be replanted on the site. These and any other requirements from National Highways will need to be complied with.

Policy IK2: Land adjacent to Orchard Close, Icklesham



The site is allocated for residential development comprising 38 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Allow for a comprehensive scheme to be developed across the whole site in the event the parcels of land come forward separately;

iii. Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the western and eastern parts of the site which also enhances the Deciduous Woodland and Traditional Orchard Priority Habitats adjacent to the site;

iv. Ideally include a vehicular access from Orchard Close;

v. Include appropriate pedestrian infrastructure inside and outside the site to link to footways on the northern side of Main Road (A259);

vi. Include no built development in the southern part of the site which is shown to be at risk of surface water flooding;

vii. Retain and enhance the existing trees and hedgerows on the boundaries of the site;

viii. Include any necessary off-site highway works necessary to make the development acceptable.

11.69 The site comprises sections of two agricultural fields on the northern side of the A259 in Icklesham.

11.70 The site is within the Village Area Type, has a site size of 2.36 hectares and an indicative developable area of 1.08 hectares. It is allocated for some 38 dwellings at an indicative residential density of 35 dwellings per hectare.

11.71 It relates well to adjoining development and is screened to some extent in the wider landscape, meaning it is considered suitable for residential development. The site is adjacent to a recently completed residential development, which was constructed as an affordable housing "rural exception site". Drainage infrastructure associated with this

development is present within this site and therefore development will need to be designed to take this into account.

11.72 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The policy requirements detailed above require the retention and enhancement of existing boundary trees and hedges and also require a large area of open space in the northern part of the site, as informed by the Landscape Sensitivity Assessment 2026. These measures are required in order to soften the site's visual impact in longer views from the north and maintain the rural setting of this edge of the village.

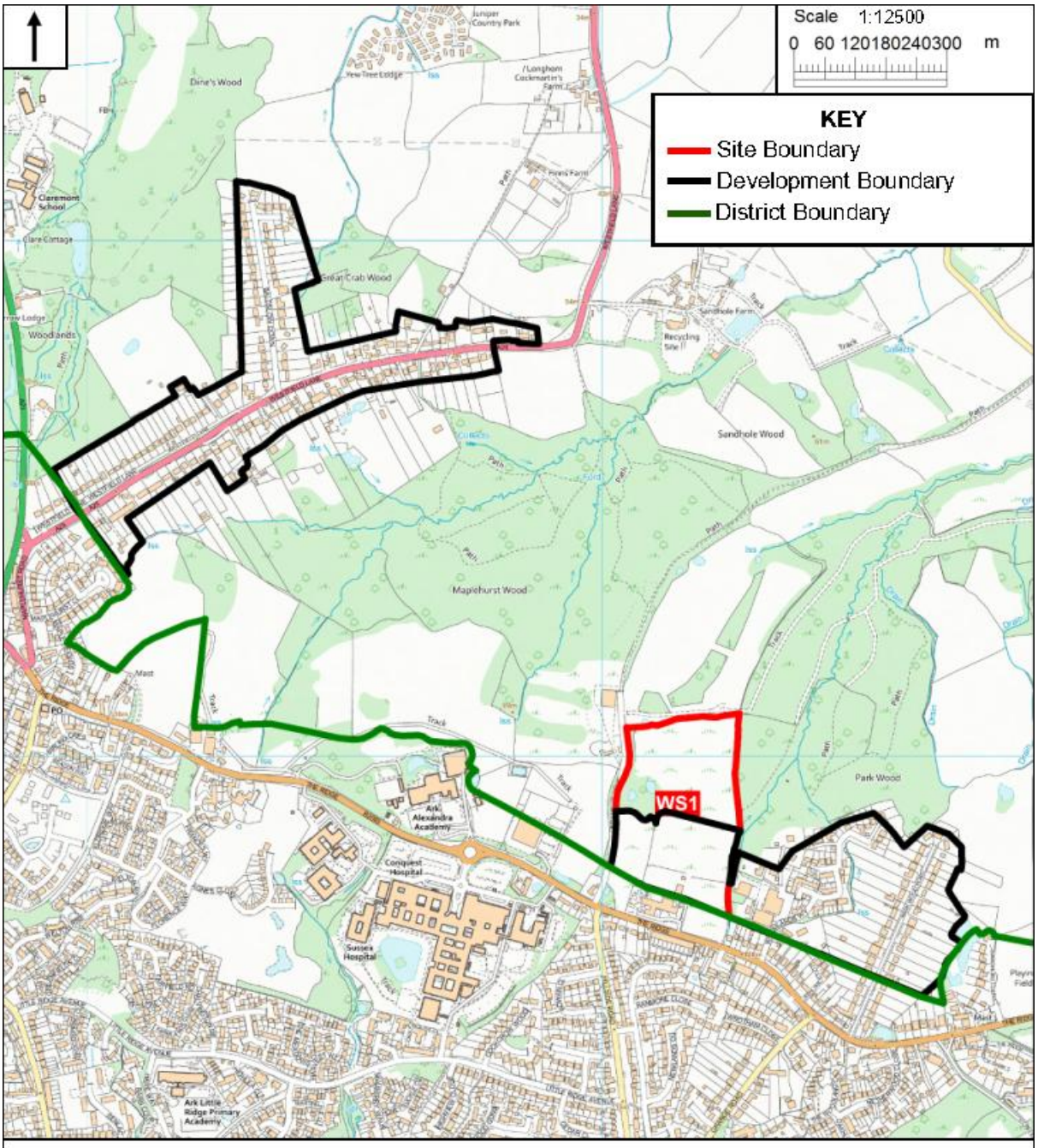
11.73 Environmental and other constraints affecting the site include some Deciduous Woodland Priority Habitat adjacent to the site to the west and Traditional Orchard Priority Habitat to the east. Both of these are Areas that Could become of Importance for Biodiversity (ACIB) that are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS. There are also risks from surface water flooding and the policy requirements detailed above reflect these. The landscape sensitivity of the site and the underground water infrastructure related to Orchard Close running through this site constrain the overall developable area.

11.74 Connections to the existing footway infrastructure to encourage active travel are required, as detailed above. Ideally the site should be accessed via the adjoining development, "Orchard Close" in order to avoid the construction of a second vehicular access onto the A259, part of the Strategic Road Network, in close proximity to that site. Initial comments from National Highways support reusing the existing access and requires an assessment to be conducted for any new access. These and any other requirements from National Highways will need to be complied with.

Hastings Fringes (Westfield Parish)

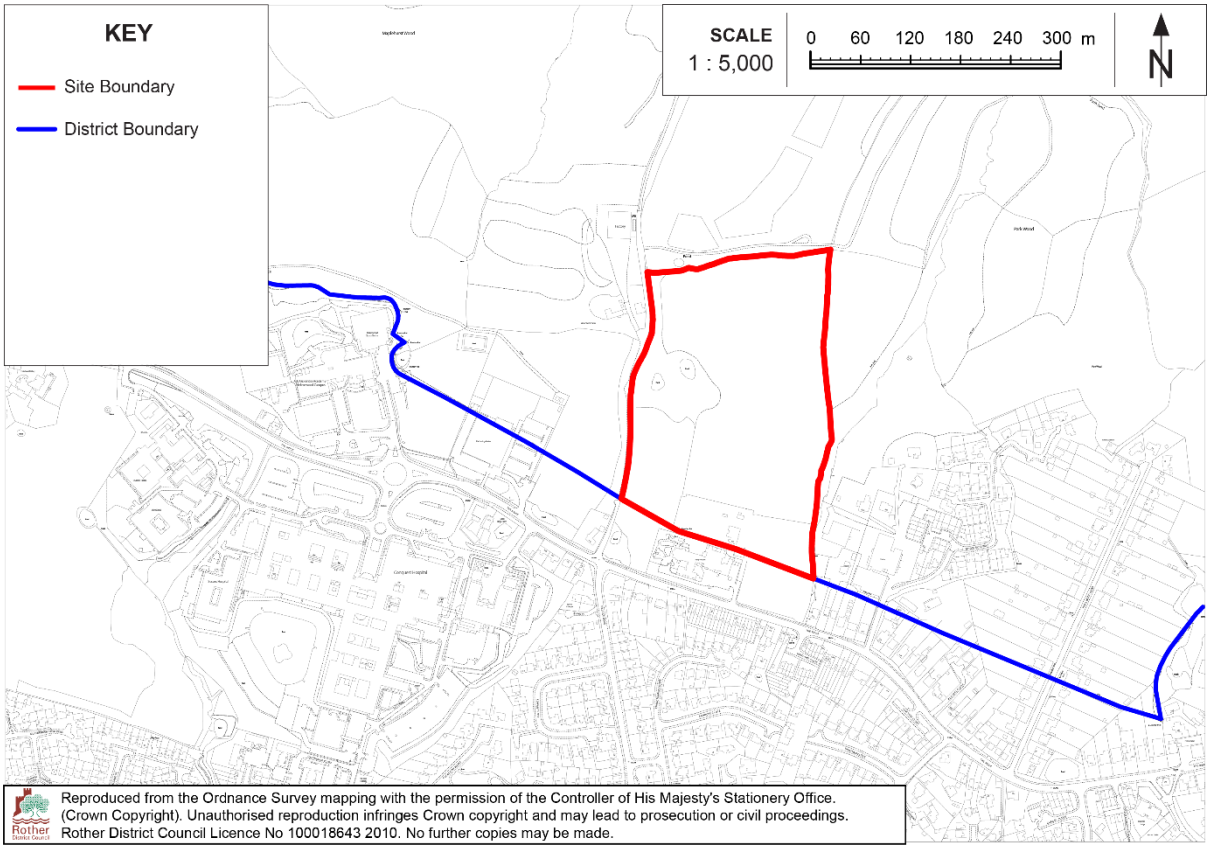
Settlement: Hastings Fringes (Woodlands Way and Parkwood Road)

Parish: Westfield



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy WS1: Land east of Beaney's Lane, Hastings



The site is allocated for residential development comprising 104 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Allow for a comprehensive scheme to be developed in conjunction with the adjoining land allocated within Hastings Borough;

iii. Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the northern half of the site as shown on the indicative plan HF4 within the Rother Landscape Sensitivity Study 2026;

iv. Be informed by traffic modelling which demonstrates no unacceptable cumulative effects on the local highway network, including from other development in Hastings borough;

v. Include a vehicular access from The Ridge (within Hastings borough) in the southeast of the site;

vi. Include appropriate pedestrian infrastructure inside and outside the site to link to footways on the northern side of The Ridge; Include no built development in the parts of the site to the north and west which are shown to be at risk of surface water flooding;

vii. Be informed by ecological and hydrological survey work which demonstrates development will have no adverse impact on the integrity of the Maplehurst Wood Site of Special Scientific Interest;

viii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, within the northeastern and western areas with the ancient woodland;

ix. Retain and enhance the existing trees on the boundaries of the site;

x. Retain and protect the existing ponds in the site and provide an appropriate buffer to any built development including roadways, as informed by an ecological survey to be completed;

xi. Protect the amenity of the adjacent Martha Trust site;

xii. Include any necessary off-site highway works necessary to make the development acceptable;

xiii. Be informed by agreed land stability and geotechnical reports.

11.75 The site comprises an existing dwelling surrounded by a field with wooded boundaries which wraps around a small pocket of development on the northern side of The Ridge (B2093). The southern part of the field, within the same ownership (outside the site) is located in Hastings borough while the larger, northern, part is in Rother.

11.76 The site is within the Live Well Locally Area Type, has a site size of 7.62 hectares and an indicative developable area of 2.61 hectares. It is allocated for some 104 dwellings at an indicative residential density of 40 dwellings per hectare. This applies to just the land within Rother District.

11.77 The site is within the High Weald National Landscape (HWNL) and therefore a sensitive form of development is required in line with Local Plan policies. The site is substantially characterised as an assarted field which continues further north beyond the site boundary. Environmental and other constraints affecting the site include adjoining Ancient Woodland, Deciduous Woodland Priority Habitats and Tree Preservation Orders, risks from surface water flooding partly linked with ponds to the west, and the other existing trees across the site and boundaries which the policy requirements detailed above reflect. The site is also in close proximity to the Maplehurst Wood SSSI with the northern boundary approximately 130m south of the SSSI. The Ancient Woodland and Priority Habitats within and adjacent to the site are Areas of Particular Importance for Biodiversity (APIB) and Areas that Could become of Importance for Biodiversity (ACIB) that are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

11.78 While the allocation is likely to be considered major development in the HWNL, it is justified in this location due to its close proximity to facilities and services within Hastings and having regard to the need to provide housing.

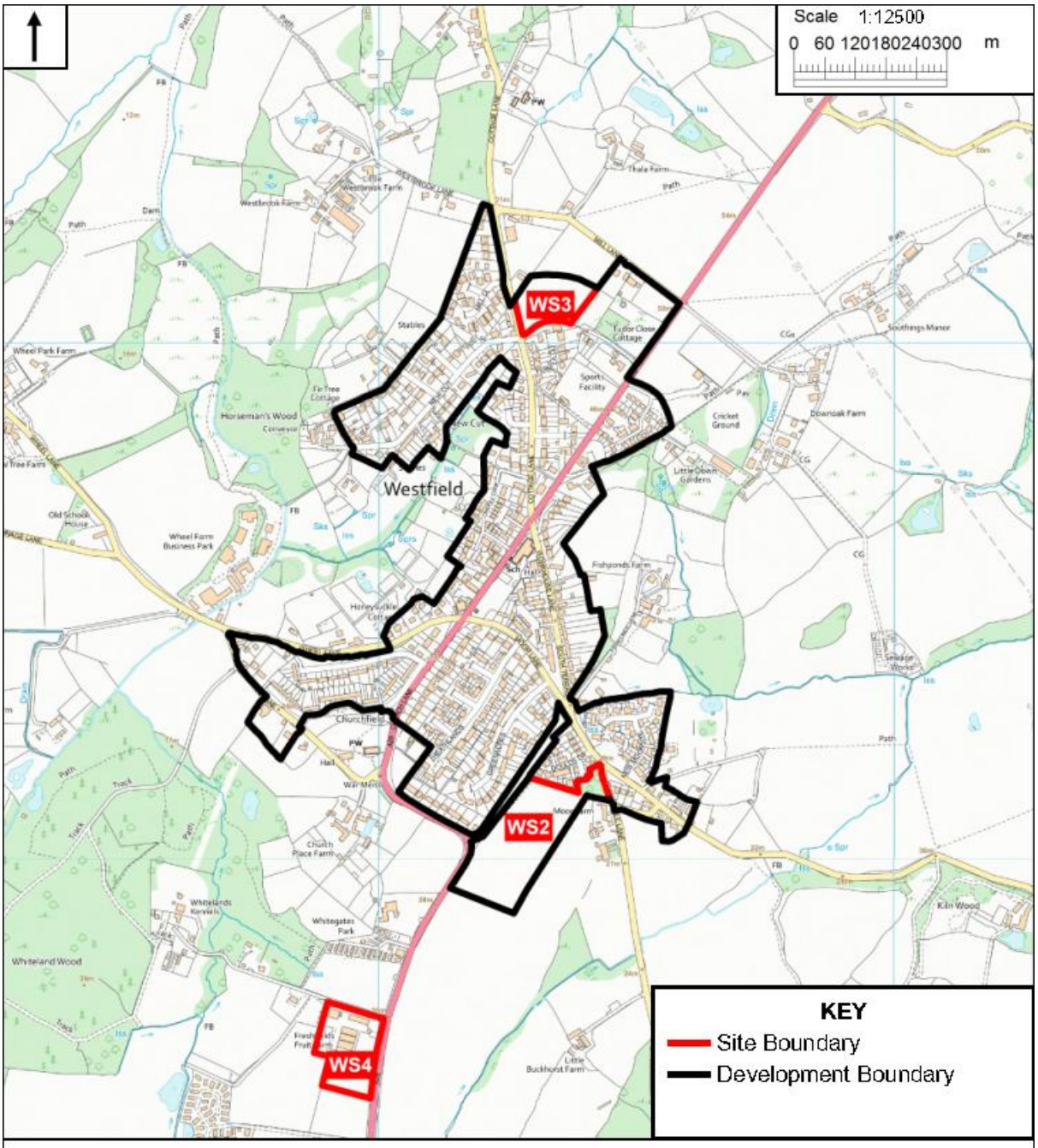
11.79 Therefore, built development will need to be restricted to the southern half of the site where it would be most associated with the existing built development along The Ridge and would be read as an extension to the built form of Hastings. A large area of green infrastructure in the northern section will provide substantial buffers to the countryside and ancient woodland, as well as an amenity for future residents. The northern boundary of the developable area, as informed by Landscape Sensitivity Study 2026, should be defined with a mixed species native tree belt with a mosaic of scrub and grassland to establish a boundary which complements the rural character of the field beyond. This will also provide biodiversity connectivity between the Ancient Woodland in the western part of the site and the larger area of Ancient Woodland to the east. The pond provides a further opportunity for enhancing biodiversity on the site, subject to detailed ecological assessments and not harming the Ancient Woodland that surrounds it. Any development would also need to protect the amenity of the adjacent uses, including a care home, through providing natural buffers.

11.80 The site is well located in relation to services within Hastings and connections to the existing footway infrastructure to encourage active travel are required, as detailed above. The site adjoins land within Hastings Borough. Hastings Borough Council's (HBC's) existing and emerging Local Plan policies require land stability and geotechnical reports

for sloping sites and relevant developments, and consequently, this requirement is included as part of the policy to align with the HBC position. Overall the policy requirements and the mitigation measures required will ensure the development conserves and enhances the natural beauty of the HWNL.

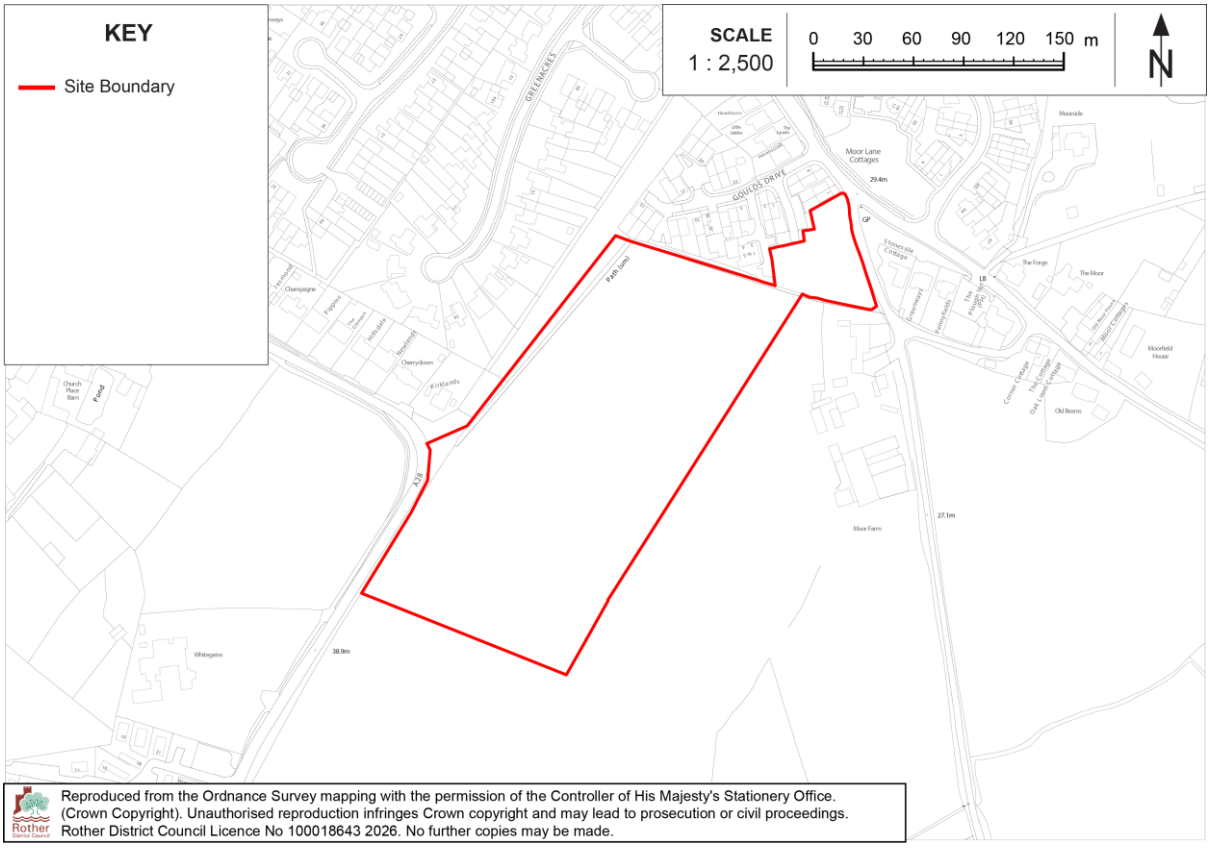
Westfield

Parish: Westfield



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy WS2: Land at Moor Farm, Westfield



The site is allocated for residential development comprising 50 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a significant area of green infrastructure, to include public open space and biodiversity net gain as informed by the Landscape Sensitivity Study 2026;

iii. Include a vehicular access from Westfield Lane (A28);

iv. Include appropriate pedestrian infrastructure inside and outside the site to link to the existing footways, including new footways to link the new development to the existing Westfield Lane and Moor Lane footways. Any sections of boundary hedgerow removed on Moor Lane should be replanted at the rear of the footway subject to highways visibility requirements; and

any necessary improvements to the Stonestile Lane/Moor Lane junction are to be implemented;

v. Include pedestrian access onto the Public Right of Way (Westfield 44) that crosses the site;

vi. Retain and enhance the existing trees and hedgerows on the boundaries, save for the minimal amount of removal needed for the footway on Stonestile Lane/Moor Lane, and provide a new hedge on the southern boundary of the site and the vehicular access from the A28;

vii. Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider;

viii. Be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

ix. Respect the amenity value of adjoining residential properties on the northern and western boundaries;

x. Include any necessary off-site highway works necessary to make the development acceptable;

xi. Upgrade the closest bus stops on the A28, provide safe and suitable access to these, and provide financial contributions towards improvements to bus services;

xii. Preserve the setting of the Grade II listed building "Moor Farmhouse" to the east of the site.

11.81 The site comprises part of a large field in the southern part of Westfield village and is suitable for residential development.

11.82 The site is within the Village Area Type, has a site size of 3.55 hectares and an indicative developable area of 1.43 hectares. It is allocated for some 50 dwellings at an indicative residential density of 35 dwellings per hectare.

11.83 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. There are some High Weald features within the site although the large fieldscape is of modern origin, and the development provides an opportunity to reintroduce new field boundaries on the eastern

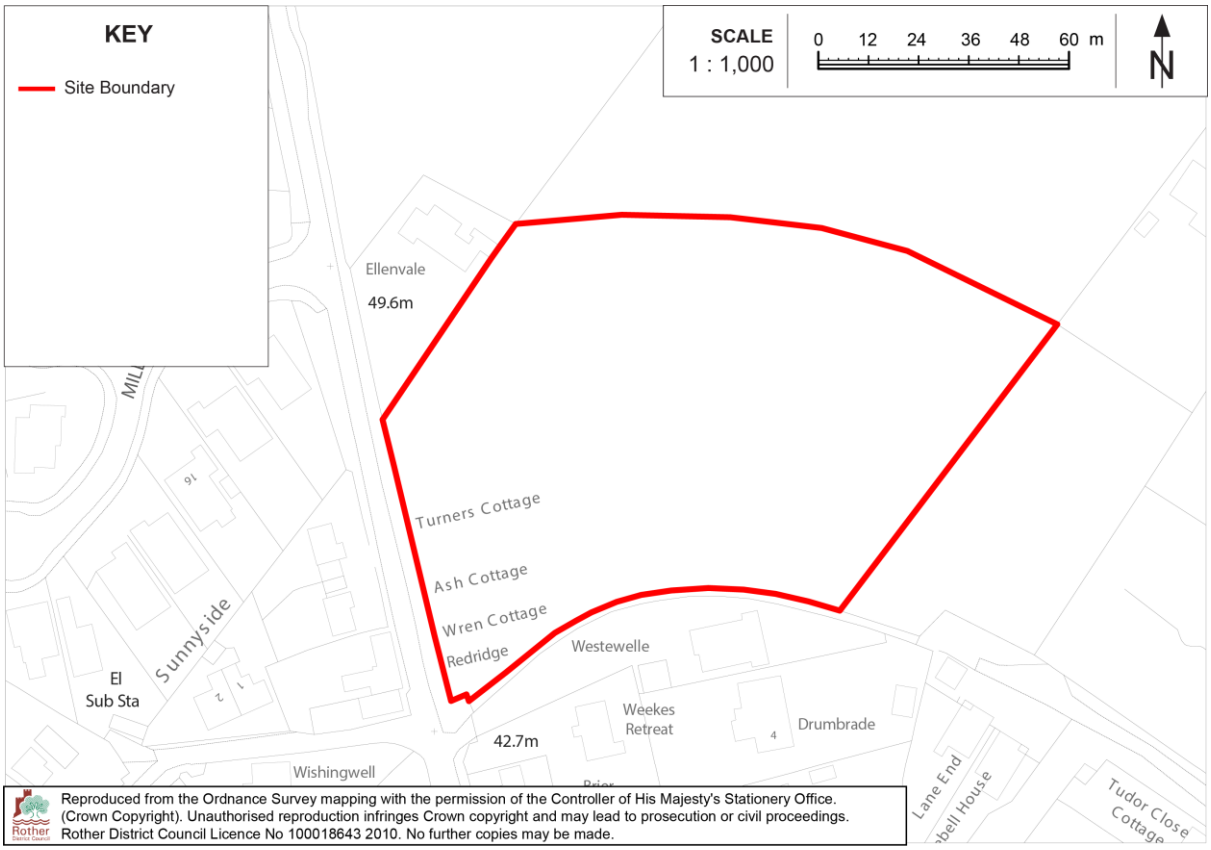
and southern boundaries broadly in line with previous historic field boundaries. The development also allows for enhancing existing boundary trees and hedgerows, while also enhancing public access through links to the existing Public Right of Way. A substantial area of Green Infrastructure will be required. This may be appropriate across the southern half of the site which is more sensitive in landscape terms as informed by the Landscape Sensitivity Study 2026.

11.84 The site is within an Archaeological Notification Area and has high potential for prehistoric, Roman (including a major Roman road) and medieval archaeological remains relating to the historic core of Westfield Moor. There is also a Grade II Listed Building just east of the site, and the policy requirements above reflect these constraints.

11.85 Initial indications are that a vehicular access could be achieved onto Westfield Lane (A28), south of the bend, and connections to the existing footway infrastructure to encourage active travel are required, as detailed above. The design of this will need to be carefully considered to ensure it compatible with the potential area of green infrastructure in this part of the site as identified in the Landscape Sensitivity Study 2026.

11.86 Initial indications from Southern Water show there may be limited local network capacity and phasing of the development may therefore be needed to coincide with network reinforcement prior to the occupation of all the dwellings. In addition, Southern Water infrastructure crosses the site and may require easements or diversions.

Policy WS3: Land on east side of Cottage Lane, Westfield



The site is allocated for residential development comprising 20 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the site;

iii. Include a vehicular access from Cottage Lane;

iv. Include appropriate pedestrian infrastructure inside and outside the site, including footway provision and appropriate access and crossing to upgraded bus stops on the A28;

v. Include no built development in the southern part of the site which is shown to be at risk of surface water flooding;

vi. Include pedestrian access onto the Public Right of Way (Westfield 27) that is adjacent to the southern boundary;

vii. Retain and enhance the existing trees and hedgerows on the boundaries;

viii. Include on-site and off-site Biodiversity Net Gain for mitigation, compensation and enhancement measures;

ix. Include any necessary off-site highway works necessary to make the development acceptable.

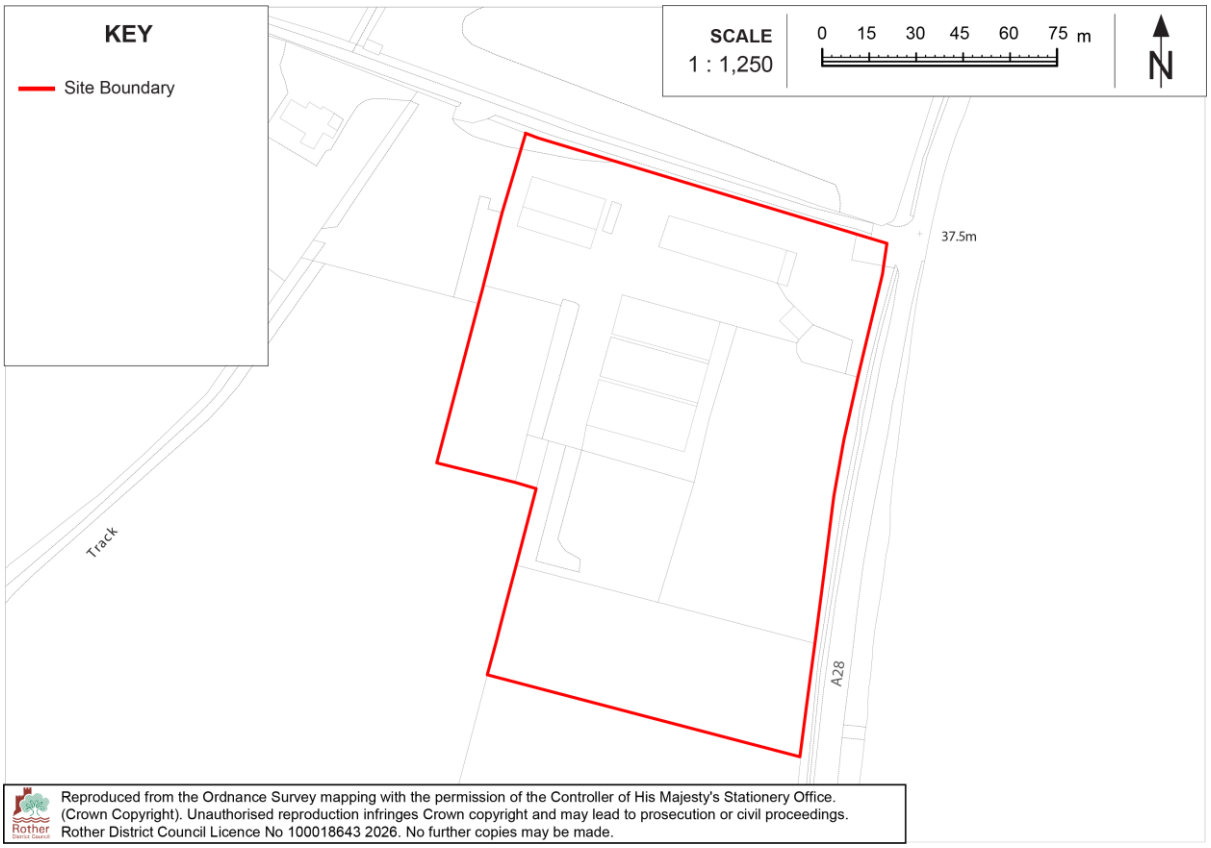
11.87 The site comprises part of a field, previously a Christmas tree plantation but recently cleared, in the northern part of Westfield village. It is suitable for residential development having been granted outline planning permission for up to 20 dwellings in June 2025.

11.88 The site is within the Village Area Type, has a site size of 1.19 hectares and an indicative developable area of 0.60 hectares. It is allocated for some 20 dwellings at an indicative residential density of 35 dwellings per hectare.

11.89 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Environmental and other constraints affecting the site include risks from surface water flooding and the potential for archaeological remains as the site is within an Archaeological Notification Area and the policy requirements detailed above reflect these. Connections to the Public Right of Way to the south of the site should also be made.

11.90 The site is subject to a Restocking Notice served by the Forestry Commission due to its recent clearance. However, this has been appealed by the landowner, and a decision is pending. If the Notice is upheld, the site will need to be replanted with trees and development will not, therefore, be able to come forward, despite the extant outline planning permission.

Policy WS4: Freshfields Farm, Westfield Lane, Westfield



The site is allocated for employment development comprising some 3,500sqm of new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Use the existing vehicular access from Westfield Lane (A28) subject to the approval of the Highway Authority;

ii. Include appropriate pedestrian infrastructure inside and outside the site to link to the existing footways on the western sides of Westfield Lane;

iii. Be designed to be in keeping with the agricultural character of the site, including through the style of new buildings;

iv. Retain and enhance the existing trees and hedgerows on the site boundaries, and provide additional planting to the south and west;

v. Be designed to protect the amenity of the nearby residential properties;

vi. Be informed by a noise assessment to ensure no adverse impacts on the nearby residential properties;

vii. Include any necessary off-site highway works necessary to make the development acceptable;

viii. Upgrade the closest bus stops on the A28, provide safe and suitable access to these, and provide financial contributions towards improvements to bus services.

11.91 The site comprises two fields that form part of a larger network of fields located in the countryside to the south of Westfield village. There are existing buildings within the site used for agricultural, business and retail purposes and the site is suitable for a small expansion of the existing business uses.

11.92 The site has a site size of 1.59 hectares. It is allocated for some additional 3,500sqm of new employment floorspace. The allocation provides flexibility in terms of the specific use class of the employment use. The appropriate use class would be for determination at planning application stage, having regard to the nature of the particular proposal and the site constraints.

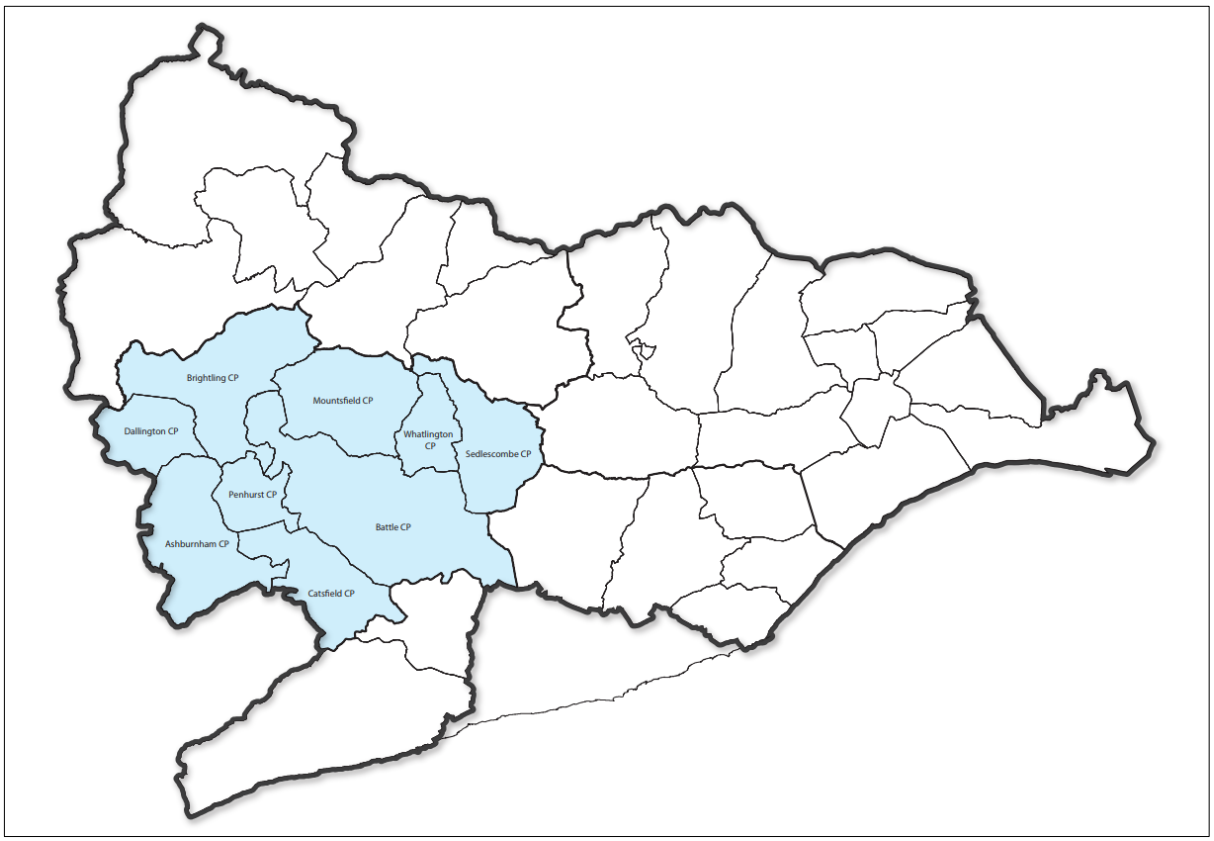
11.93 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. While the site is separated from Westfield village, further employment development here accords with national planning policy which supports the sustainable growth and expansion of business in rural areas, both through conversion of existing buildings and well-designed, new buildings, recognising that sites to meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements. Notwithstanding this, connections to the existing footway infrastructure on Westfield Lane will encourage active travel, as detailed above. A transport assessment will also be required to assess the potential impacts and mitigation required arising from additional vehicle movements including from heavy goods vehicles.

11.94 Due to the site sitting within the Impact Risk Zone (IRZ) for Maplehurst Wood SSSI, Natural England should be consulted at the earliest possible stage. Any development proposal must seek to avoid or minimise negative impact on designated areas of

landscape or environmental importance during both the construction and occupation phases of the development. The roadside hedgerow and verge adjacent to the eastern boundary is an Area that Could become of Importance for Biodiversity (ACIB) that is defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

Chapter 12: Battle and Surrounding Settlements Sub-Area: Vision, Strategy and Site Allocations

Includes the parishes of Ashburnham, Battle, Brightling, Catsfield, Dallington, Mountfield, Sedlescombe and Whatlington



Vision for Battle and Surrounding Settlements

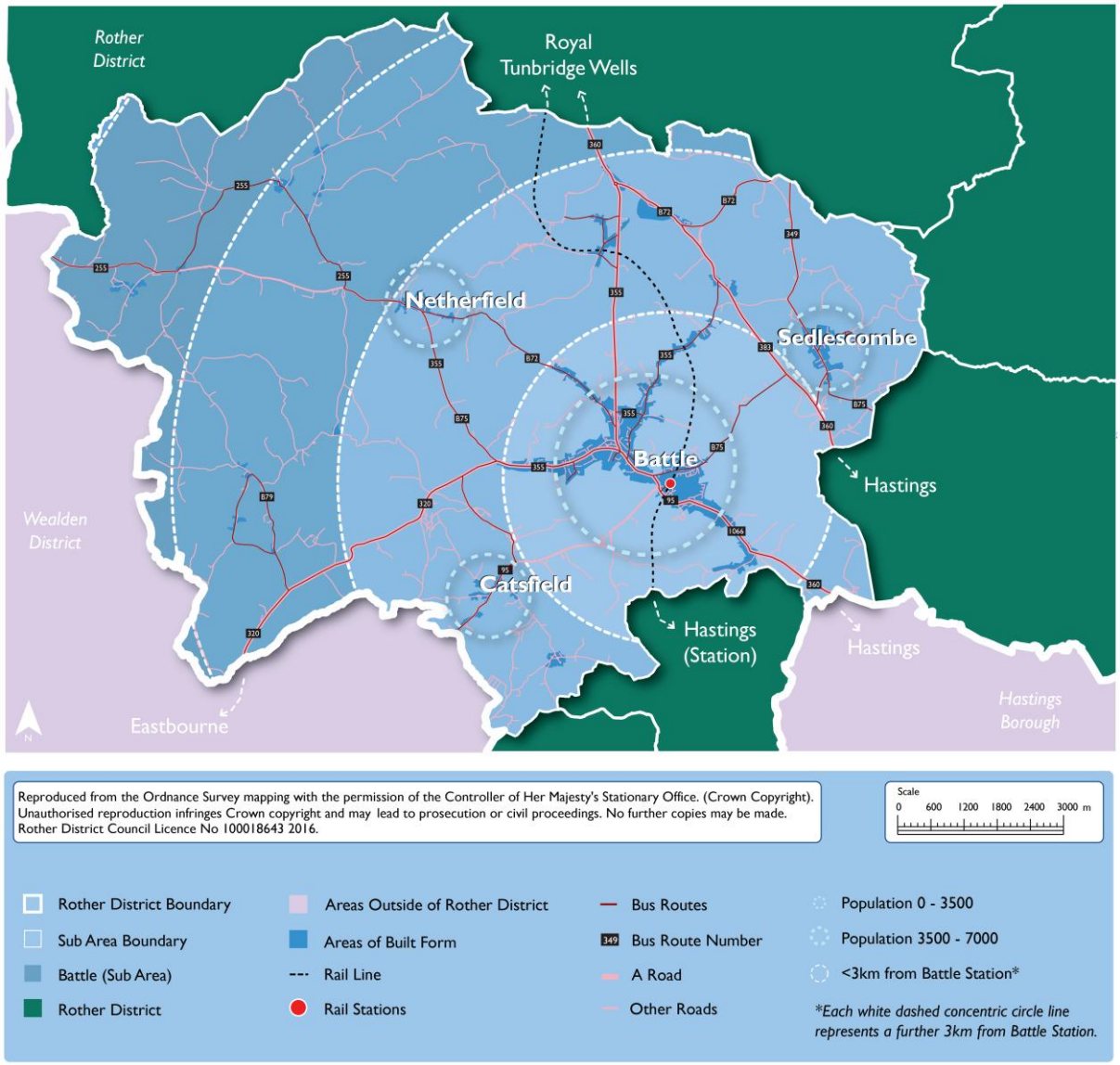
Battle will retain its historical character at its core and preserve its local distinctiveness and important setting within the High Weald National Landscape. Employment opportunities will be enhanced through sensitive commercial development, including through extensions to and densification of existing employment sites. Opportunities for brownfield residential development within the urban areas of Battle will be realised with higher densities achieved in sustainable locations.

A greater amount of sensitive growth will take place south-west of Hastings Road with linked opportunities for habitat creation, restoration, enhancement and community access.

Sensitive development will be delivered in villages surrounding Battle, at densities consistent with the surrounding area, where it is sustainable and does not negatively impact the setting of the High Weald NL. A reasonable level of growth will help support improving the overall sustainability and vitality of the cluster of villages around Battle, through supporting existing services and facilities as well as delivering developer contributions for wider community benefit. This will ensure that health and wellbeing and community cohesion is maintained and improved.

800 dwellings and 12,971 sqm of employment floorspace is allocated across the Battle and Surrounding Settlements sub-area.

Figure 12.1: Battle and Surrounding Settlements Development Strategy



12.1 The Battle and Surrounding Settlement sub-area contains the parishes of Ashburnham, Brightling, Battle, Catsfield, Dallington, Mountfield, Sedlescombe and Whatlington and all the settlements within them.

12.2 Allocated sites within the parishes of Battle, Brightling, Catsfield, Netherfield and Sedlescombe contain residential and employment development.

12.3 The sustainability scores of the settlements containing allocated sites, as defined in the Settlement Study, range from good to poor. The amount of development allocated generally reflects these sustainability ratings, with more sustainable settlements receiving a greater share of growth within the sub-area.

12.4 Battle is a relatively small, historic market town which provides an important local centre for its residents and those of surrounding villages, affording it a town centre designation. In addition, Battle is a popular tourist destination for domestic and foreign visitors. The town has a train station, which will benefit from step free access in the future to improve its accessibility, but can suffer from congestion on its roads, particularly in the peak summer tourist season, as traffic is channelled along narrow roads through the historic town centre.

12.5 The whole town of Battle and the immediate surrounding countryside is within the High Weald National Landscape (NL) with large areas of woodland having Ancient Woodland and Priority Habitat designations. The town centre, the historic Battle Abbey and the designated battlefield form the historic core, which was first designated as a Conservation Area in 1971. Battle has historically developed in a linear fashion along one of the principal High Weald east-west ridges, which has led to areas of the town and surrounding area being visually exposed in the landscape. Due to the combination of its landscape and heritage constraints, and accessibility limitations, growth is constrained. However, there is a need to support the town's role and economic vitality, through sensitive residential (including affordable housing) and commercial developments to increase opportunities for housing and employment locally.

12.6 The village of Netherfield is also within Battle parish, with the villages of Catsfield and Sedlescombe nearby. All are likely to depend on the larger town for access to a wider range of key services and facilities. A sensitive amount of residential and commercial development is allocated in these settlements.

12.7 Catsfield is a historic settlement located in the west of the district approximately 3 miles to the west of Battle. The village has developed around a church located in a present-day triangular road layout which provides the nucleus of the settlement, comprising Church Lane, The Green and Church Road, with further residential development branching off along Skinners Lane. The settlement contains pockets of wooded areas with Ancient Woodland and Priority Habitat designations, with the lower lying areas being at risk of surface water flooding. The settlement is relatively well-contained within the HWNL, with Church Road comprising the boundary to the HWNL. Catsfield has a good range of services including a village hall, primary school and convenience store, however its overall sustainability is constrained by a lack of employment opportunities. The allocated sites are considered to have potential for small to medium scale development which will facilitate better public transport accessibility and active travel accessibility through the settlement to the primary school.

12.8 Netherfield is located in the western part of the district approximately 3.5 miles north-west of Battle and has developed in a sporadic, linear fashion along Battle and Netherfield Road, latterly with the Darvel Down estate and primary school creating a more focussed settlement centre. Netherfield occupies an elevated, ridge top position overlooking historic fieldscapes and woodland within the sub-area, leading to it being highly visible within long distance vistas from the south of the settlement. The settlement has a good range of key services including the primary school, a village hall, playing pitch and convenience store. However, its overall sustainability is constrained by a lack of public transport provision.

12.9 Sedlescombe village is located in the centre of the parish approximately 3.5 miles east of Battle and the same distance north of Hastings. The settlement developed from the village green spreading along The Street with estates branching off Brede Lane, with pockets of wooded areas in the settlement having Ancient Woodland and Priority Habitat designations. Some areas of the settlement are particularly visible within long distance vistas from the west. Sedlescombe has a good range of services including playing pitches, a village hall and a primary school, but its relative sustainability is somewhat constrained by the level of services and public transport accessibility.

12.10 No sites have been allocated within the parishes of Ashburnham, Dallington, Mountfield, or Whatlington. This is largely due to the settlements within these parishes being particularly constrained in landscape terms, often exposed to long views within the High Weald National Landscape, and also their relatively remoteness, having a poor range and level of services.

12.11 The table below sets out the quantum of development allocated in Battle and the surrounding settlements in terms of the numbers of dwellings and the amount of employment floorspace to be delivered over the Plan period. These figures have been derived from the total amount of development allocated through the site allocations, detailed later in this document.

Figure 12.2: Battle and Surrounding Settlements Quantum of Development

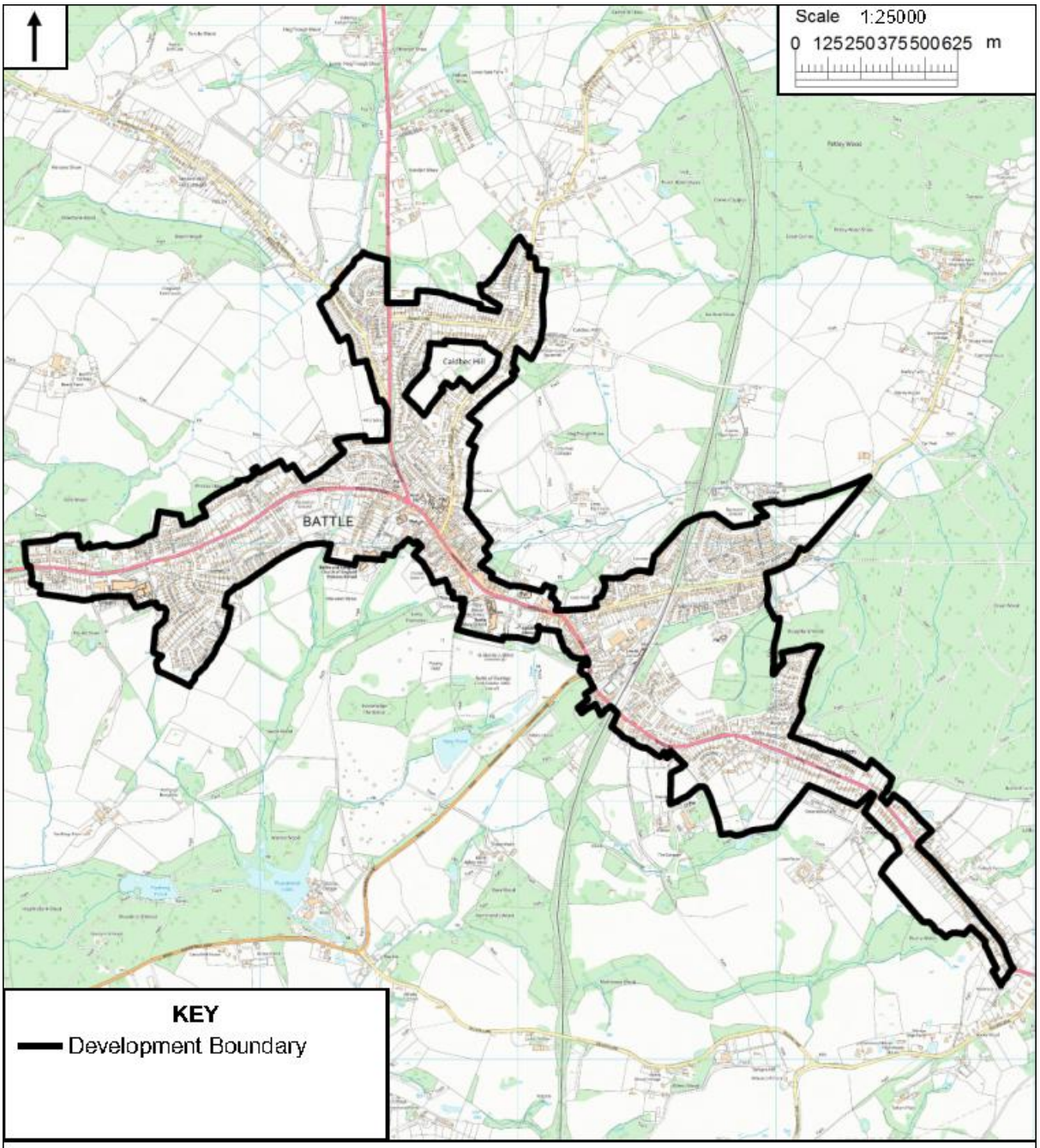
Settlement Area	Total housing (dwelling nos)	Total employment floorspace (sqm)
Battle	565	4595
Sedlescombe	116	6515
Catsfield	85	0
Netherfield	34	0
Brightling (Parish)	0	1861
Total Growth	**800**	**12,971**

Sustainability Coding for Settlements (Source: Rother Settlement Study, 2024)

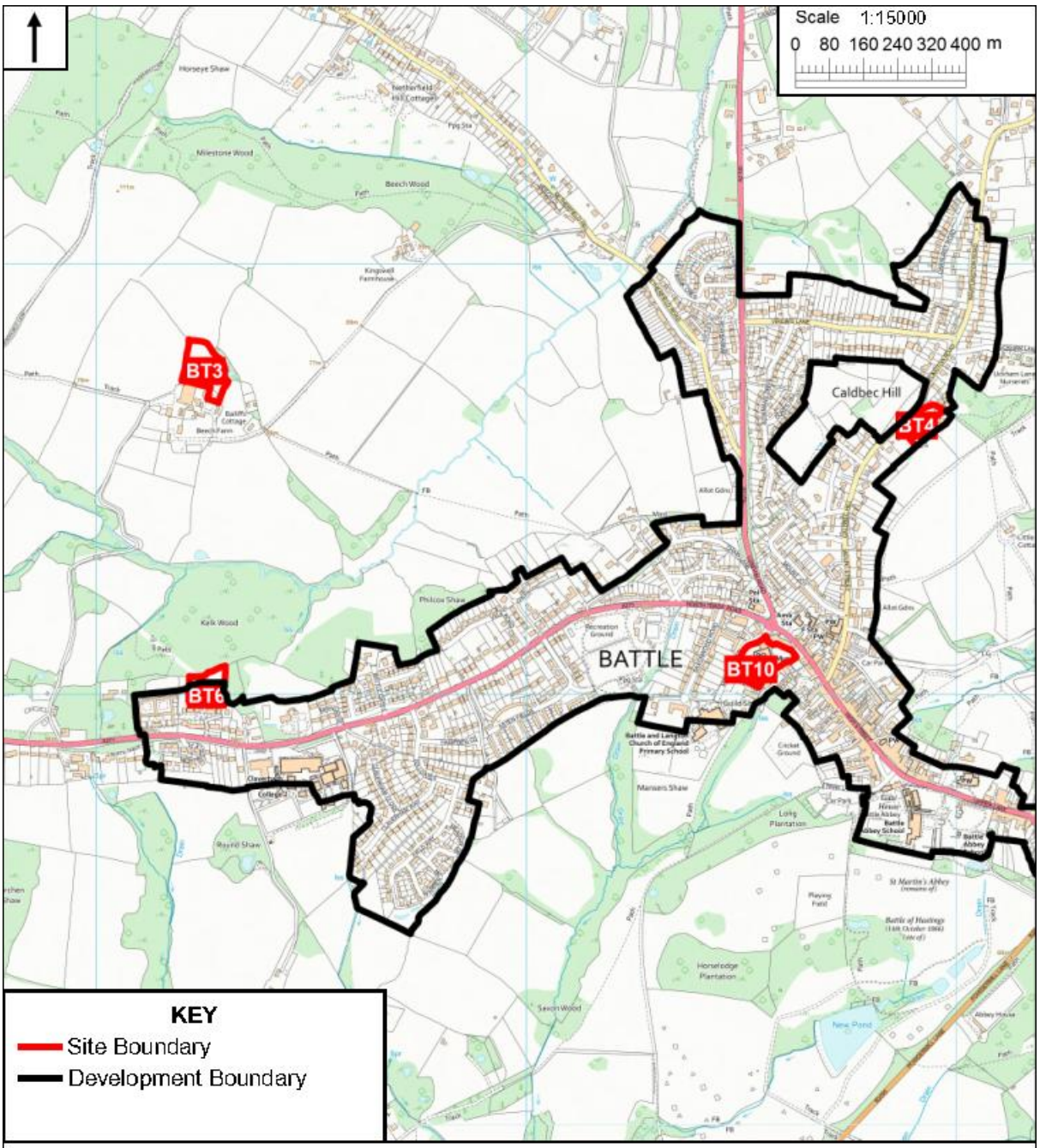
Highly sustainable	Very Good sustainability	Good sustainability	Fair sustainability	Poor sustainability	Very Poor sustainability

Battle

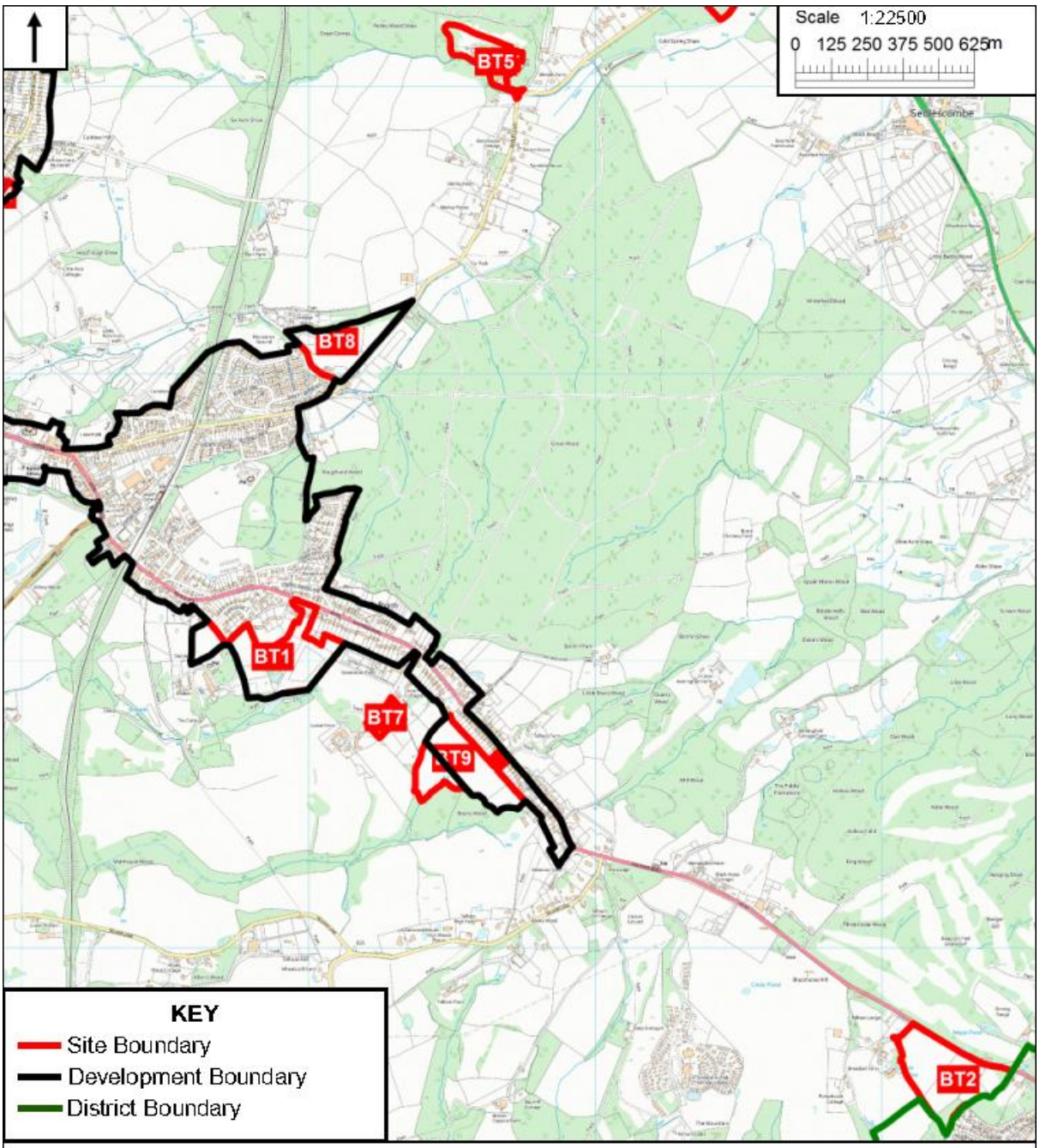
Parish: Battle



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

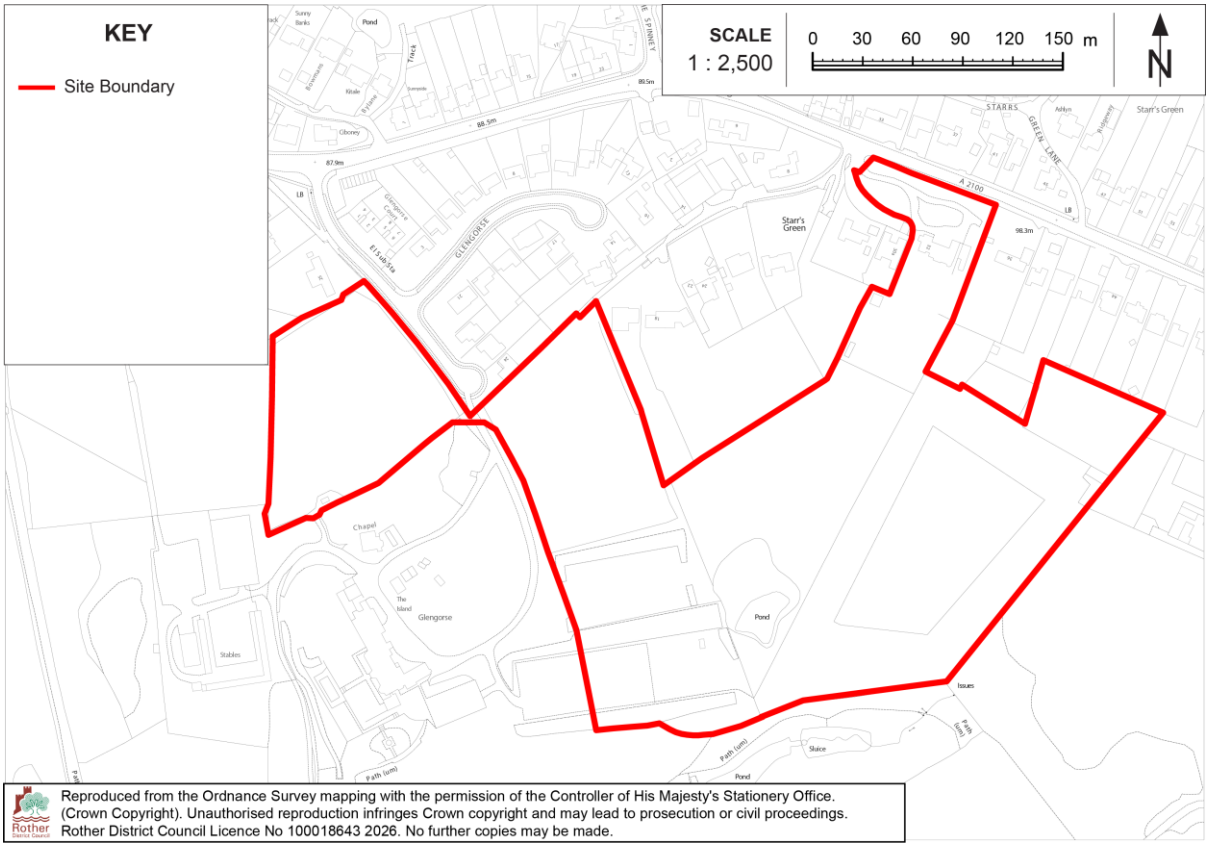


Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy BT1: Land south of Hastings Road, Battle.



The site is allocated for residential development comprising 200 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Comply with a whole-site masterplan, to be developed by the site promoter, to identify uses and areas for development, areas for green infrastructure, and vehicular, pedestrian and cycle links. The masterplan should be informed by a landscape and visual impact assessment to determine an appropriate layout, form and detailed design to ensure the conservation and enhancement of the landscape and character of the High Weald National Landscape and the protection of the setting of heritage assets.

iii. Allow for a comprehensive scheme to be developed across the whole site in the event the parcels of land come forward separately in accordance with Policy DEV2 of the Rother Local Plan;

iv. Include new vehicular access(es) from Hastings Road and Glengorse;

v. Include new pedestrian and cycle links to Hastings Road and Glengorse;

vi. Include areas of green infrastructure and public open space in line with the ratios indicated in the supporting text;

vii. Provide accessible pedestrian and cycle links permeating the extent of the site from each access on Glengorse and Hastings Road;

viii. Provide community uses to include a building for community use, as required;

ix. Establish a strong landscape buffer to the southern and eastern edges of the site;

x. Ensure the setting of Glengorse Estate is protected;

xi. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the southern boundary, between the edge of development and the Ancient Woodland;

xii. Retain and protect the existing pond in the south-eastern part of the site and provide an appropriate buffer to any built development including roadways.

12.12 This is a large site on the southern fringe of the town of Battle comprising a number of separate land parcels consisting of fields, paddocks and a residential curtilage. It gradually slopes away south from existing built development located adjacent to Hastings Road and Glengorse to the north. The site is located within the High Weald National Landscape; therefore, a sensitive form of development is required in line with Local Plan policies.

12.13 The site is within the Historic Towns Area Type, has a site size of 7.6 hectares and an indicative developable area of 5 hectares. It is allocated for some 200 dwellings at an indicative residential density of 40 dwellings per hectare. A small part of the allocation (some 20 dwellings) is carried forward from the Battle Neighbourhood Development Plan.

12.14 Environmental and other constraints affecting the site include Priority Habitats, Ancient Woodland and surface water flooding risk to the southern boundaries of the site, and a wildflower meadow contained in the western most field. The policy requirements detailed above reflect these. The western field is within, and the southern boundary borders, Areas that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities to provide Biodiversity Net Gain which contributes to the measures and objectives of the ESLNRS. The Glengorse Estate, located to the west of the main body of the allocation, is a non-designated heritage asset within the Battle Neighbourhood Plan, therefore its setting must be protected.

12.15 The site is located within the High Weald National Landscape (HWNL) and occupies a sensitive edge-of-settlement location, where development would be experienced both as part of the eastern approach to Battle and as an extension of built form onto land sloping southwards from Hastings Road and Glengorse. It is therefore important that the transition from countryside to town is re-enforced and does not diminish the sense of arrival into Battle from the east. The design response should therefore avoid a hard or generic urban edge to Hastings Road and should instead reinforce a legible, landscape-led threshold into the settlement, with retained hedgerows, trees, green verges, appropriate setbacks, and built form arranged to respond to topography and existing landscape structure. A varied density strategy is considered appropriate, with lower density and stronger landscape structure at the southern, eastern and western interfaces, and any greater density focused only where it can be accommodated without harm to landscape character, heritage setting or the approach to Battle.

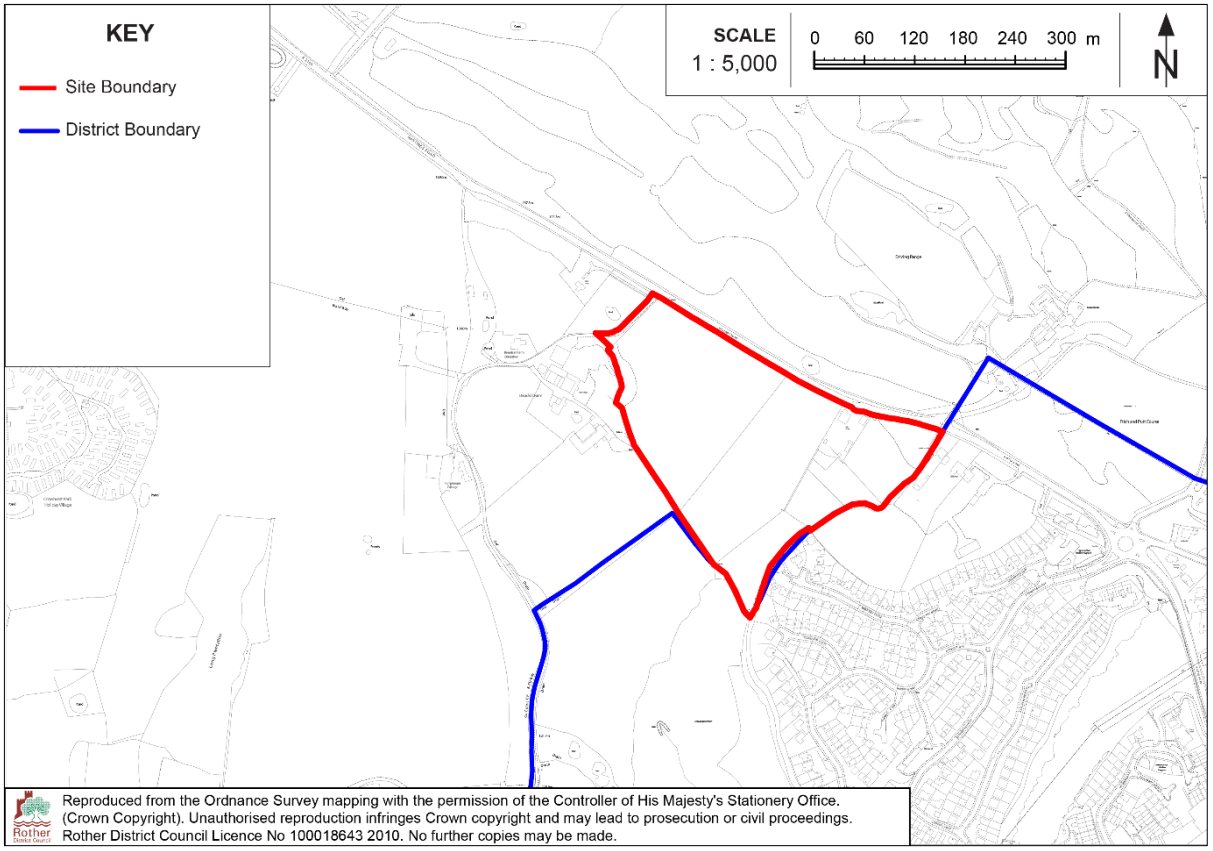
12.16 While the allocation is likely to be considered major development in the HWNL, it is justified in this location due to its proximity to facilities and services within Battle and having regard to the need to provide housing. Overall, the policy requirements and the mitigation measures required will ensure the development conserves and enhances the natural beauty of the HWNL.

12.17 Subject to a sensitive design that addresses the constraints, the site is considered suitable for a larger-scale residential development comprising some 220 dwellings and community uses (as appropriate) together with large areas of green infrastructure, to include public open space and the retention and protection of Priority Habitat. It is anticipated that the open space will be located around the pond in the south-eastern part of the site. The land adjoining the site to the west is a wildflower meadow and should be retained as an undeveloped parcel, potentially to be used for further habitat creation.

12.18 Vehicular, pedestrian and cycle access to the site should be via Glengorse and Hastings Road. The entrance at Hastings Road is likely to require some further work, potentially including tree clearing, to ensure a suitable gradient and widening of the access to make it suitable for a vehicular access to serve the level of development set out in the policy.

12.19 The sustainability of the site, in terms of its proximity to services and facilities in Battle, graduates from north-west to south-east with the western areas being closer to services and amenities and the eastern areas being less sustainably located. As such, pedestrian and cycle infrastructure must be designed to encourage active travel to the main access points to the site, as detailed through the policy requirements above, in addition to strong linkages to existing bus stops and potentially provision of new stops in consultation with the local Highway Authority. The site is some distance from primary schools in Battle and Crowhurst and mitigation, for example through improved transport links or financial contributions towards off-site infrastructure improvements, will be required at planning permission stage. The size of the site does however lend itself to the inclusion of community uses which could potentially include provision of a community building to be used by an early-years nursery, should this be required.

Policy BT2: Land at Breadsell, Battle.



The site is allocated for residential development comprising some 145 dwellings.

Development on this site must:

i. Form part of a comprehensive scheme to be developed in conjunction with the adjoining, larger, plot of land to the south within Hastings borough.

ii. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan.

iii. Be informed by a landscape and visual impact assessment to determine an appropriate layout, form and detailed design to ensure the conservation of the setting of the adjacent High Weald National Landscape.

iv. Include a new vehicular access from Hastings Road A2100 to the satisfaction of the Highway Authority.

v. Include new pedestrian and cycle links to Hastings Road A2100 and to adjoining land within Hastings borough to the south-west.

vi. Include any off-site highway improvements necessary to make the development acceptable, in accordance with the requirements of the Highway Authority, including improvements to pedestrian, cycle and bus infrastructure.

vii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the southern boundary, between the edge of development and the Ancient Woodland.

viii. Retain and enhance the existing hedgerow/ trees on the south-eastern boundary of the site.

ix. Be informed by agreed land stability and geotechnical reports.

12.20 This site comprises the northern sections of wide, open fields on high ground to the south of the A2100, adjacent to the Hastings Borough boundary. The site forms part of a larger area of land, comprising five fields extending south into Hastings, which has been considered by both Local Authorities in the past for a potential strategic, cross-boundary, mixed-use development, the larger part of which would be in Hastings. The part of the site that lies within Rother comprises two sections of two large fields.

12.21 The site is within the Live Well Locally Area Type, has a site size of 6.95 hectares and an indicative developable area of 4.17 hectares. It is allocated for some 145 dwellings at an indicative residential density of 35 dwellings per hectare.

12.22 Environmental and other constraints affecting the site include Ancient Woodland and Priority Habitat adjacent to the southern boundary, the High Weald National Landscape adjacent to the west, Local Wildlife Site Beauport Park on the opposite side of the road to the site and surface water flooding to the southern boundary. In addition, the Marline Valley Woods Site of Special Scientific Interest (SSSI) is located adjacent to the south-western boundary and runs along the eastern edge of the wider site within Hastings Borough.

12.23 A scoping level hydrological and hydrogeological assessment of a proposed housing development on this site was carried out in 2009 by specialists, Rigare, to investigate the potential effects on the Marline Valley Woods SSSI. This indicated that a development would likely lead to impacts on the SSSI, and set out that significant work, including a lengthy period of ecohydrological monitoring, is required to understand impacts. Consequently, following advice from Natural England, the site was not included in the adopted Hastings Local Plan although the Rother Core Strategy (adopted 2014) does make provision for a sustainable scheme to come forward in the longer term at the site, if the environmental, access to services and transport constraints were satisfactorily addressed.

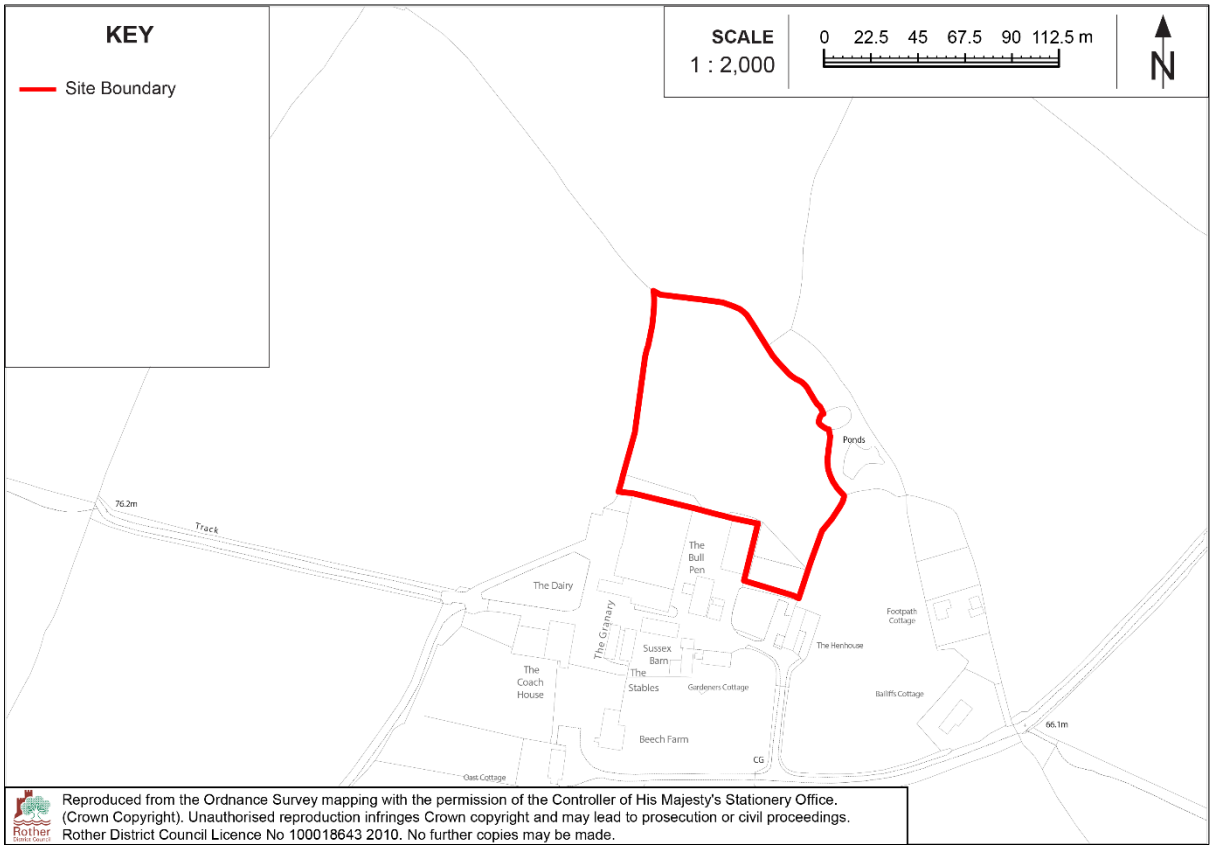
12.24 The site promoter of the section within Hastings borough has now been in contact with Hastings Borough Council, Rother District Council and Natural England to seek to agree a programme of monitoring that would be sufficient to determine the impact upon the SSSI. Once this programme has been agreed, monitoring of the site will be carried out by the site promoter to determine the impacts of development upon the SSSI and any mitigation measures that could make development acceptable. If the constraints can be satisfactorily addressed, the land within Rother is considered suitable to form part of a strategic scale, cross-boundary, residential-led development.

12.25 The land within Rother is not ideally suited for development without the adjoining land within Hastings due to it being too small for a strategic development and being in a relatively unsustainable location. It is also in a sensitive landscape adjacent to the High Weald National Landscape and within the Strategic Gap between Crowhurst, Battle and Hastings, allocated in order to maintain the separate identities of the settlements. In the event of a strategic scale residential-led development coming forward across the wider

site, the benefits of the significant level of additional housing are likely to outweigh the impact on the Strategic Gap. In landscape terms, a larger scale development, as indicated, would result in, in effect, a logical extension to the built form of Hastings rather than an isolated pocket of development encroaching into the countryside.

12.26 The vehicular access to the wider site would come from the A2100 Hastings Road, within Rother. Initial Highway Authority comments identify that transport assessment and road safety assessment work would be required to determine impacts on the road network. The A2100 only has a footway on one side and derestricted speeds at this point, factors which are not conducive to encouraging active travel. Improvements to bus infrastructure and means of access to bus stops would be required, together with pedestrian links to adjoining land in Hastings to the south-west.

Policy BT3: Beech Farm, Battle.



The site is allocated for employment development comprising some 1895sqm of new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Include a new vehicular access from North Trade Road;

ii. Provide links to the public right of way that runs adjacent to the southern boundary of the site;

iii. Retain and enhance the existing hedgerow/ trees on the north, west and east boundaries of the site all of which are historic field boundaries.

12.27 The site comprises a relatively well-contained undeveloped area to the north of the Beech Estate industrial park in the countryside near Battle, suitable for small scale employment development. It previously had a planning permission granted for this form of development, although this is understood to have now expired.

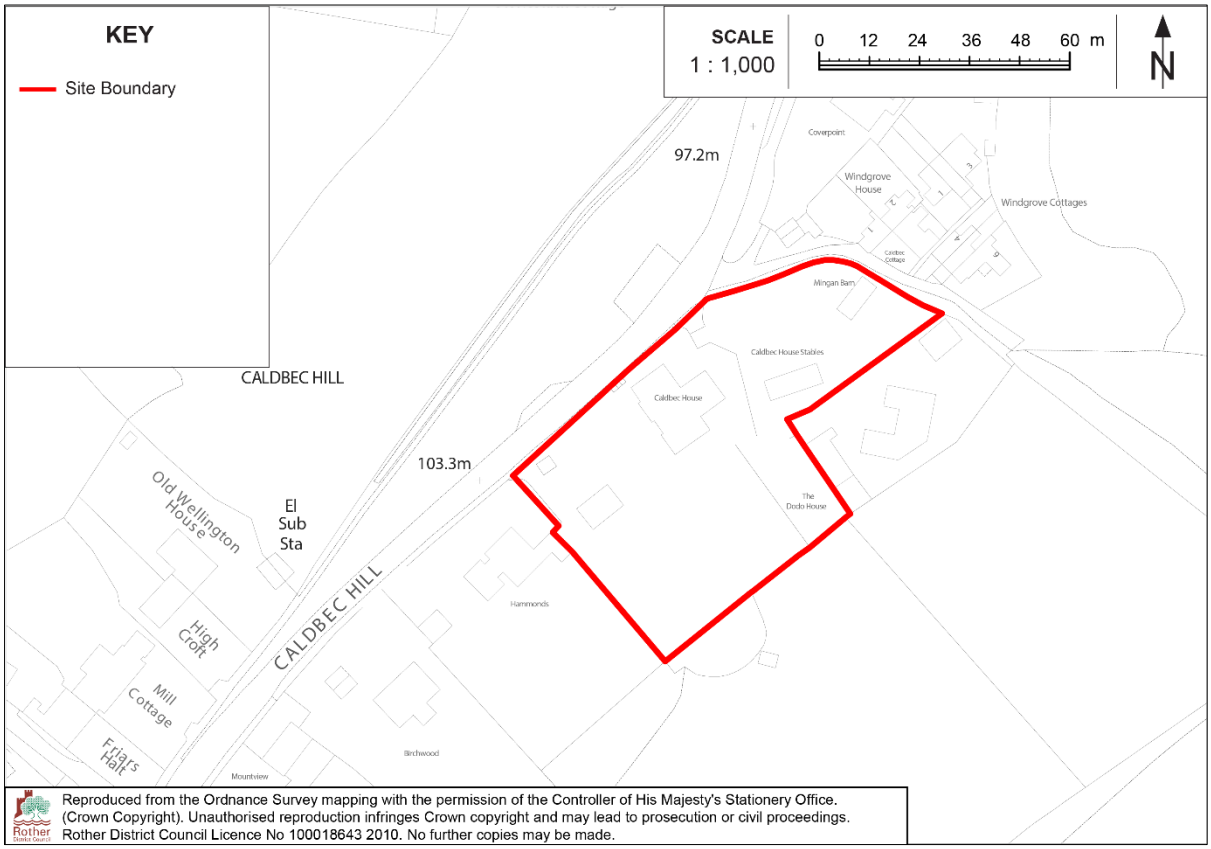
12.28 The site is within the Countryside Area Type, has a site size of 0.91 hectares and an indicative developable area of 0.2 hectares.

12.29 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies.

12.30 Environmental and other constraints affecting the site include historic field boundaries to the north, west and east boundaries including a public right of way running adjacent to the southern boundary, with the policy requirements detailed above to reflect these.

12.31 The site is not within walking distance of town services; however, it adjoins an established business park and is appropriately located for these uses. National planning policy supports the sustainable growth and expansion of all types of business in rural areas, recognising that sites in rural areas may have to be found beyond existing settlements. The allocation provides flexibility in terms of the specific use class of the employment use. The appropriate use class would be for determination at planning application stage, having regard to the nature of the particular proposal and the site constraints.

Policy BT4: Land at Caldbec House, Battle.



The site is allocated for residential development comprising 5 dwellings.

Development on this site must:

i. Include a new vehicular access from Caldbec Hill

ii. Include new pedestrian and cycle links to Caldbec Hill

iii. Retain and enhance the boundary planting to the south-east of the site

12.32 The site comprises an existing dwelling and large wrap-around garden space in the town of Battle and within the High Weald National Landscape. The site is well located in relation to services and facilities in Battle.

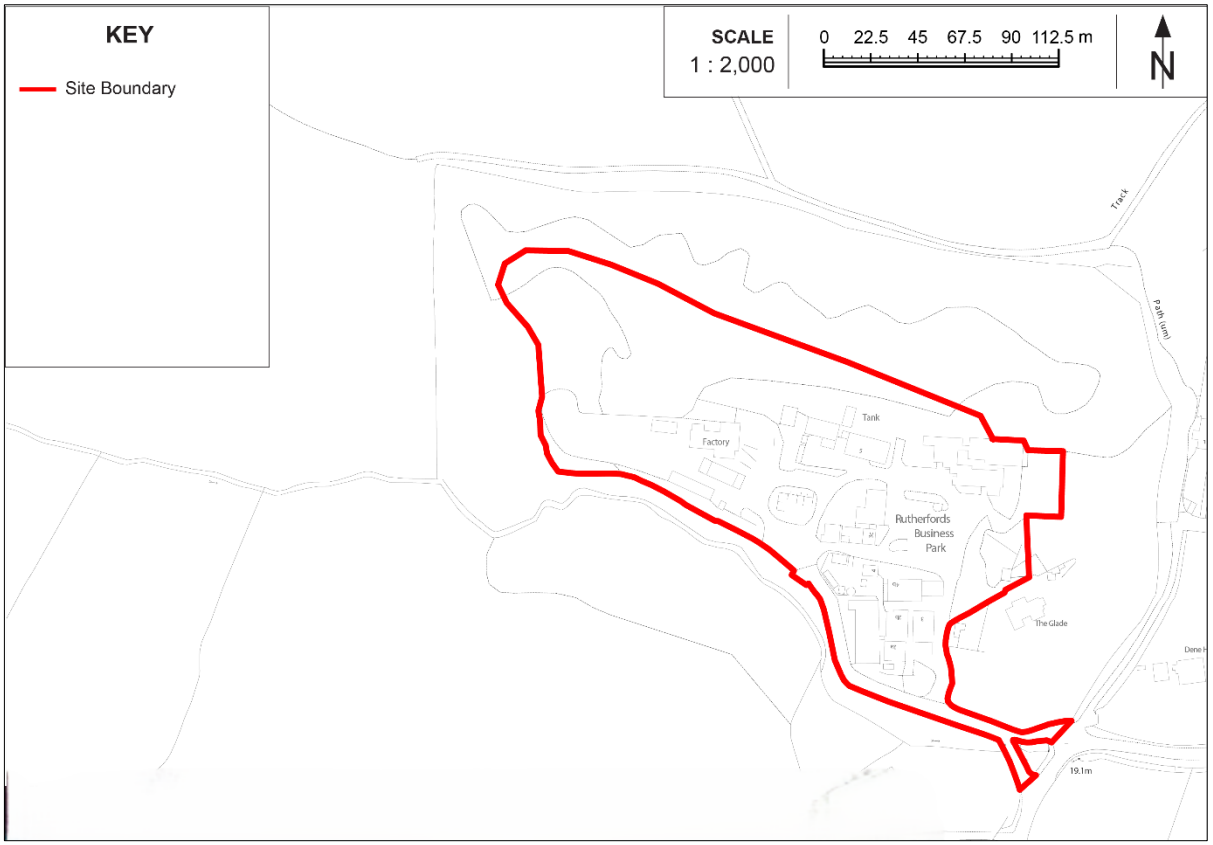
12.33 The site is within the Historic Towns Area Type, has a site size of 0.47 hectares and an indicative developable area of 0.15 hectares. It is allocated for some 5 dwellings at an

indicative residential density of 40 dwellings per hectare. The allocation is carried forward from the Battle Neighbourhood Development Plan.

12.34 Having regard to existing residential development on Caldbec Hill, it is considered that small scale residential development can be accepted across parts of the site, subject to a sensitive design.

12.35 Environmental and other constraints affecting the site include an adjacent historic field boundary to the south-east of the site and the policy requirements detailed above reflect these.

Policy BT5: Rutherfords Business Park, Battle.



The site is allocated for employment development comprising some 2700sqm of new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Improve where appropriate the existing vehicular access from Marley Lane.

ii. Retain the existing hedgerow/ trees on the west, east and south boundaries of the site.

iii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide on the western boundary, between the edge of development and the Ancient Woodland.

12.36 The site comprises the existing, but currently vacant, Rutherfords Business Park and an adjoining field to the north, on the fringes of Battle and within the High Weald National Landscape.

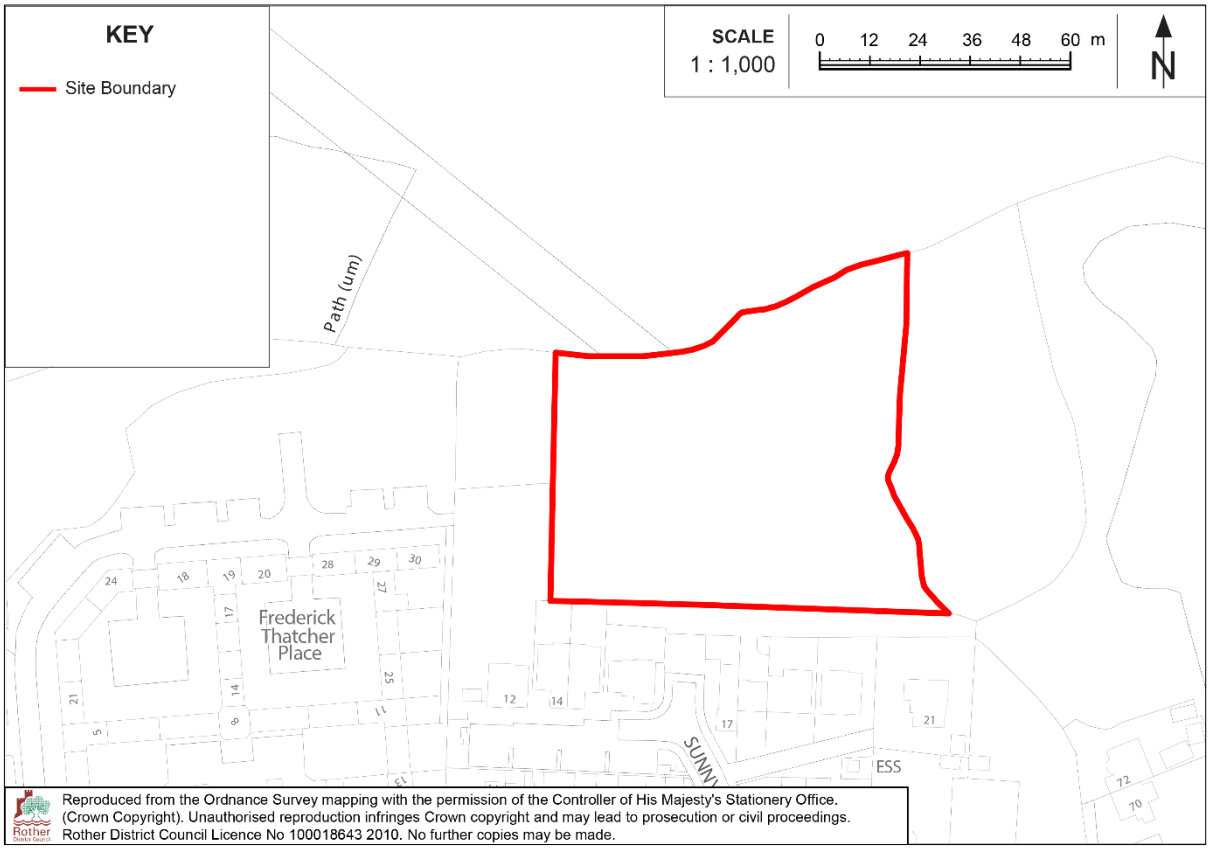
12.37 The site is within the Countryside Area Type, has a site size of 2.78 hectares and an indicative developable area of 1.39 hectares.

12.38 Having regard to the existing development on site, it is considered that a medium scale intensification of the business park is acceptable, subject to a sensitive design and compliance with the policy requirements.

12.39 Environmental and other constraints affecting the site include a Historic Fieldscape Assart within the north section, Historic Field Boundary to the south, Priority Habitat encroaching the east boundary, Ancient Woodland and Priority Habitat adjacent to the west boundary and surface water flood risk nearby to the south boundary.

12.40 The site is relatively remote in relation to services; however, it includes an established business park (currently vacant) and is appropriately located for business uses. National planning policy supports the sustainable growth and expansion of all types of business in rural areas, recognising that sites in rural areas may have to be found beyond existing settlements. The allocation provides flexibility in terms of the specific use class of the employment use. The appropriate use class would be for determination at planning application stage, having regard to the nature of the particular proposal and the site constraints

Policy BT6: Land north of Sunny Rise, Battle.



The site is allocated for residential development comprising 10 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new access via Sunny Rise, suitable for vehicles and active travel users;

iii. Include no built development in the northern part of the site which is shown to be at risk of surface water flooding;

iv. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the northern and eastern boundaries, between the edge of development and the Ancient Woodland; retain the existing hedgerow and trees on the north, east and west boundaries of the site;

v. Protect the setting of the Grade II listed building (Beacon Cottage).

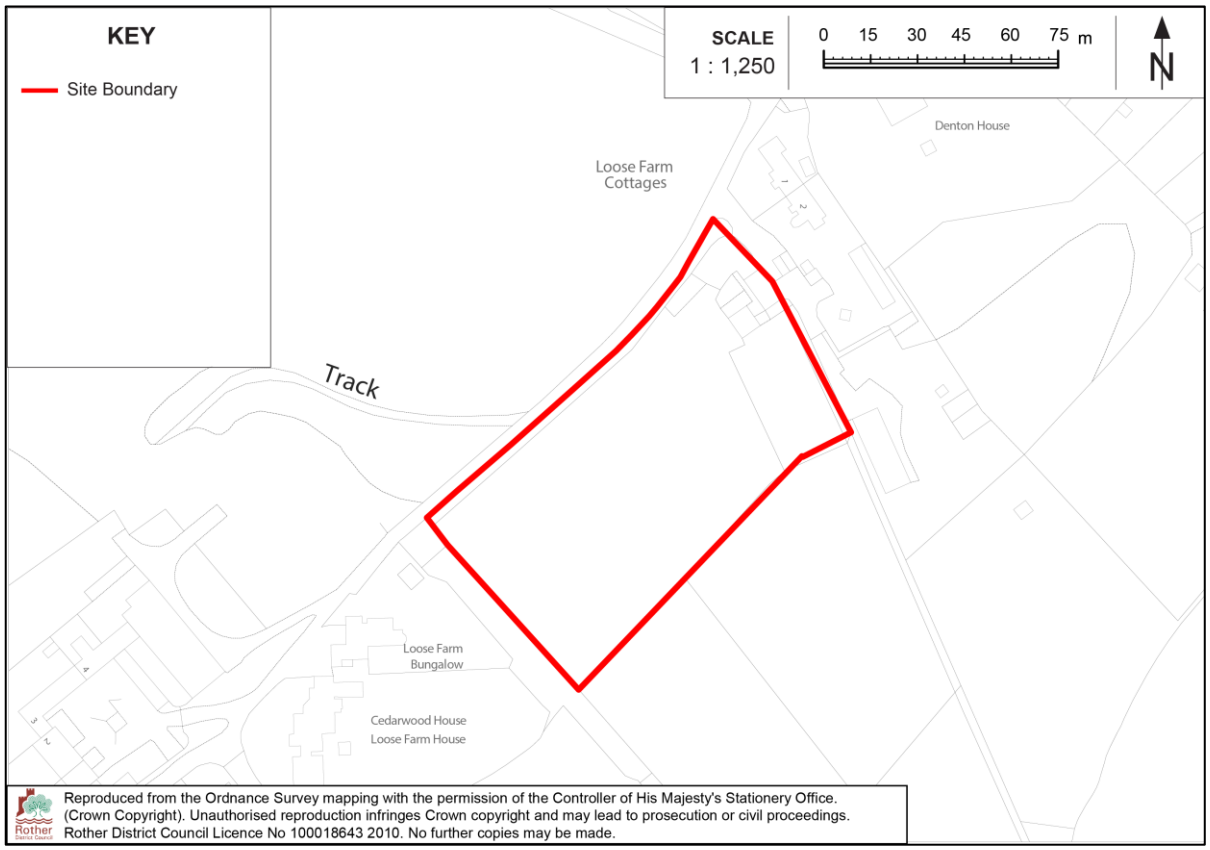
12.41 This site comprises a well-contained field located to the north of existing residential development at Sunny Rise and is considered suitable for small-scale residential development. It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies.

12.42 The site is within the Historic Towns Area Type, has a site size of 0.58 hectares and an indicative developable area of 0.35 hectares. It is allocated for some 10 dwellings at an indicative residential density of 35 dwellings per hectare.

12.43 Environmental and other constraints affecting the site include Ancient Woodland and Deciduous Woodland Priority Habitat located adjacent to the site, with part of the site at risk from surface water flooding, and a Grade II listed building nearby the access to the site, with the policy requirements detailed above reflecting these. The adjacent areas of woodland and habitat are also Areas of Potential Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities to provide Biodiversity Net Gain which contributes to the measures and objectives of the ESLNRS.

12.44 The site is well located in relation to amenities and services located in Battle. Vehicular access will be required to come via Sunny Rise, as an alternative access route from the south-east is likely to be unacceptable due to impacts on residential amenity, established woodland and highway safety.

Policy BT7: Land adjacent to 1 Loose Farm Cottages, Battle.



The site is allocated for residential development comprising 5 dwellings.

Development on this site must:

i. Include a new vehicular access from Hastings Road.

ii. Include new pedestrian and cycle links to Hastings Road.

iii. Establish a strong boundary hedge to form a visual buffer to the southern and western edges of the site.

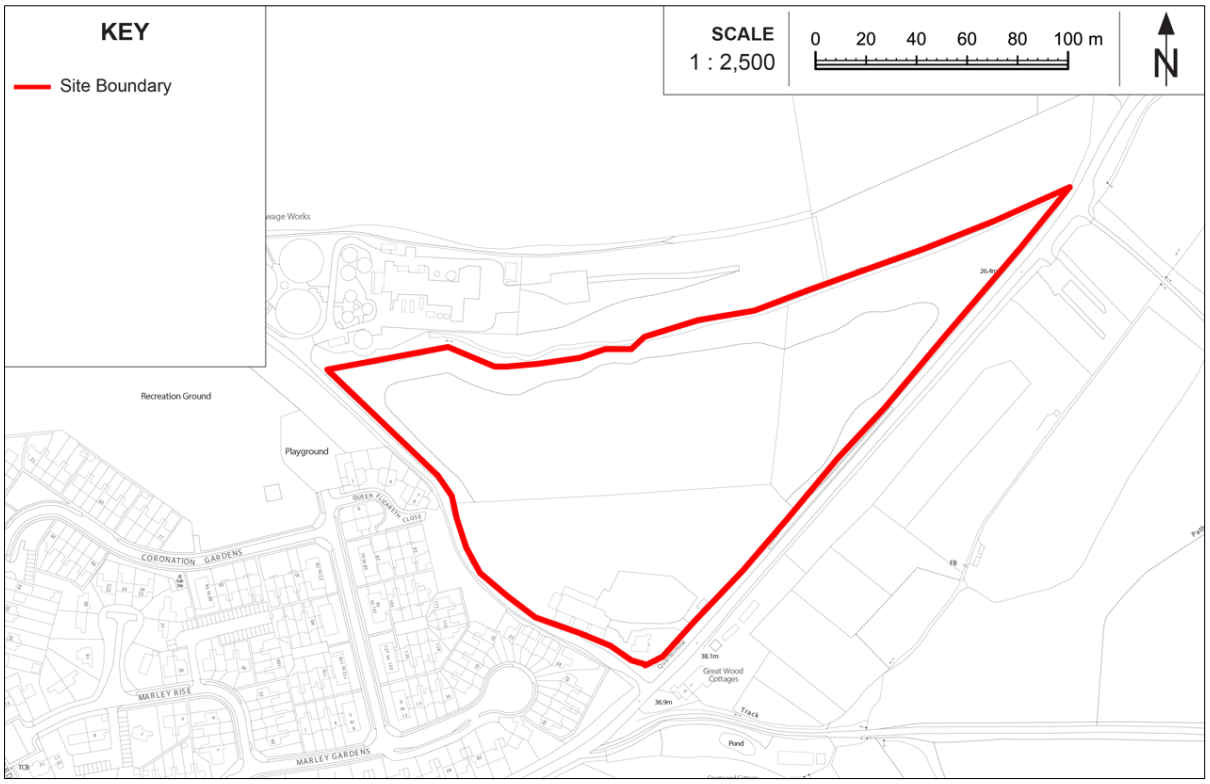
12.46 The site comprises the northern section of a gently sloping field, to the south of ribbon development along Hastings Road and close to scattered development along the adjacent private lane, including cottages to the north and a residential care home and historic farmstead to the south, on the southern edge of Battle and within the High Weald National Landscape.

12.47 The site is within the Historic Towns Area Type, has a site size of 0.17 hectares and an indicative developable area of 0.11 hectares. It is allocated for some 5 dwellings at an indicative residential density of 35 dwellings per hectare.

12.48 Having regard to existing residential development on Hastings Road, it is considered that a small-scale residential development can be accepted subject to a sensitive design.

12.49 The site is located some distance from Battle town centre, however there is a bus service operating along Hastings Road nearby.

Policy BT8: Land east of Coronation Gardens, Battle.



The site is allocated for residential development comprising 75 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Be informed by a landscape and visual impact assessment to determine an appropriate layout, form and detailed design to ensure the conservation and enhancement of the landscape and character of the High Weald National Landscape;

iii. Include a new vehicular access from Marley Lane;

iv. Include new pedestrian and cycle links through to Coronation Gardens, or if possible, attaching to the existing nearest pedestrian footpath alongside Marley Lane, opposite Harrier Lane;

v. Retain the established hedgerows and trees to all boundaries of the site, barring removal of those required for safe access to the site in line with local Highway Authority standards;

vi. Leave a minimum safe distance to the sewerage works located to the north-west of the site, as advised by the sewerage undertaker;

vii. The layout of development should be informed by an odour assessment to be undertaken in consultation with statutory wastewater operator for the works.

12.50 The site comprises a well-contained set of three fields adjacent to existing built development on the edge of Battle, considered suitable for medium scale residential development.

12.51 The site is within the Historic Towns Area Type, has a site size of 4.58 hectares and an indicative developable area of 2.29 hectares. It is allocated for some 75 dwellings at an indicative residential density of 35 dwellings per hectare.

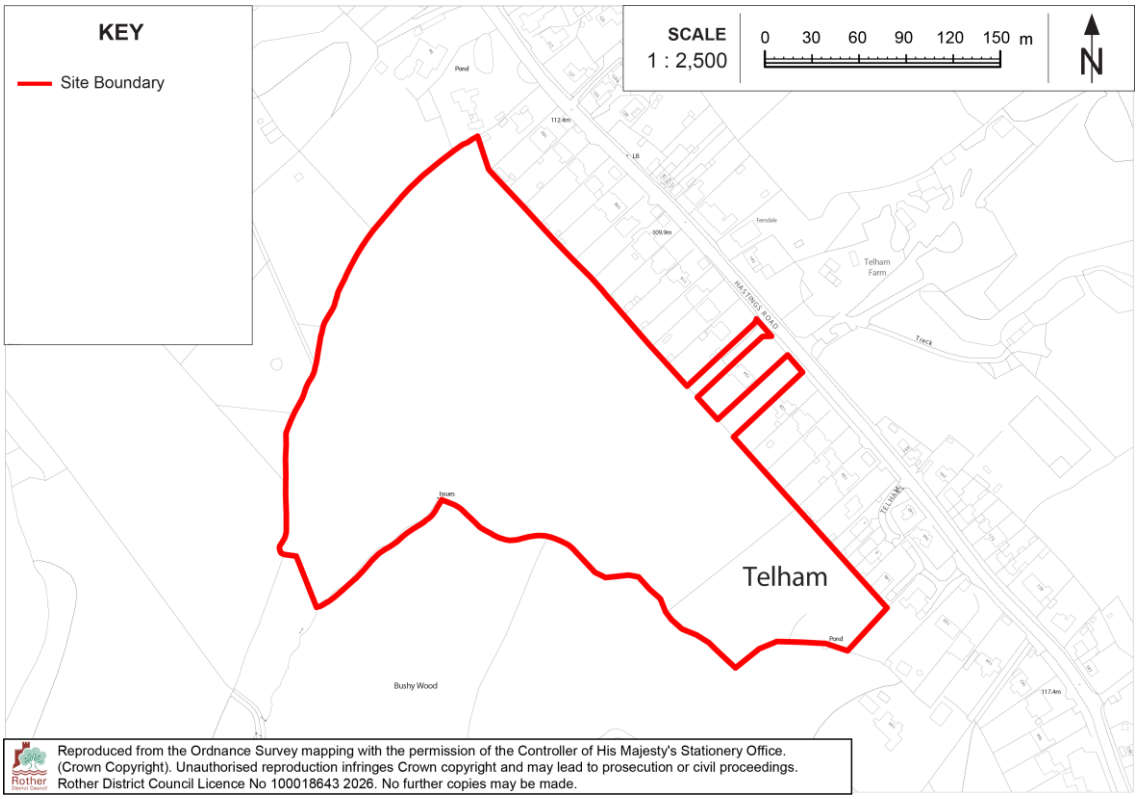
12.52 Environmental and other constraints affecting the site include an area of surface water flooding to the northern boundary located adjacent to a sewerage works and historic field boundary.

12.53 The site is located within the High Weald National Landscape (HWNL) and occupies an edge-of-settlement location which is well enclosed by strong boundary tree and hedgerows. The primary HWNL characteristics present here are the historic boundary hedgerows and glimpsed views from the west of the site towards the north-east. The design response should therefore retain hedgerows and trees to the site boundaries,

whilst also taking the opportunity to replace the Leyland cypress to the southern boundary with a hazel hedgerow, whilst establishing a tree belt of dispersed oak and field maples to the south-eastern boundary within the hazel hedgerow. The built form should be arranged to respond to the topography and existing landscape structure with a varied density strategy, which will ensure appropriate vistas are maintained and buffers are secured to the hedgerows. It is anticipated that any greater density is focused only where it can be accommodated without harm to landscape character and hedgerows. Overall, the policy requirements and the mitigation measures required will ensure the development conserves and enhances the natural beauty of the HWNL.

12.54 The site is relatively well located in relation to amenities and services available in Battle and to Battle railway station. However, currently there is a lack of pedestrian connectivity due to no footway along this stretch of Marley Lane, and this must be remedied as part of the development in order to make it acceptable. This could either be via a pedestrian link through to Coronation Gardens, or if possible, attaching to the existing nearest pedestrian footpath alongside Marley Lane, opposite Harrier Lane, subject to the requirements of the Highway Authority. Cycle connections will also be required.

Policy BT9: Land adjoining Little Brans, Battle.



The site is allocated for residential development comprising 73 dwellings

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from Hastings Road.

iii. Include new pedestrian and cycle links to Hastings Road.

iv. Include off-site pedestrian infrastructure as required by the Highway Authority (which could include new pedestrian footways and/ or a crossing point on Hastings Road).

v. Retain the established hedgerows and trees to all boundaries of the site.

vi. Retain a suitable undeveloped buffer area to the designated Priority Habitat adjacent to the southern boundary of the site.

vii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the southern boundary, between the edge of development and the Ancient Woodland.

12.55 The site comprises a well-contained field at the rear of existing built development fronting Hastings Road, on the southern edge of Battle.

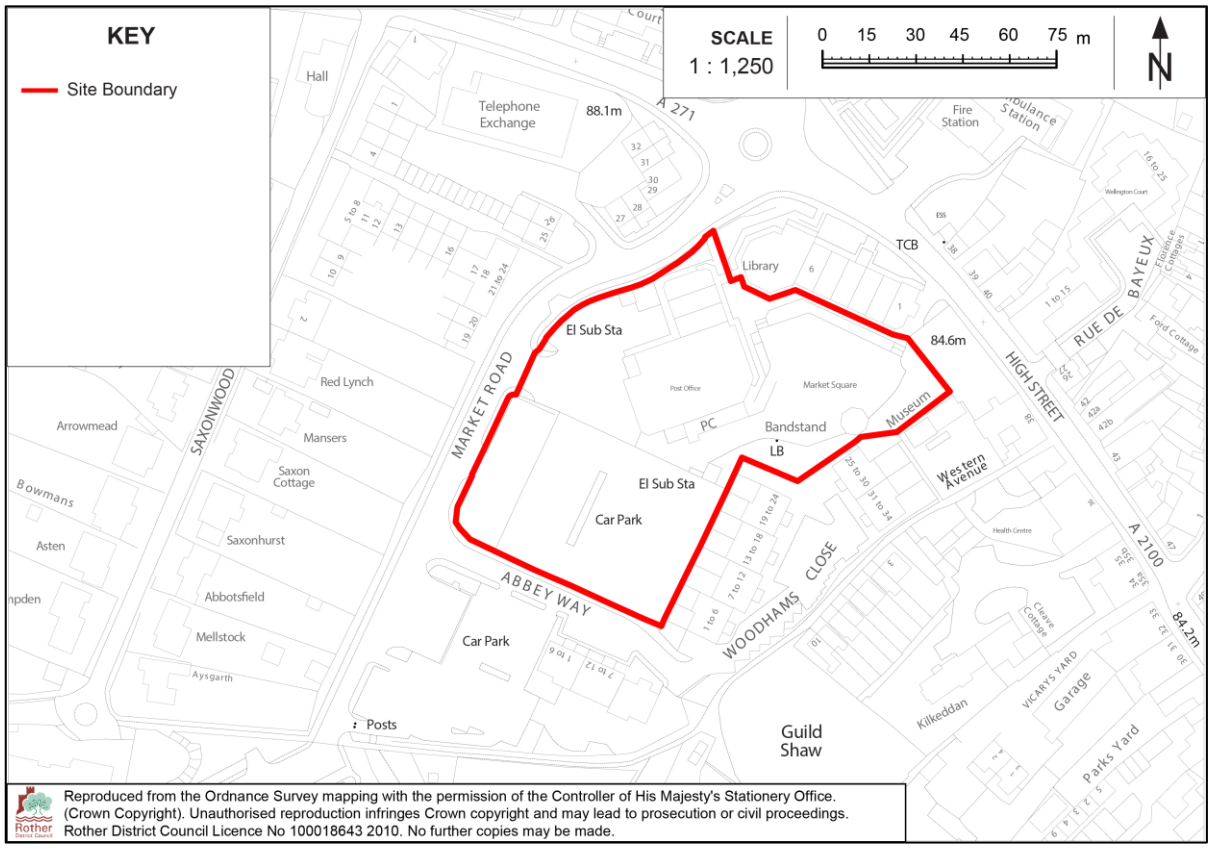
12.56 The site is within the Historic Towns Area Type, has a site size of 6.24 hectares and an indicative developable area of 2.45 hectares. It is allocated for some 73 dwellings at an indicative residential density of 30 dwellings per hectare.

12.57 Environmental and other constraints affecting the site include an area of designated Ancient Woodland and Priority Habitat adjacent to the south-west boundary and areas at risk of surface water flooding to the western half of the site. The area defined as habitat and woodland is also an Area of Potential Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities to provide Biodiversity Net Gain which contributes to the measures and objectives of the ESLNRS.

12.58 The site is located within the High Weald National Landscape (HWNL) and occupies an edge-of-settlement location which is well enclosed by strong boundary tree and hedgerows. The primary HWNL characteristics present here are the areas of Ancient Woodland adjoining the historic boundary hedgerows and the falling landform to the south-west of the site. The design response should therefore retain the falling landform, hedgerows and trees to the site boundaries whilst also providing appropriate buffers comprised of semi-natural habitat. The built form should be contained to the eastern half of the site, and be arranged to respond to the topography, existing landscape structure and surface water flood risk with a varied density strategy. It is anticipated that any greater density is focused only where it can be accommodated without harm to landscape character and hedgerows. Overall, the policy requirements and the mitigation measures required will ensure the development conserves and enhances the natural beauty of the HWNL.

12.59 The site is located some distance to amenities and services available in Battle and Battle Train Station. However, there is a bus stop located in close proximity to the entrance of the site, and subject to pedestrian and cycle links being provided as detailed above together with necessary improvements to pedestrian infrastructure, it is considered acceptable in sustainability terms.

Policy BT10: Battle Market Square, Battle.



The site is allocated for a mixed-use development comprising:

a. Retention of the existing amount of retail floorspace.

b. Some 52 dwellings

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan.

ii. Comply with a whole-site masterplan, to be developed by the site promoter, to identify uses and areas for development, areas for green infrastructure, and vehicular, pedestrian and cycle links. The masterplan should be informed by a character assessment to determine an appropriate layout, form and detailed design to ensure the conservation and enhancement of the character of the High Weald National Landscape and the protection of the setting of heritage assets including Battle Conservation Area.

iii. Include a vehicular access from Market Road.

iv. Include new and improved pedestrian and cycle links to Market Road and the High Street.

v. Include links to the public footpath that runs along the southern boundary of the site.

vi. Ensure an active frontage is provided along Market Road.

vii. Ensure that it does not unreasonably harm the amenities of nearby residential development in terms of loss of light, massing or overlooking.

viii. Retain and enhance the existing Market Square space in the eastern part of the site.

ix. Retain public car parking.

x. Retain the hedgerow and trees to the south boundary of the site.

xi. Protect the setting of the of the Grade II listed building (The Almonry) nearby to the east boundary of the site.

xii. Be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

12.60 The site occupies a large corner plot at the northern end of Battle High Street, within the designated Town Centre. It includes a large building, set down and back from Market Road, occupied by retail uses (including a supermarket) with a large public car and coach park to the south, and a market square area to the east. It is considered that re-development of the site to include additional residential and retail uses will enhance its appearance and use, subject to a sensitive design.

12.61 The site is within the Historic Towns Area Type, has a site size of 0.9 hectares and an indicative developable area of 0.45 hectares. It is allocated for some 52 dwellings at an indicative residential density of 115 dwellings per hectare.

12.62 The policy anticipates a relatively high dwelling per hectare figure. To accommodate this density, the dwellings would need to comprise apartments, with retail on the ground floor of the buildings. Public car parking provision and a market square space would need

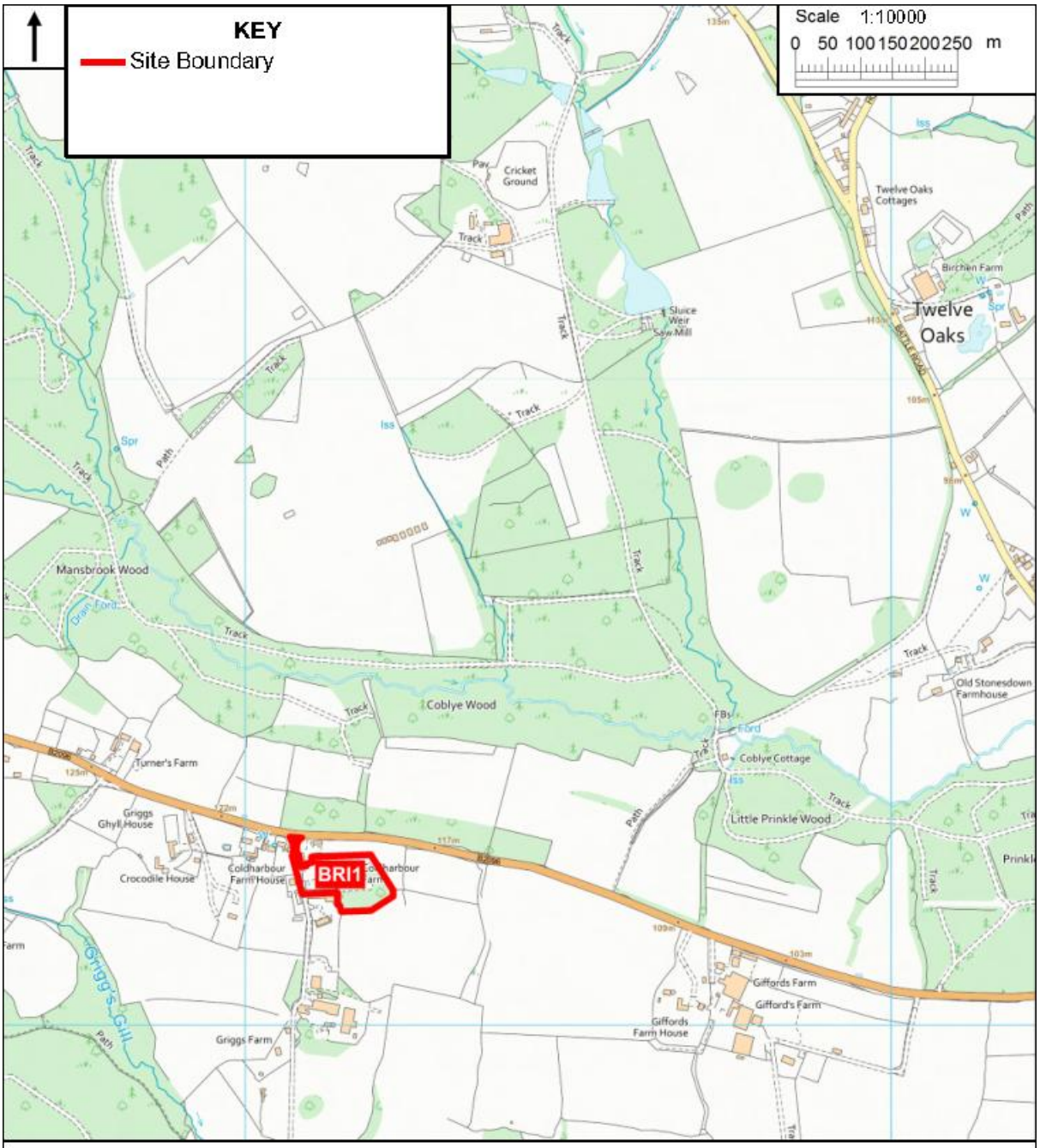
to be retained, with additional green infrastructure provided, in line with a whole-site masterplan. Within the Rother and Hastings HEDNA (2024) it is shown that there is a need for specialist housing for older people in Rother district over the Plan period. Battle is identified as one of the most sustainable settlements in the district, and given the site's location, housing for older people could be suitable.

12.63 Environmental and other constraints affecting the site include areas to the east and west boundaries being at risk of surface water flooding, the east of the site being within an archaeological notification area and within, and adjacent to, the Battle Conservation Area. In addition, there are several listed buildings nearby to the east, including The Almonry, and the Battle of Hastings Registered Battlefield nearby to the south boundary alongside a public footpath. Additionally, the site is located adjacent to residential development on Market Road, Abbey Way and Woodhams Close.

12.64 The site is in close proximity to, and contains, a very good range and level of amenities and services. Improvements to pedestrian and cycle links through the site will further enhance the accessibility of the site within the wider High Street.

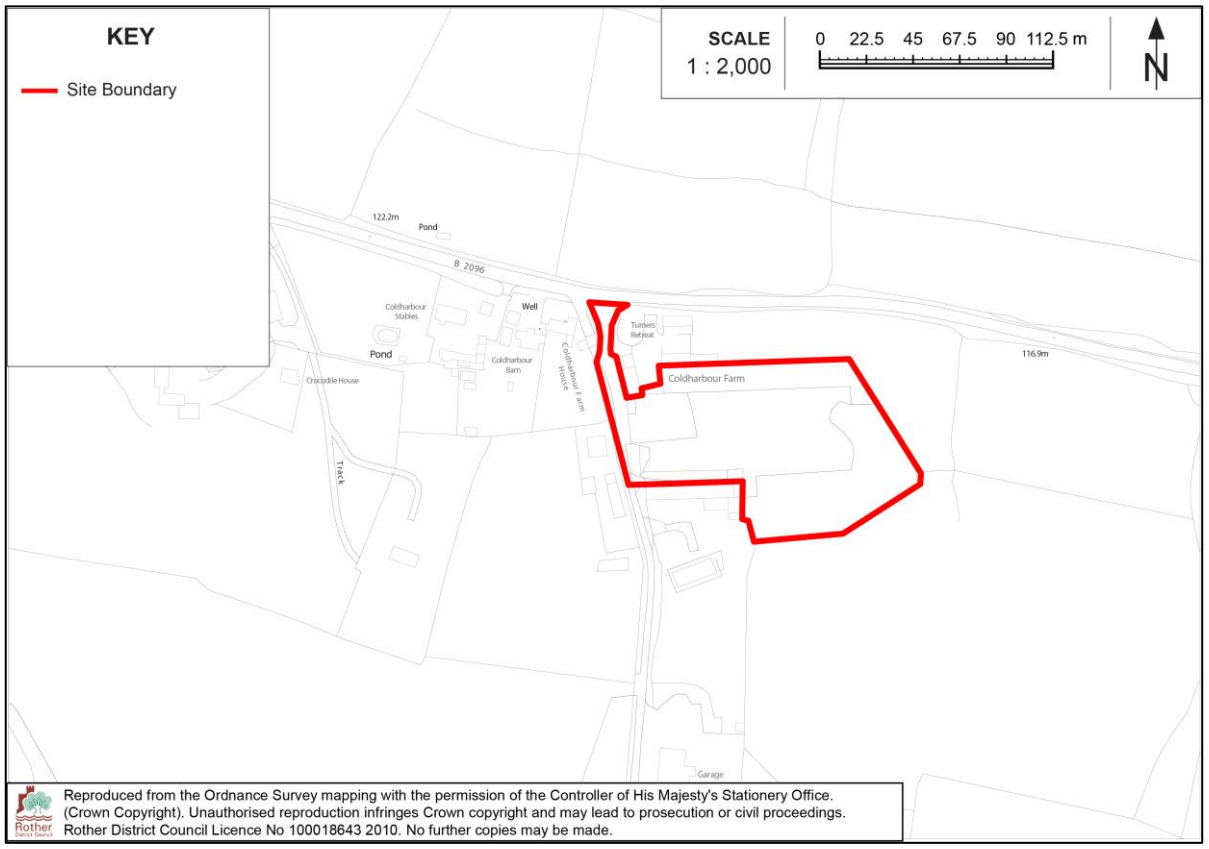
Brightling

Parish: Brightling



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy BRI1: Coldharbour Farm Estate, Brightling.



The site is allocated for employment development comprising 1861sqm of new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Include a new vehicular access from Battle Road (B2096).

ii. Retain the existing tree line which runs through the site.

iii. Protect the setting of the two Grade II listed buildings (Coldharbour Farmhouse and Coldharbour Barn) to the west of the site.

12.66 The site is located on the southern side of Battle Road (B2096), outside of any settlement and within the High Weald National Landscape. It is currently occupied by redundant agricultural buildings and a car parking area for an adjacent business.

12.67 The site is within the Countryside Area Type, has a site size of 0.97 hectares and an indicative developable area of 0.18 hectares.

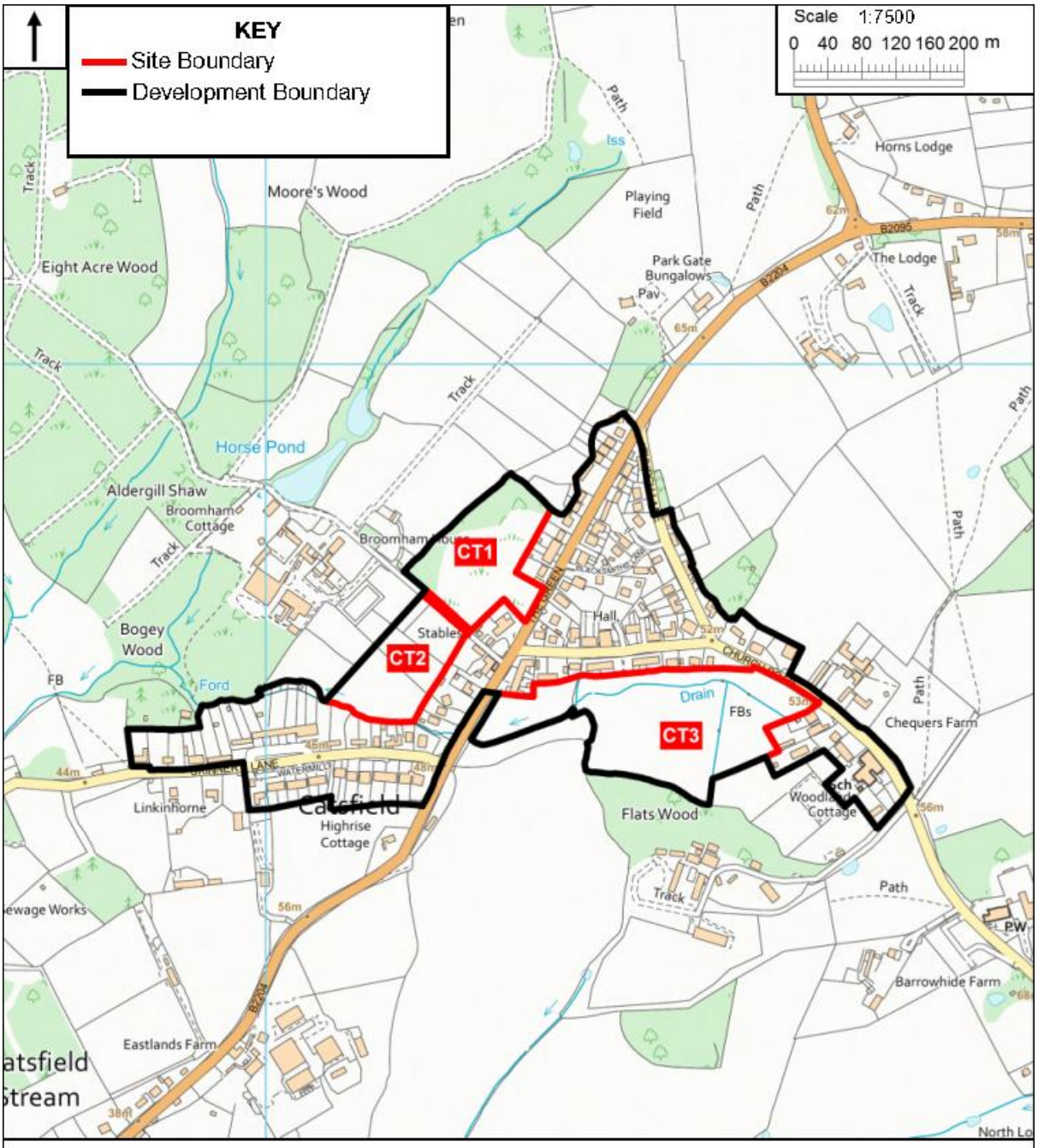
12.68 Planning permission was granted in 2018 for two new business units on the site which have not yet been constructed. Having regard to the existing employment development on site and adjacent to the site, it is considered that the previously permitted development remains acceptable in principle. Nevertheless, the allocation provides flexibility in terms of the specific use class of the employment use. The appropriate use class would be for determination at planning application stage, having regard to the nature of the particular proposal and the site constraints (meaning a new planning permission may be necessary in any event). Development would need to be limited to the western part of the site to limit the effect on the landscape and nearby listed building, as reflected in the planning permission.

12.69 Environmental and other constraints affecting the site include being located partly within a Minerals Safeguarding Area. Further, because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Pevensey Levels SAC/ Ramsar Habitats Site may be required. There are also two Grade II listed buildings (Coldharbour Farmhouse and Barn) nearby to the west boundary of the site with the policy requirements detailed above to reflect these, and the requirement of the planning permission.

12.70 The site is not within walking distance of services; however, it is appropriately located for the industrial uses on site. National planning policy supports the sustainable growth and expansion of all types of business in rural areas, recognising that sites in rural areas may have to be found beyond existing settlements.

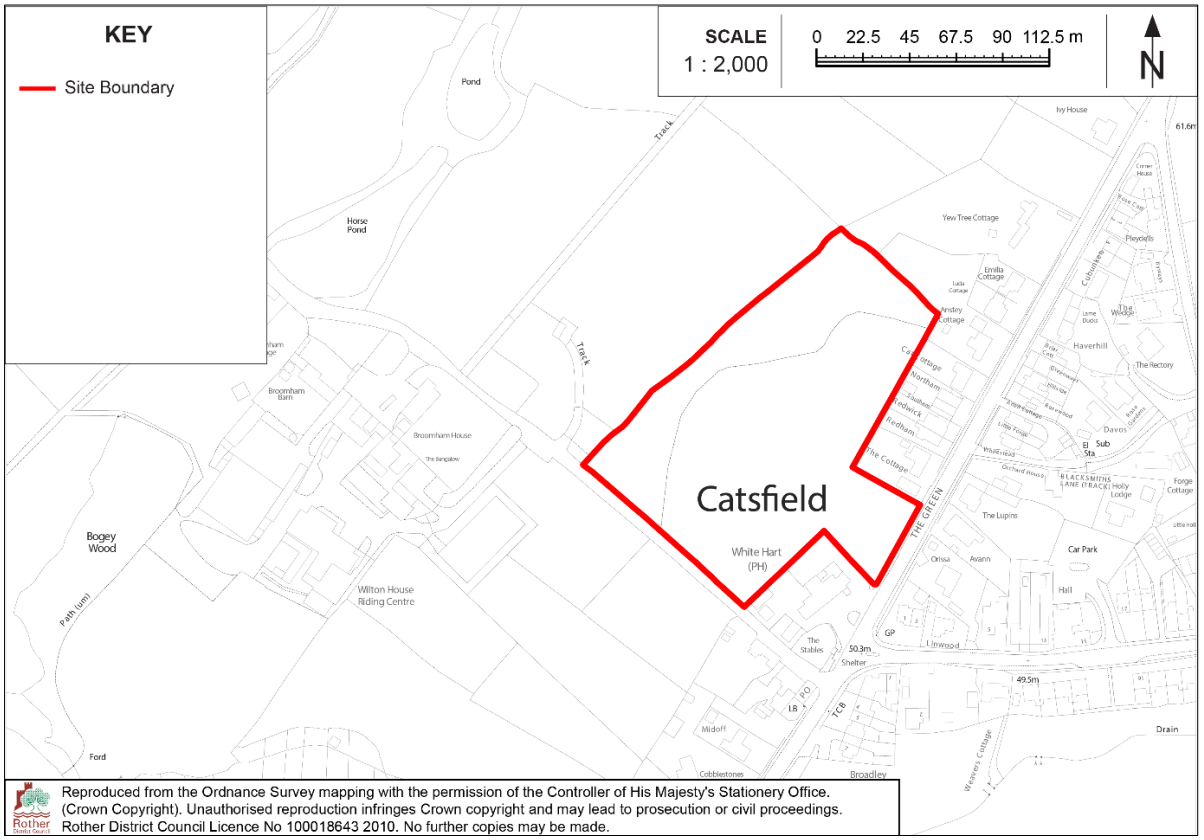
Catsfield

Parish: Catsfield



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy CT1: Land West of B2204, Catsfield.



The site is allocated for residential development comprising 30 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from the B2204.

iii. Include a pedestrian link to the 1066 Country Walk.

iv. Include an area of amenity open space across the road frontage.

v. Retain and enhance the existing hedgerow/ trees on the north, west and south boundaries of the site.

vi. Protect the setting of the Grade II Listed Buildings (The White Hart Public House and The Cottage) adjacent to the access of the site.

12.71 The site comprises an overgrown, undeveloped field at the rear of the White Hart public house and residential properties fronting the B2204 (The Green), which has a frontage to the road. It is within the High Weald National Landscape but is well contained and screened from the wider landscape by mature trees. It is in close proximity to village services and bus stops.

12.72 The site is within the Village Area Type, has a site size of 1.66 hectares and an indicative developable area of 0.83 hectares. It is allocated for some 30 dwellings at an indicative residential density of 35 dwellings per hectare.

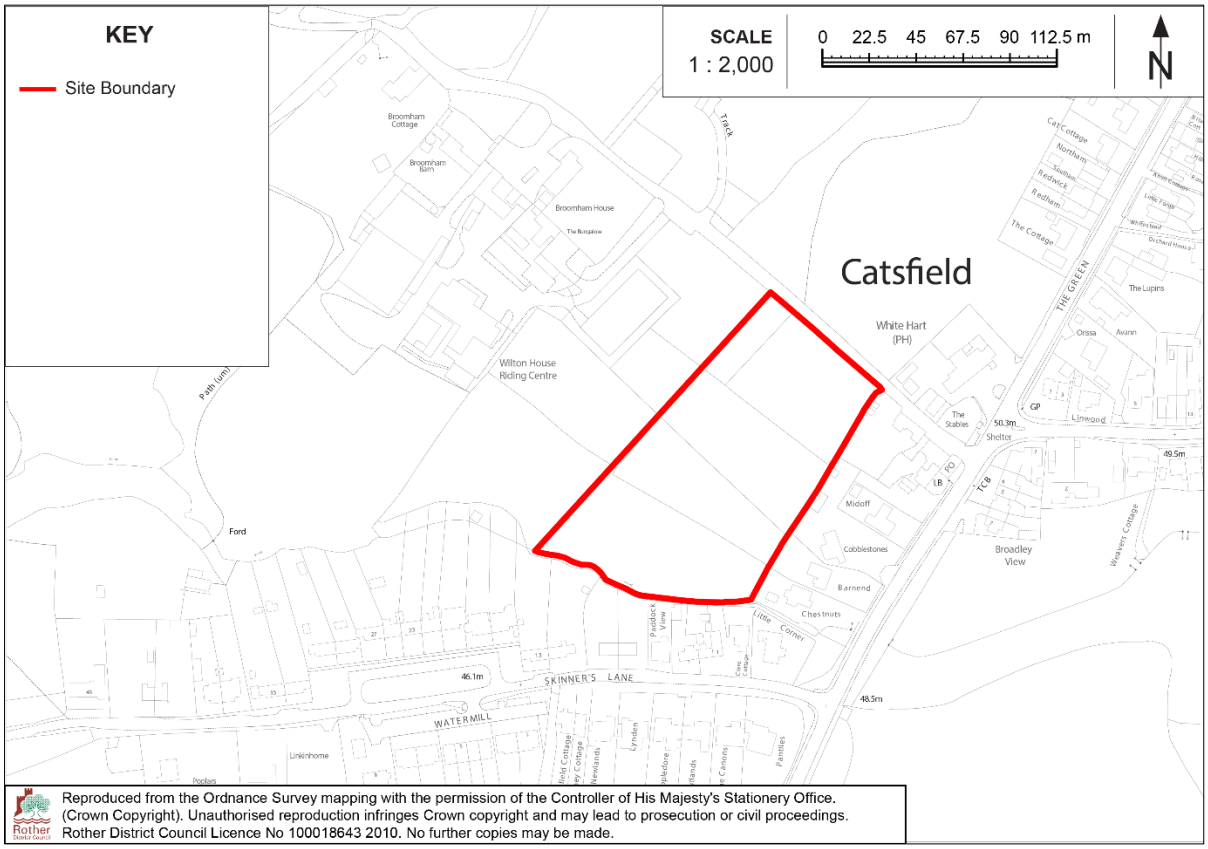
12.73 An area of at least 0.3 hectares of amenity open space should be provided at the front of the site as part of its development. In addition, a thick tree screen and area for biodiversity net gain must be included in the north-west area of the site. In addition to providing a facility for new residents and enhancing the appearance of the development, this will also ensure the protection of the setting of the adjacent public house and cottage, both Grade II Listed Buildings. In terms of its design, the open space should benefit from passive surveillance of residential properties fronting onto it.

12.74 Historic field boundaries are present to the south-west, north-west, north-east and south-east of the site, which should be retained and reinforced with buffer planting of native species. The vast majority of the site comprises an Area that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities to provide Biodiversity Net Gain which contributes to the measures and objectives of the ESLNRS.

12.75 A tree survey will need to inform the future development scheme to ensure the retention of boundary trees, including the provision of a suitable buffer to protect their roots, and to avoid undue overshadowing from trees in the site layout. A new hedgerow of native species should be provided on the south-eastern boundary.

12.76 The site has high potential for prehistoric, Roman and medieval archaeological remains. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development. The findings of the assessment may need to inform the layout and design of the proposal. A sewer line crosses the eastern part of the site, and this will also need to be considered in planning a development layout.

Policy CT2: Land south of Wilton House Equestrian Centre, Catsfield.



The site is allocated for residential development comprising 20 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from the adjacent site, CT1, across the Public Right of Way, with necessary improvements and safety measures as required by the Highway Authority.

iii. Provide pedestrian links to the 1066 Public Right of Way to the north-eastern boundary of the site.

iv. Include an area of public open space across the southern part of the site in line with the ratios indicated above.

v. Protect the setting of the Grade II listed buildings (Broomham and Barn at Broomham) located nearby to the north-west.

vi. Be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

12.77 The site comprises a portion of a relatively well-contained field, divided into paddocks, adjacent to existing built development in the village of Catsfield, suitable for small-medium scale residential development. The site is well located in relation to village services.

12.78 The site is within the Village Area Type, has a site size of 1.23 hectares and an indicative developable area of 0.6 hectares. It is allocated for some 20 dwellings at an indicative residential density of 35 dwellings per hectare.

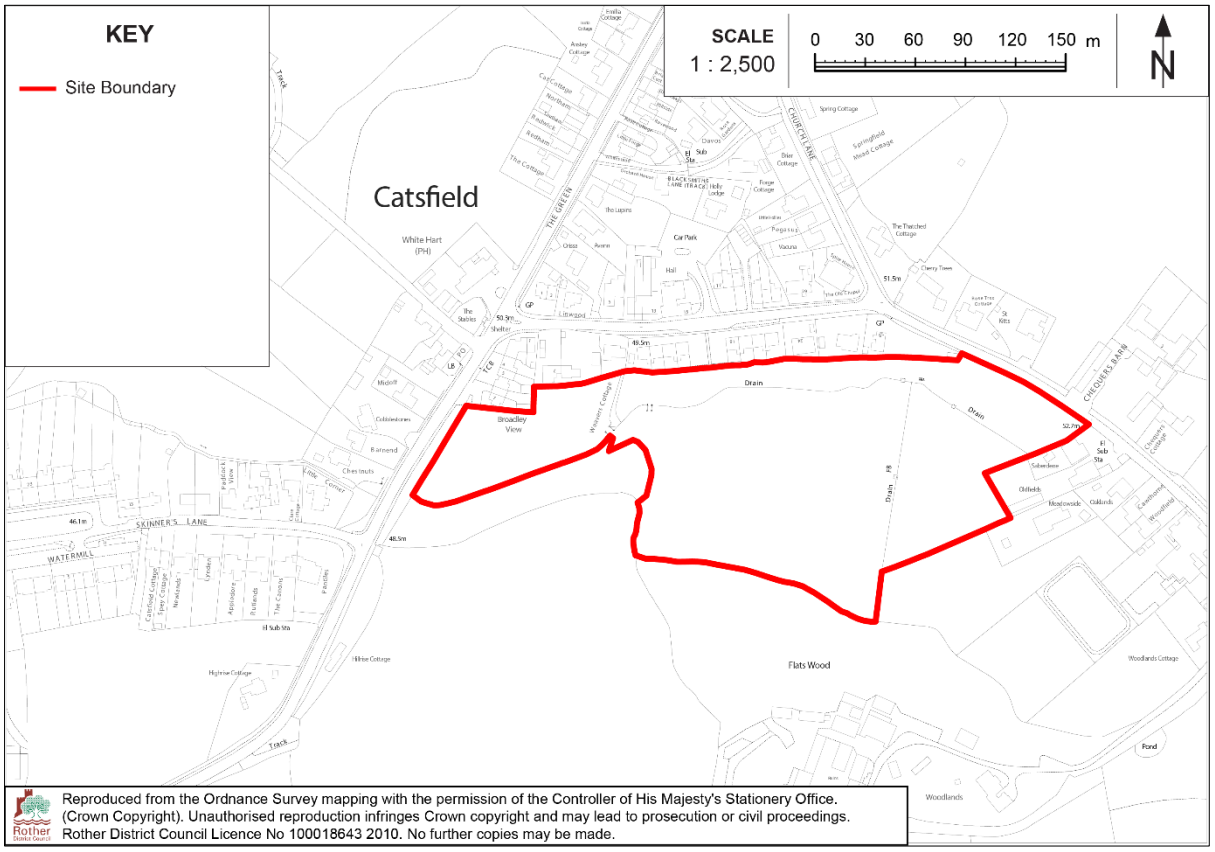
12.79 The site is located within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Built development should largely be limited to the north-eastern part of the site, with remaining land retained as public open space and to accommodate Biodiversity Net Gain and sustainable drainage measures.

12.80 Environmental and other constraints affecting the site include an area of surface water flooding associated with a small stream the runs along the southern boundary of the site, in addition to Grade II Listed Buildings (Broomham and Barn at Broomham to the South East of the House) being located nearby to the north-west and a public right of way running adjacent to the northern boundary, with the policy requirements detailed above to reflect these. The site has high potential for prehistoric, Roman and medieval archaeological remains. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development. The findings of the assessment may need to inform the layout and design of the proposal.

12.81 The site's main constraint is vehicular access. This will not be possible via the existing private lane east of the site due to the narrow width of the lane and there being no scope for widening or improvement. Consequently, the only possible vehicular access route would be via the adjacent allocated site to the north-east (Policy CT1, Land west of the B2204), across the public right of way, which also forms part of the 1066 Country Walk. The route will need to be carefully designed to ensure the safety and protection of

amenity of users of the footpath, furthermore, the loss of a section of the mature tree line on the south-western boundary of the adjacent site would need to be minimised and compensated.

Policy CT3: Land south of Church Road, Catsfield.



The site is allocated for residential development comprising 35 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan.

ii. Provide vehicular access from Church Road.

iii. Provide pedestrian and cycle links to Church Road and The Green (B2204).

iv. Provide crossing points to the pathways opposite the site on Church Road.

v. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the southern boundary, between the edge of development and the Ancient Woodland.

vi. Be designed and laid out to take account of existing areas of surface water flood risk and high groundwater levels within the site, as informed by a site-specific flood risk assessment and to include the provision of appropriate sustainable drainage measures in accordance with Policy ENV2.

vii. Be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

viii. Protect the setting of the Grade II Listed Buildings (Brooksidedatchett Dene, Pear Tree Cottage and 4 and 5 Broadley View) adjacent to the north boundary of the site.

12.82 This site comprises a large field located between Church Road and Powdermill Lane in the southern part of the village of Catsfield.

12.83 The site is within the Village Area Type, has a site size of 3.11 hectares and an indicative developable area of 1 hectare. It is allocated for some 35 dwellings at an indicative residential density of 35 dwellings per hectare.

12.84 The site lies just outside the High Weald National Landscape although is within its setting. Other environmental and heritage constraints affecting the site include Ancient Woodland and Priority Habitat to the southern boundary and three Grade II Listed Buildings to the northern boundary. The area defined as woodland and habitat is also an Area of Potential Importance for Biodiversity, and the site contains two pockets of Areas that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities to provide Biodiversity Net Gain which contributes to the measures and objectives of the ESLNRS.

12.85 The northern and western sections of the site are at risk of surface water flooding, and there are high groundwater levels. This means that a careful layout and design, and appropriate sustainable drainage measures will be required, to avoid development in areas at risk of flooding and ensure development is safe from flooding and does not increase

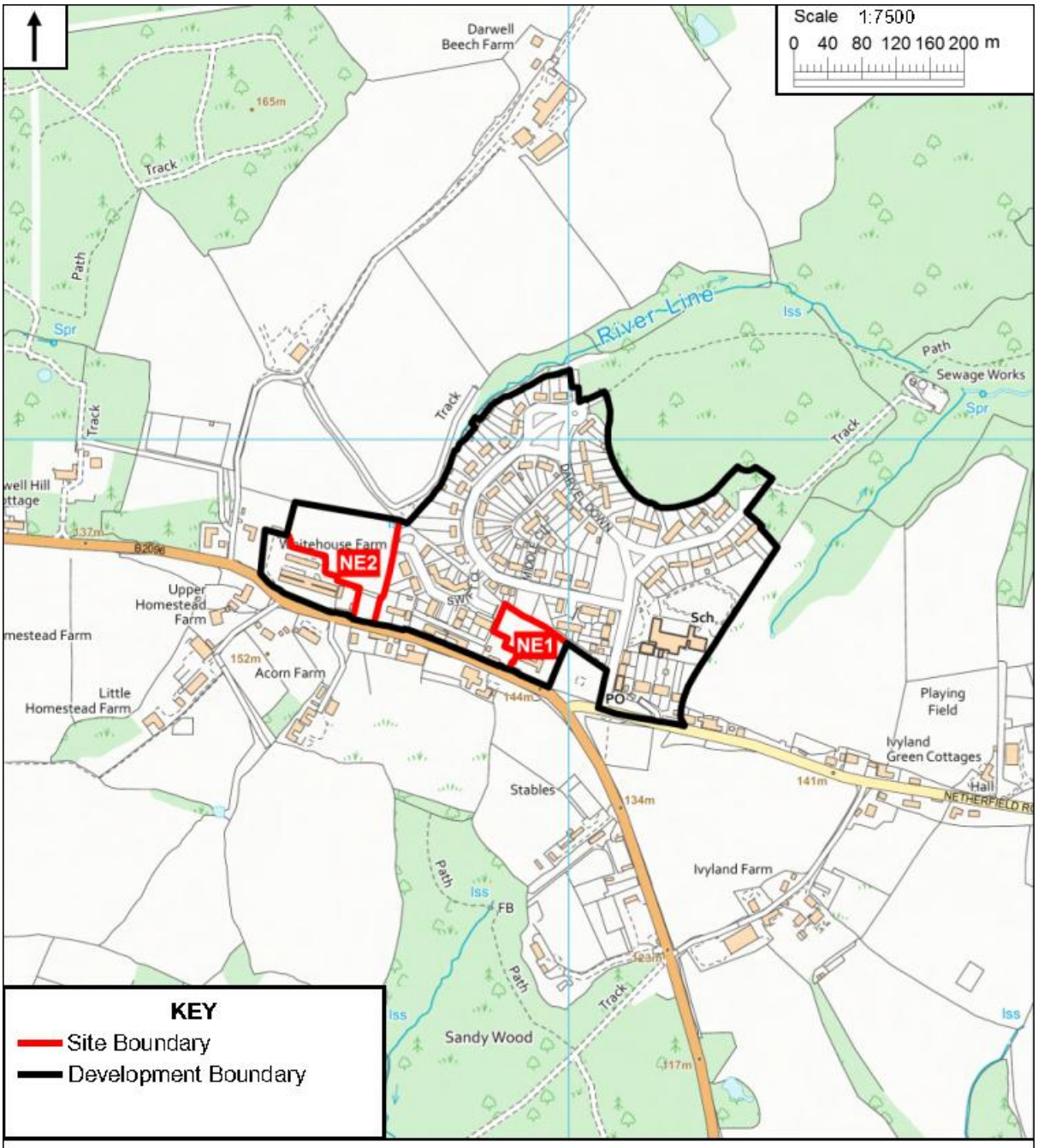
flood risks elsewhere. Early consultation with the Lead Local Flood Authority will be required.

12.86 The site is well related to the built form of the village, and in landscape terms, can accommodate a medium scale residential development across the south and eastern part of the site only, subject to a sensitive design. The remainder of the site would remain undeveloped and could accommodate sustainable drainage features, public open space and biodiversity net gain.

12.87 The site is well located in relation to village services, however, a crossing point from the site would be required to enable occupiers to access the kerbside path on Church Road.

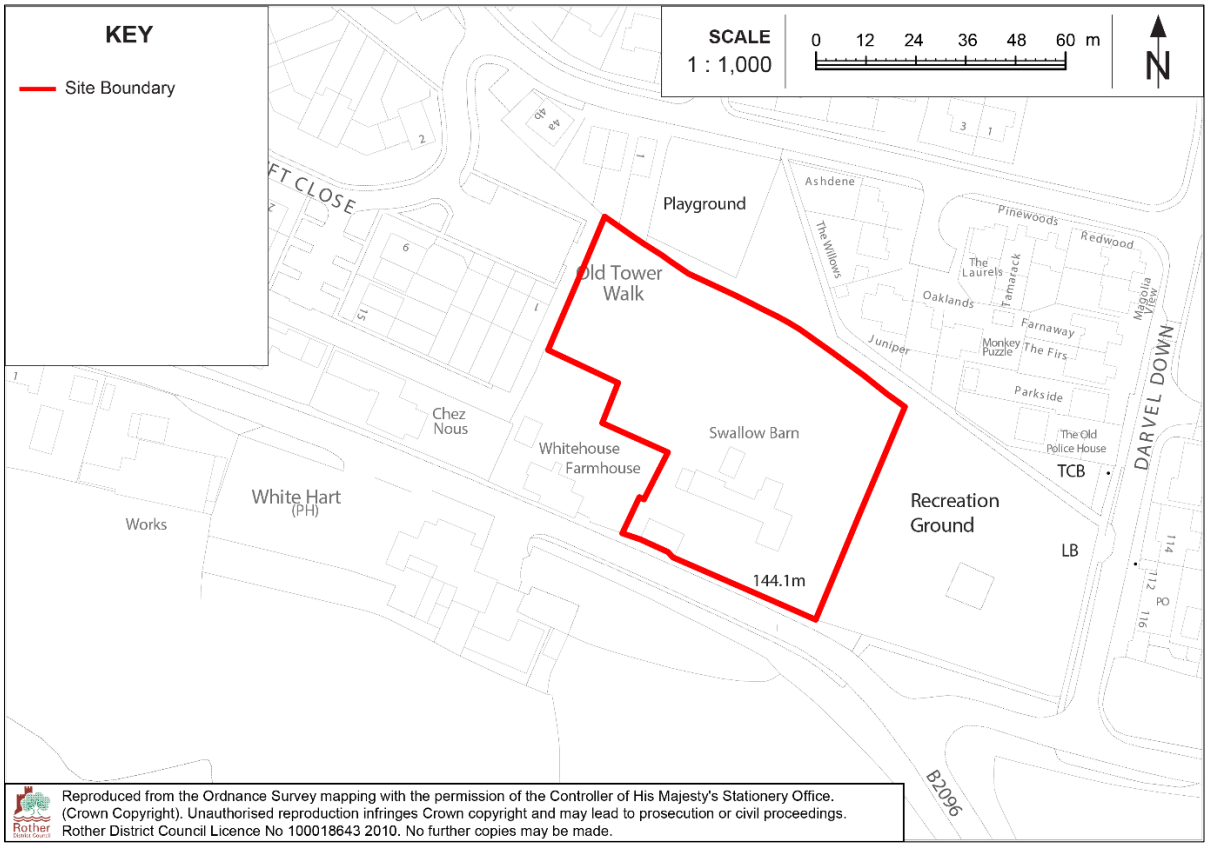
Netherfield

Parish: Battle



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy NE1: Swallow Barn, Netherfield.



The site is allocated for residential development comprising 10 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan.

ii. Include a new vehicular access from Battle Road (B2096).

iii. Include new pedestrian and cycle links to Battle Road (B2096).

iv. Include pedestrian links to the adjacent recreation ground and playground.

v. Retain the existing trees and hedgerow flanking the east and north boundaries of the site.

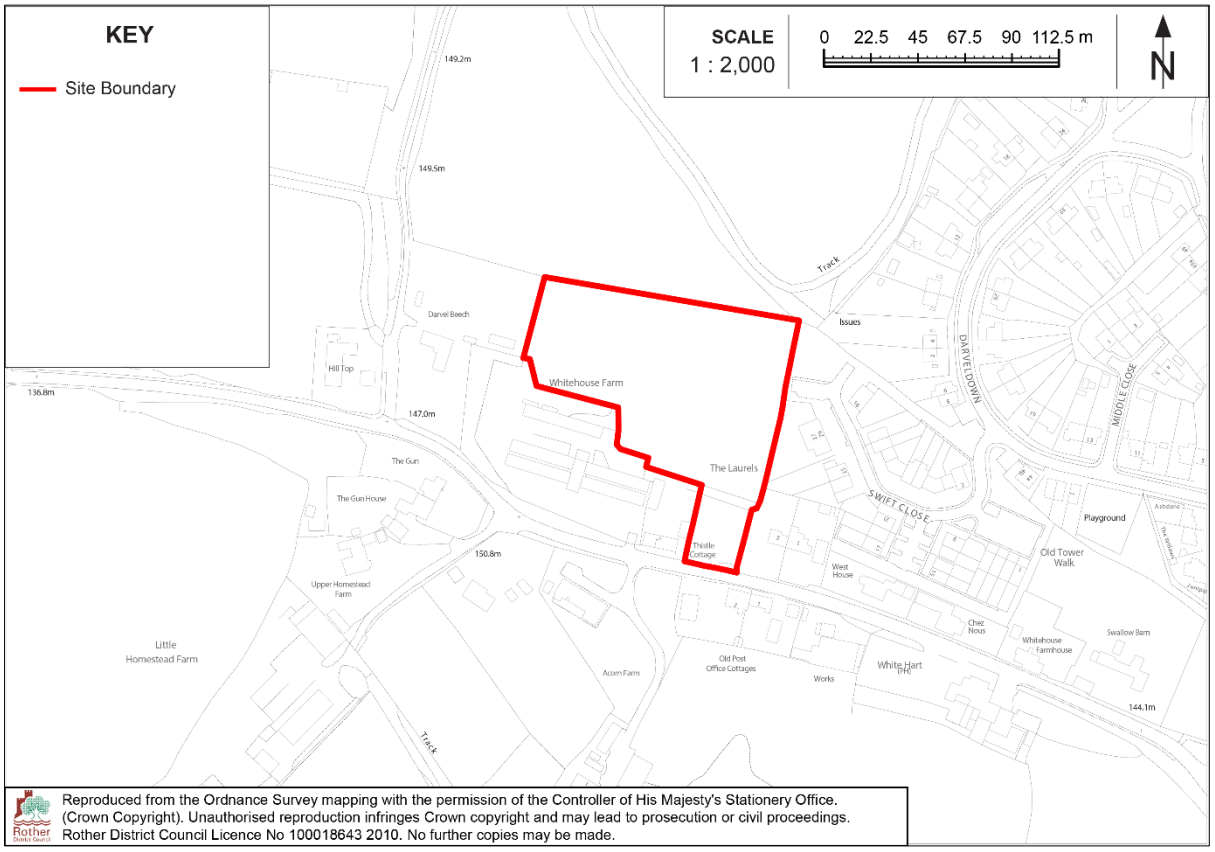
12.89 The site comprises a relatively contained site consisting of a dwelling and wrap around land, located adjacent to existing built development in the village of Netherfield, suitable for small scale residential development.

12.90 The site is within the Village Area Type, has a site size of 0.43 hectares and an indicative developable area of 0.28 hectares. It is allocated for some 10 dwellings at an indicative residential density of 35 dwellings per hectare. The allocation is carried forward from the Battle Neighbourhood Development Plan.

12.91 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Environmental and other constraints include a strong hedgerow and tree boundary to the east and north boundaries of the site with the policy requirements detailed above to reflect these. Further, because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Pevensey Levels SAC/ Ramsar Habitats Site may be required.

12.92 The site is well located in relation to village services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, particularly to link the site to the nearby recreation area, as detailed above.

Policy NE2: White House Poultry Farm, Netherfield.



The site is allocated for residential development comprising 24 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from Battle Road (B2096)

iii. Include new pedestrian and cycle links to Battle Road and Swift Close

iv. Include an area of public open space in line with the ratios indicated above.

v. Mitigate any significant effects on the Pevensey Levels Hydrological Catchment Area rising from construction or occupancy of the site and include mitigation measures as necessary to protect against significant effects to water quality in the Pevensey Levels SAC/ Ramsar.

vi. Protect the setting of the Grade II Listed Building (Darwell Beach) to the west of the site.

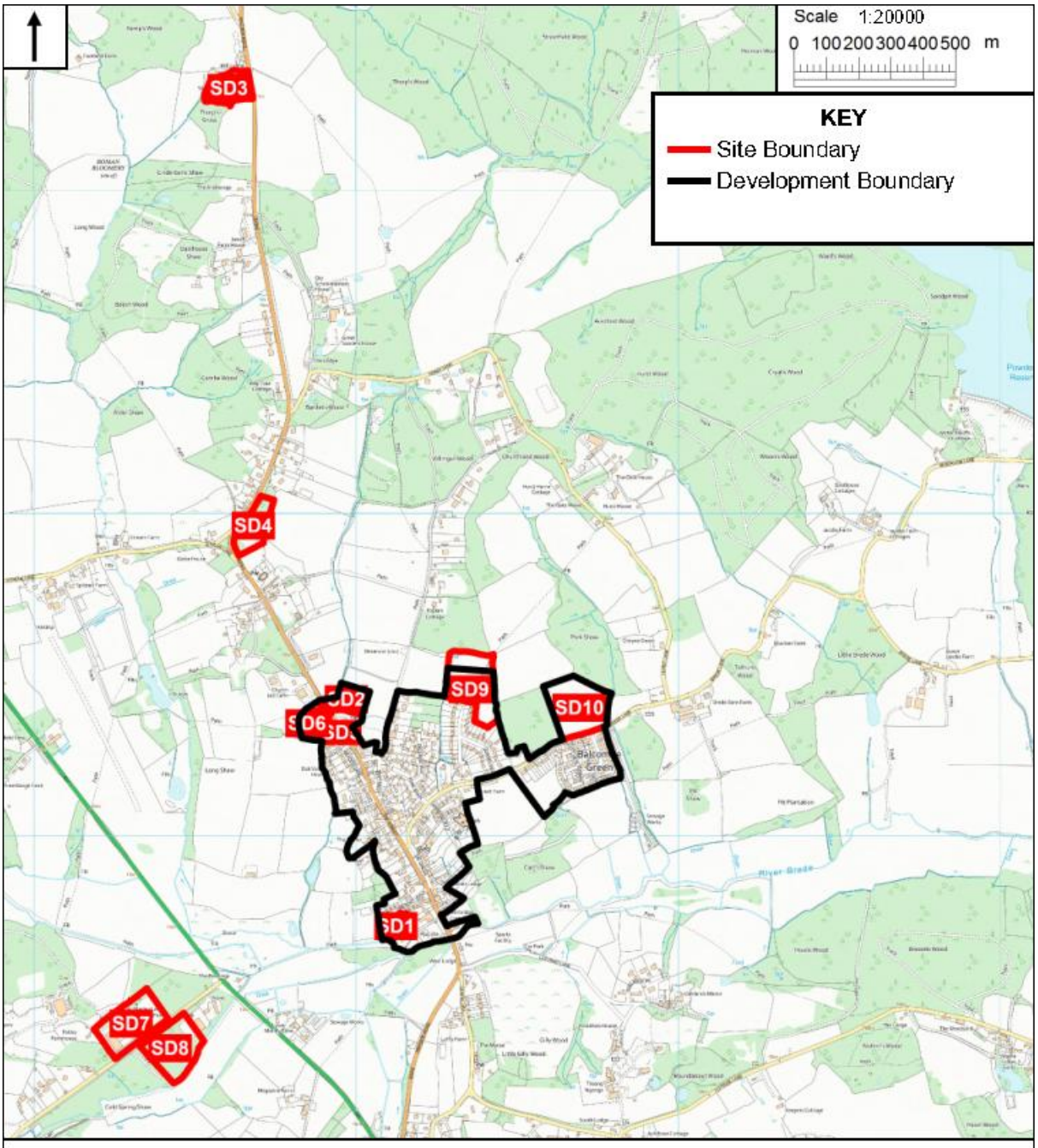
12.93 The site comprises part of a larger field adjacent to existing built development in the village of Netherfield, suitable for small scale residential development. It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies.

12.94 The site is within the Village Area Type, has a site size of 0.98 hectares and an indicative developable area of 0.68 hectares. It is allocated for some 24 dwellings at an indicative residential density of 35 dwellings per hectare.

12.95 Environmental and other constraints affecting the site include being located adjacent to a Grade II Listed Building (Darwell Beach) to the west of the site with policy requirements detailed above to reflect these. Further, because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Pevensey Levels SAC/ Ramsar Habitats Site may be required. The site is relatively well located in relation to village services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, as detailed above. The site benefits from an extant planning permission but development has not yet commenced, and the policy requirements reflect the requirements of the planning permission.

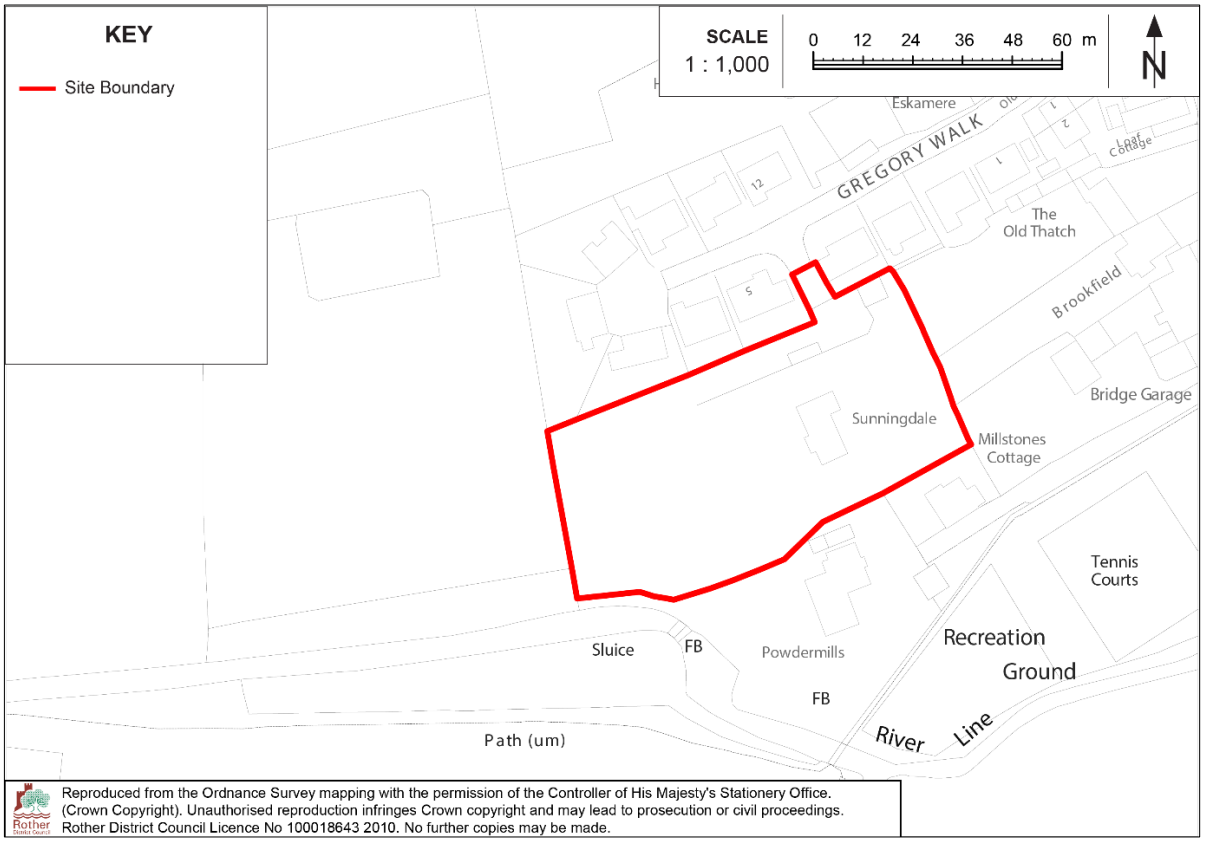
Sedlescombe

Parish: Sedlescombe



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy SD1: Land at Sunningdale, Sedlescombe.



The site is allocated for residential development comprising 8 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan.

ii. Include a new vehicular access from Gregory Walk.

iii. Include new pedestrian and cycle links to Gregory Walk.

iv. Retain and enhance the existing hedgerow/ trees on all boundaries of the site.

12.96 The site comprises a field in close proximity to existing built development in the village of Sedlescombe and within the High Weald National Landscape.

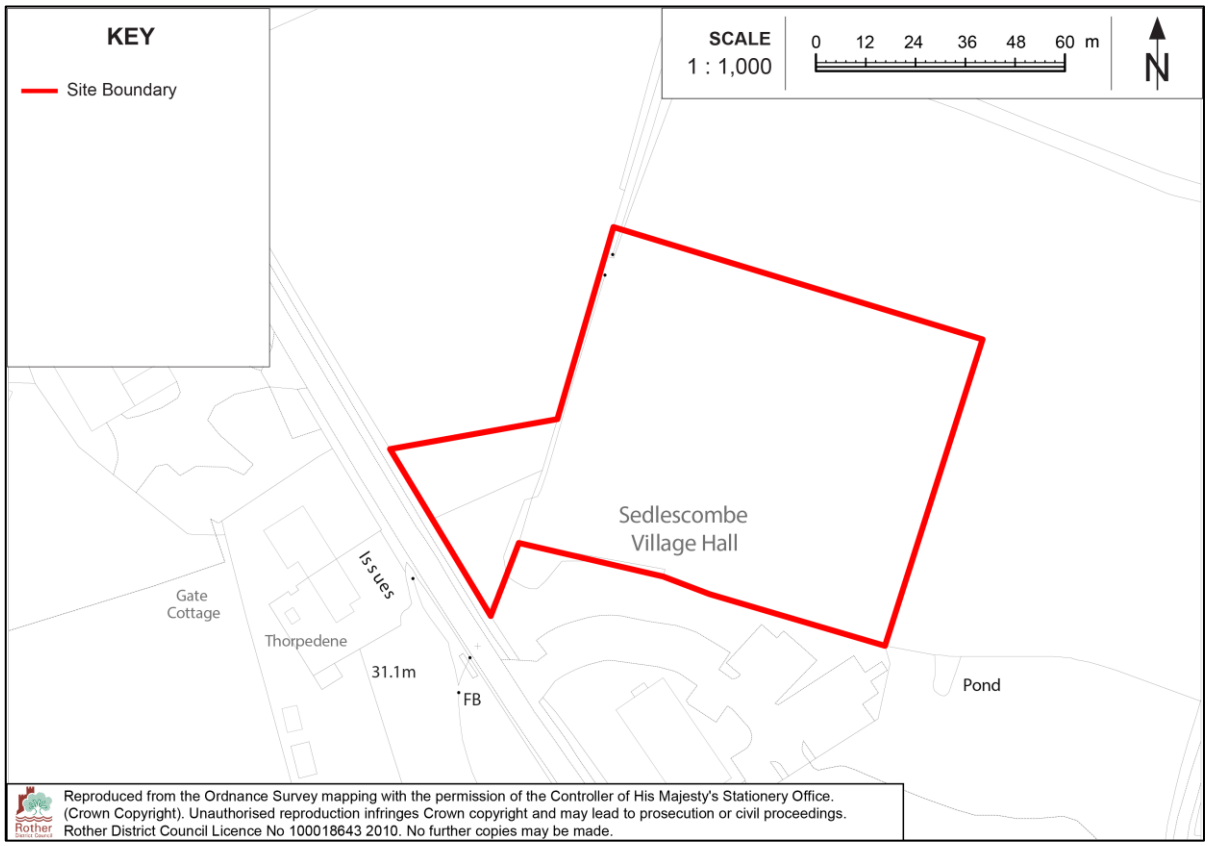
12.97 The site is within the Village Area Type, has a site size of 0.47 hectares and an indicative developable area of 0.32 hectares. It is allocated for some 8 dwellings at an indicative residential density of 35 dwellings per hectare.

12.98 Having regard to existing residential development on the opposite site of Gregory Walk, it is considered that a small-scale residential development is acceptable across the eastern part of the site, subject to a sensitive design.

12.99 Environmental and other constraints affecting the site include the site being in an archaeological notification area, adjacent to Sedlescombe Conservation Area, being located adjacent to historic field boundaries and small areas on the southern boundary being within Flood Risk Zones 2 and 3 and at risk of surface water flooding with the policy requirements detailed above to reflect these. The site also directly borders to the west and south, Areas that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the ESLNRS.

12.100 The site is well located in relation to village services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, as detailed above. The allocation is carried forward from the Sedlescombe Neighbourhood Development Plan.

Policy SD2: Land at Church Hill Farm, Sedlescombe.



The site is allocated for residential development comprising 12 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from The Street via Church Hill.

iii. Include new pedestrian and cycle links to The Street via Church Hill.

iv. Retain and enhance the existing hedgerow/ trees on the south and western boundaries of the site

12.101 The site comprises a section of a larger field in close proximity to existing built development in the village of Sedlescombe and within the High Weald National Landscape.

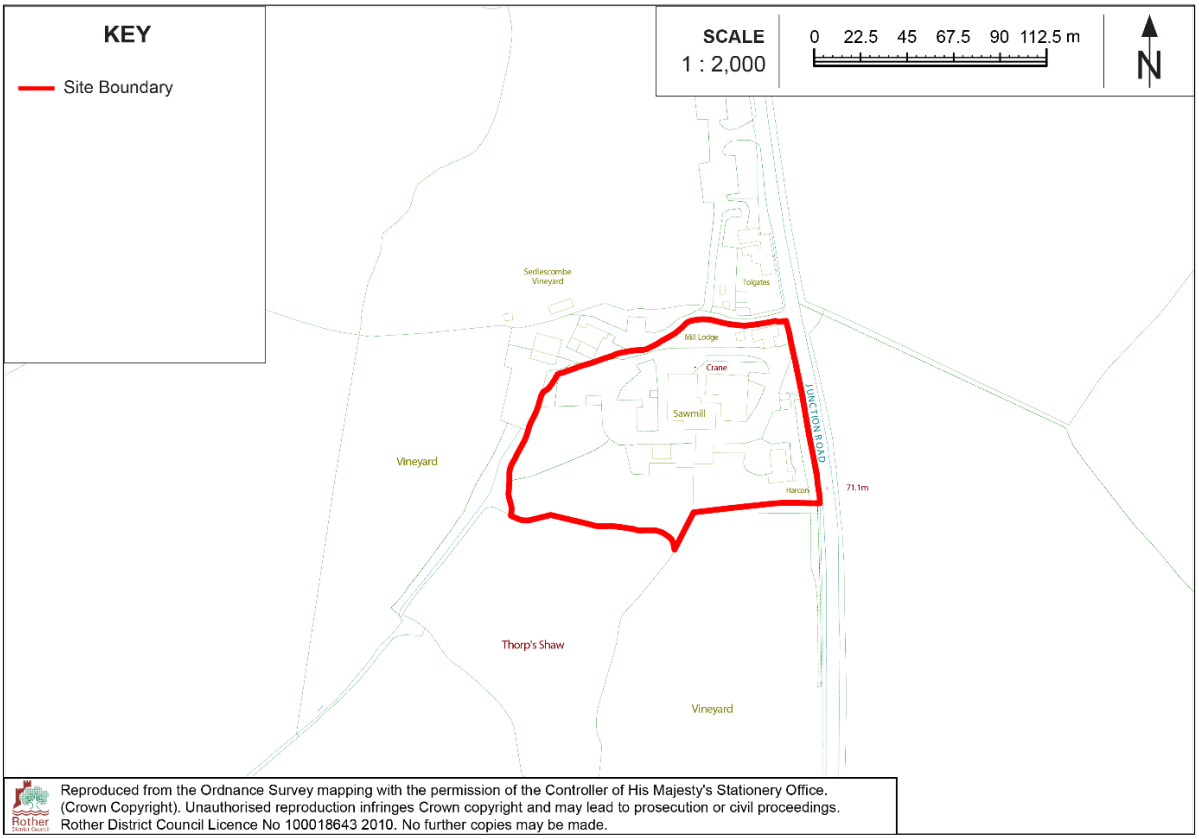
12.102 The site is within the Village Area Type, has a site size of 0.82 hectares and an indicative developable area of 0.32 hectares. It is allocated for some 12 dwellings at an indicative residential density of 35 dwellings per hectare.

12.103 Having regard to the existing village hall to the south of the site, it is considered that a small-scale residential development is acceptable across the southern part of the site, subject to a sensitive design.

12.104 Environmental and other constraints affecting the site include the site being in an archaeological notification area, containing Lowland Meadows Priority Habitat to the south-west, being located adjacent to historic field boundaries and small areas on the southern-western boundary being at risk of surface water flooding with the policy requirements detailed above to reflect these. The site is also wholly within an Area that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities to provide Biodiversity Net Gain which contributes to the measures and objectives of the ESLNRS.

12.105 The site is well located in relation to village services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, as detailed above. The allocation is carried forward from the Sedlescombe Neighbourhood Development Plan.

Policy SD3: Land at Sedlescombe Sawmills, Sedlescombe.



The site is allocated for a mixed-use development comprising:

a. 8 new dwellings

b. 1,115 sqm of new employment floorspace

Development on this site must:

i. make provision for a residential scheme, provided:

- the number of dwellings is assessed to be the minimum required to cross-subsidise the employment scheme, based on a submitted viability appraisal;

- the design of all the dwellings makes sufficient provision for dedicated office and/or workshop space for the benefit of the occupants; and

- includes the demolition of existing buildings and structures that detract from the scenic beauty of the adjoining landscape.

ii. Include a new vehicular access from Junction Road.

iii. Include a link to the nearby Public Right of Way.

iv. Preserve the area of the site designated as Priority Habitat and include a suitable undeveloped buffer around the area.

v. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the south-west boundary, between the edge of development and the Ancient Woodland.

vi. Retain and enhance the existing hedgerow/ trees to all boundaries of the site.

12.106 The site comprises a partially derelict sawmill with open space intertwined by derelict business units and sawmill structures, in close proximity to a vineyard to the west and therapy centre to the north, north of the village of Sedlescombe and within the High Weald National Landscape.

12.107 The site is within the Countryside Area Type, has a site size of 1.16 hectares and an indicative developable area of 0.69 hectares. It is allocated for some 8 dwellings at an indicative residential density of 30 dwellings per hectare.

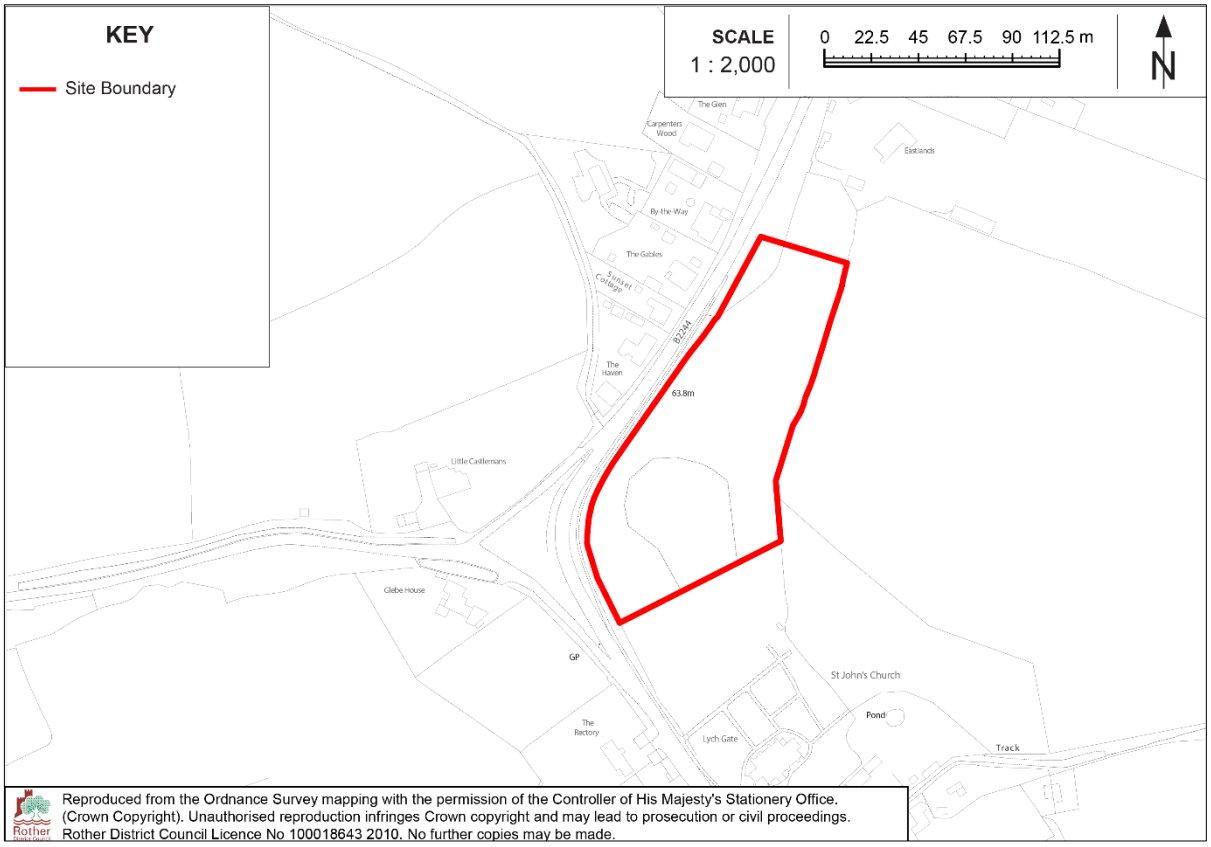
12.108 Having regard to existing development referenced above, it is considered that a small-scale mixed-use development can be accepted across the site, subject to a sensitive design.

12.109 Environmental and other constraints affecting the site include Ancient woodland adjacent to the south-western boundary, an area of Priority Habitat in the south-west corner, small area at risk of surface water flooding, being within an Archaeological Notification Area, located adjacent to Historic field boundaries and a Public Right of Way nearby, with the policy requirements detailed above to reflect these. The area defined as a Priority Habitat is also part of a wider Area that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed

scheme will therefore be required to take opportunities to provide Biodiversity Net Gain which contributes to the measures and objectives of the ESLNRS.

12.110 The site is not well located in relation to village services; however, the policy encourages a mixed-use scheme to enable sufficient development value to be generated to cross-subsidise a viable employment scheme, which will also provide links to the Public Right of Way. The allocation is carried forward from the Sedlescombe Neighbourhood Development Plan.

Policy SD4: Land adjacent to St John the Baptist Church, Sedlescombe.



The site is allocated for residential development comprising 17 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from the B2244.

iii. Include new pedestrian and cycle links to the B2244.

iv. Retain and enhance the existing hedgerow/ trees on all boundaries of the site.

v. Make provision for a community benefit scheme, comprising:

- a car park to serve the Church of at least 30 spaces, which can be used by cars and coaches for dropping off and collecting Church visitors;
- the use of the Church facilities by the local community during the entire year and during evenings;
- a renewable energy heating solution to service the new homes and the Church;
- a restoration scheme of the Church, including interior alterations to make the space more usable for community activities;

vi. Protect the setting of the Grade II Listed Building (The Parish Church of St John the Baptist) to the south-east of the site.

12.111 The site comprises a well-contained field in close proximity to existing built development in the village of Sedlescombe and within the High Weald National Landscape.

12.112 The site is within the Village Area Type, has a site size of 1.16 hectares and an indicative developable area of 0.46 hectares. It is allocated for some 17 dwellings at an indicative residential density of 35 dwellings per hectare.

12.113 Having regard to existing residential development on the B2244 (Sandrock Hill), it is considered that a small/ medium scale residential development is acceptable across the site, subject to a sensitive design.

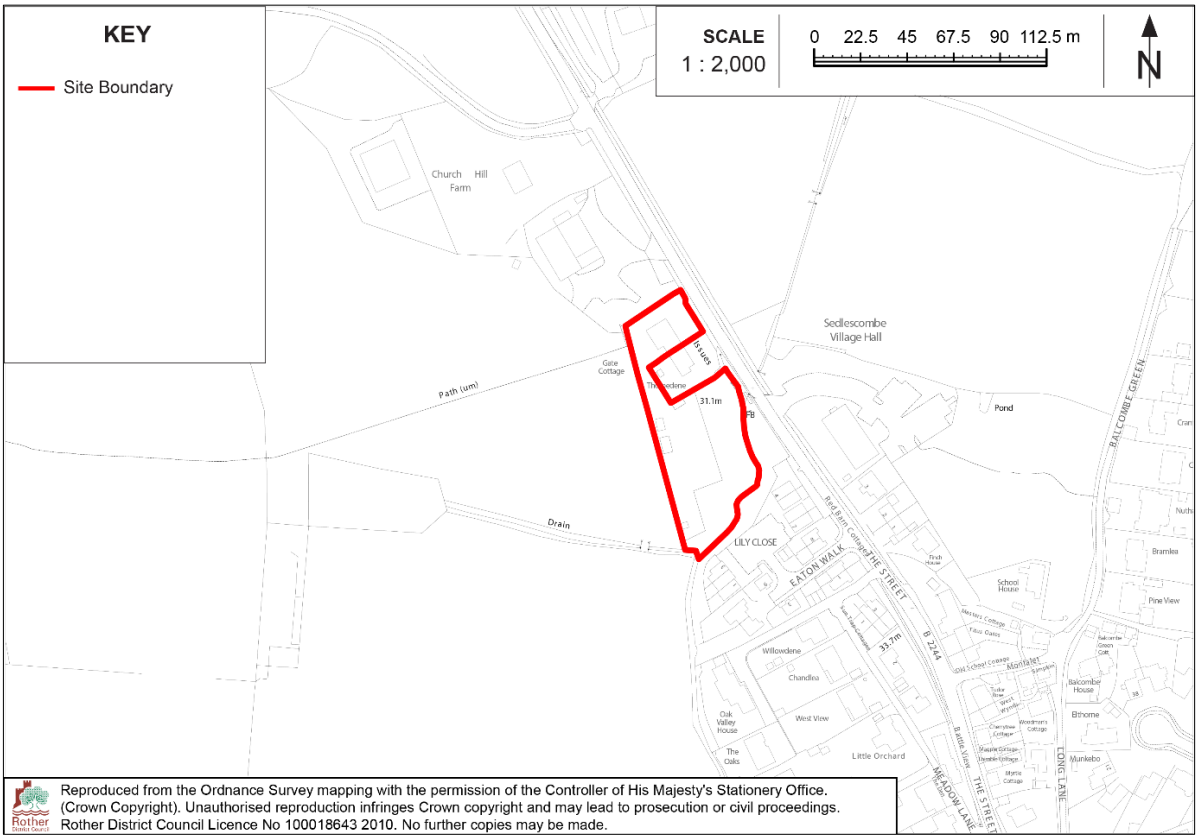
12.114 Environmental and other constraints affecting the site include the site being in an archaeological notification area, being located adjacent to historic field boundaries, a Grade II Listed Building (The Parish Church of St John the Baptist) nearby and small areas on the adjacent road being at risk of surface water flooding with the policy requirements

detailed above to reflect these. The site also directly borders to the south-east an Area that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the ESLNRS.

12.115 The allocation is carried forward from the Sedlescombe Neighbourhood Development Plan. This emphasises that only the minimum number of units required to deliver the community benefit scheme set out in vii (evidenced by a financial viability appraisal) should be provided on the site, with the overarching aim of development on this site being to secure a financially sustainable church and community services.

12.116 The site is relatively well located in relation to village services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, as detailed above.

Policy SD5: Land at Gate Cottage, Sedlescombe.



The site is allocated for residential development comprising 8 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from The Street.

iii. Include new pedestrian and cycle links to The Street, including a crossing point to reach east side of The Street (where improvements will be required to footway width).

iv. Retain the existing Public Right of Way that runs adjacent to the northern boundary.

v. Retain and enhance the existing hedgerow/ trees on the east and south boundaries of the site.

12.117 The site comprises a parcel of land in close proximity to existing built development in the village of Sedlescombe and within the High Weald National Landscape.

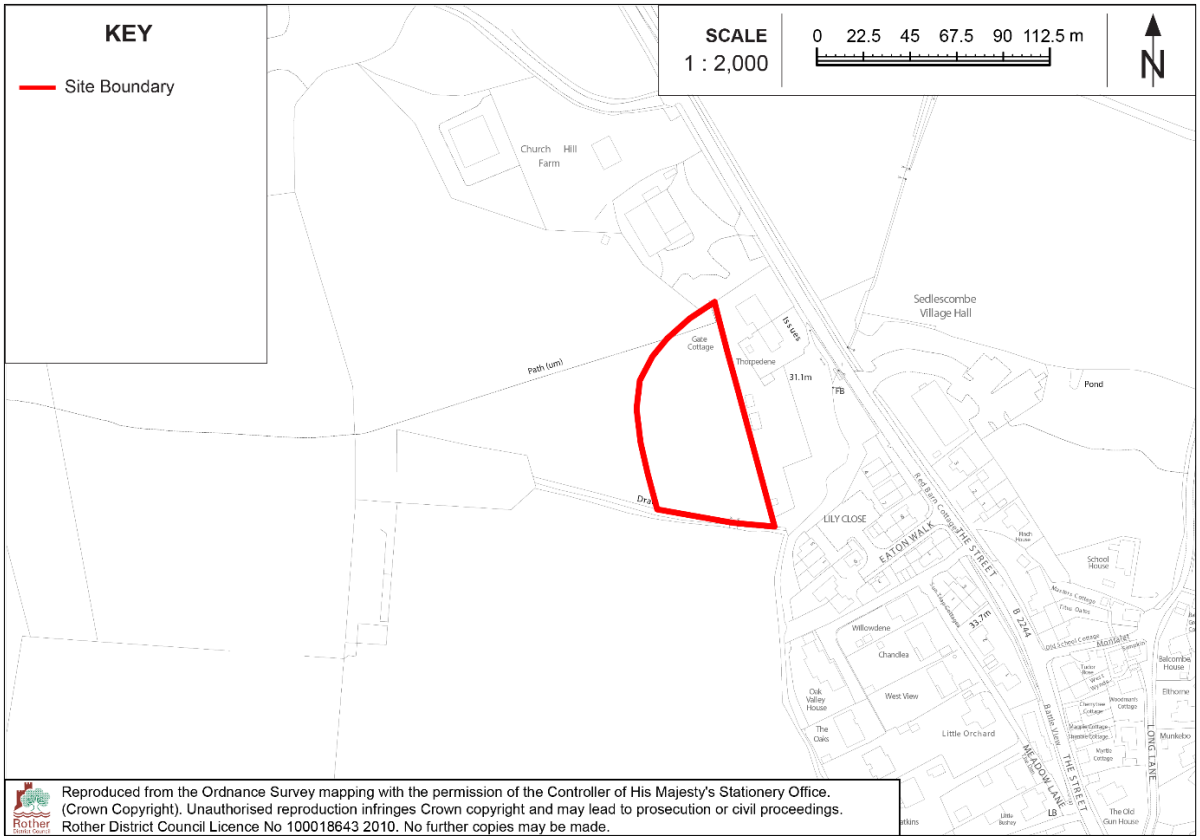
12.118 The site is within the Village Area Type, has a site size of 0.39 hectares and an indicative developable area of 0.23 hectares. It is allocated for some 8 dwellings at an indicative residential density of 35 dwellings per hectare.

12.119 Development of the site will likely impact on High Weald character features, however, having regard to existing residential development on The Street, it is considered that a small-scale residential development is acceptable across the site, subject to a sensitive design.

12.120 Environmental and other constraints affecting the site include the site being located adjacent to a Public Right of Way to the north, being in an archaeological notification area, and small areas on the eastern boundary being at risk of surface water flooding with the policy requirements detailed above to reflect these.

12.121 The site is well located in relation to village services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, as detailed above. The allocation is carried forward from the Sedlescombe Neighbourhood Development Plan.

Policy SD6: Land at Church Hill Farm, Sedlescombe.



The site is allocated for residential development comprising 10 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from the adjacent allocated site SD5.

iii. Include new pedestrian and cycle links to the adjacent allocated site SD5.

iv. Retain the Public Right of Way that runs through the northern boundary of the site.

12.122 The site comprises a field in close proximity to existing built development in the village of Sedlescombe and within the High Weald National Landscape.

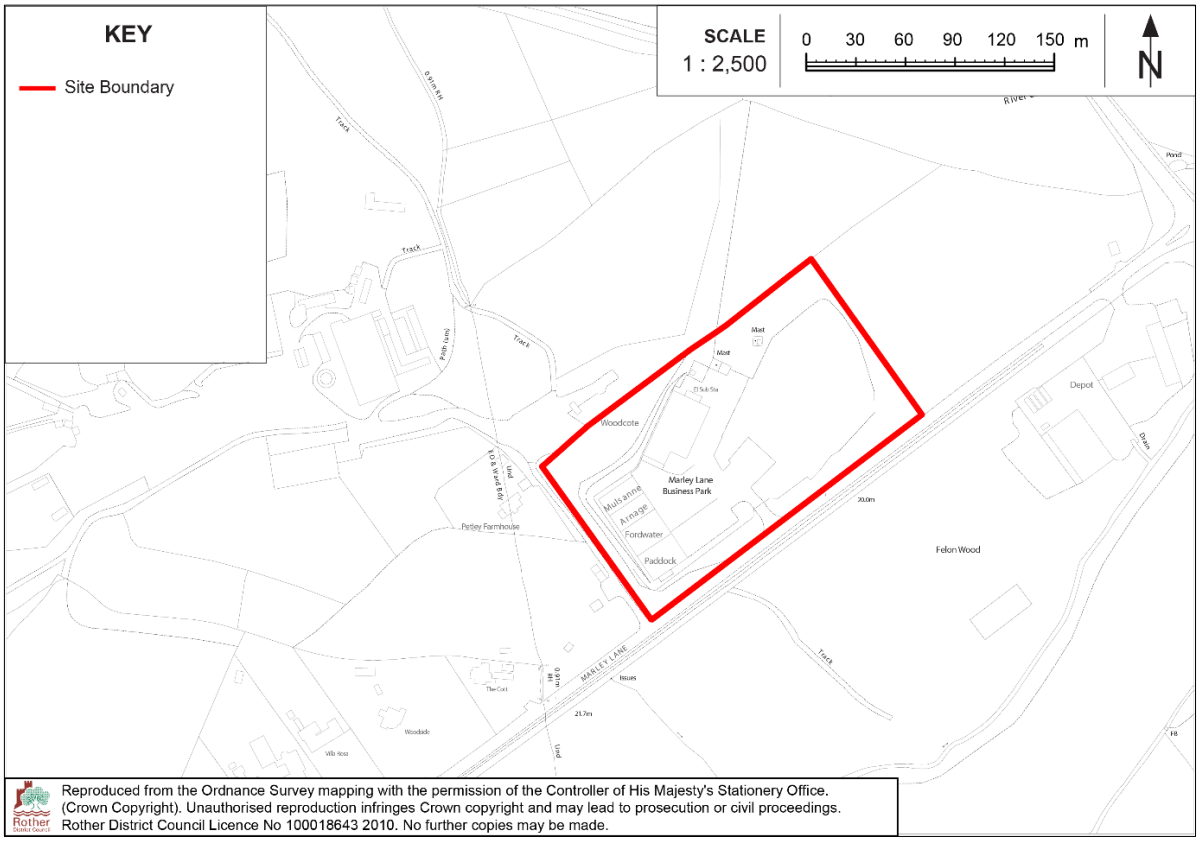
12.123 The site is within the Village Area Type, has a site size of 0.46 hectares and an indicative developable area of 0.32 hectares. It is allocated for some 10 dwellings at an indicative residential density of 35 dwellings per hectare.

12.124 Development of the site will impact on High Weald character features, however, having regard to existing residential development on The Street, it is considered that a small-scale residential development is acceptable across the site, subject to a sensitive design.

12.125 Environmental and other constraints affecting the site include the site being in an archaeological notification area, a Public Right of Way running through the northern boundary of the site and small areas on the southern boundary being at risk of surface water flooding with the policy requirements detailed above to reflect these.

12.126 The site is well located in relation to village services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, as detailed above. The allocation is carried forward from the Sedlescombe Neighbourhood Development Plan.

Policy SD7: Marley Lane Business Park, Marley Lane.



The site is allocated for employment development comprising some 2,400sqm of new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Use the existing vehicular access from Marley Lane.

ii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide on the site boundaries, between the edge of development and the Ancient Woodland, and also around the Ancient Woodland within the site.

iii. Retain a suitable undeveloped buffer area to the designated Priority Habitat surrounding and within the site.

12.127 The site comprises a well-contained business park located on the northern side of Marley Lane, close to its junction with the A21 and outside of any settlement, in the parish of

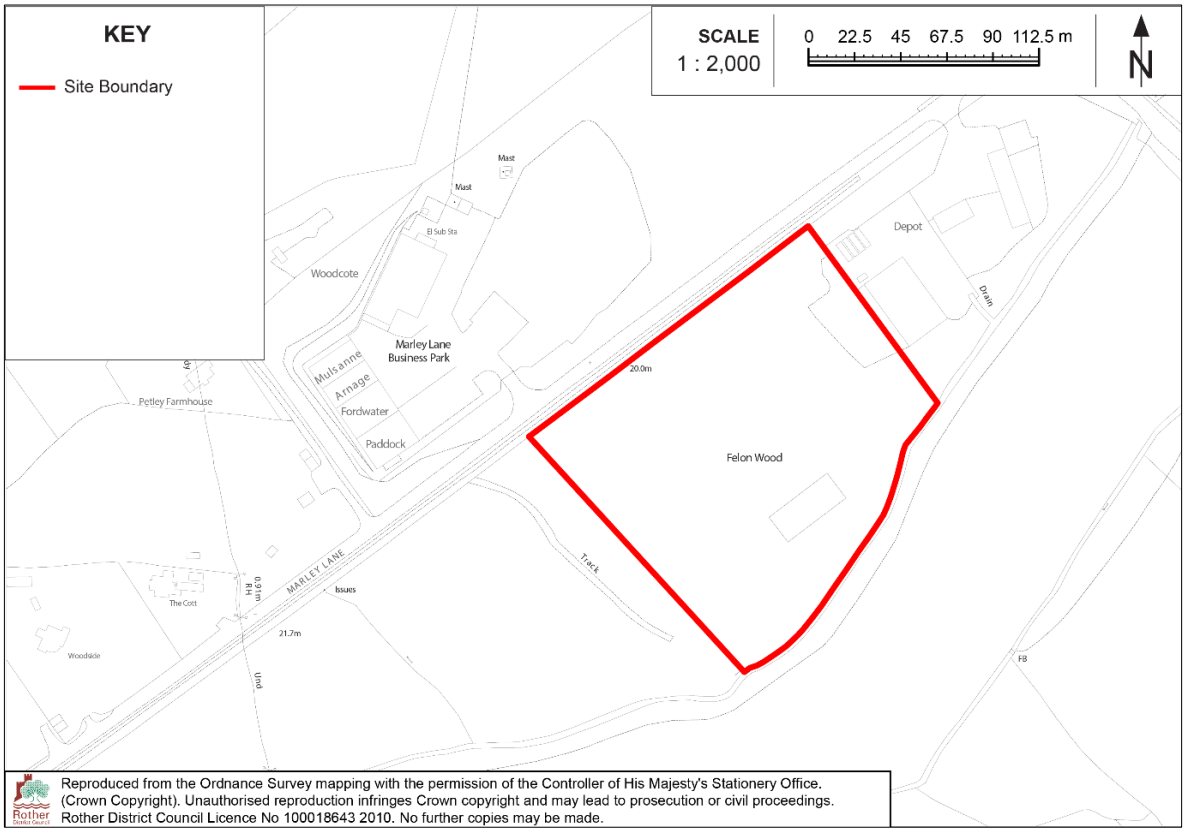
Sedlescombe within the High Weald National Landscape. The Marley Lane Business Park comprises two large industrial buildings and associated car parking and forecourt areas, together with a large, open, grassed area in its eastern section which is surrounded by Ancient Woodland on three boundaries, much of which is protected with a Tree Preservation Order.

12.128 The site is within the Countryside Area Type, has a site size of 2.38 hectares and an indicative developable area of 0.83 hectares.

12.129 The undeveloped eastern section of the site is considered suitable for employment development, subject to a sensitive design and appropriate buffers to the Ancient Woodland and Priority Habitat surrounding the site and extending into it, and Tree Preservation Orders on the site's boundaries.

12.130 While the site is outside any settlement, it has good access to the strategic road network and forms part of an established business estate and is appropriately located for these uses. National planning policy supports the sustainable growth and expansion of all types of business in rural areas, recognising that sites in rural areas may have to be found beyond existing settlements. The allocation provides flexibility in terms of the specific use class of the employment use. The appropriate use class would be for determination at planning application stage, having regard to the nature of the particular proposal and the site constraints

Policy SD8: Land at Felon's Field, Marley Lane.



The site is allocated for employment development comprising 3000sqm of new employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Provide a new vehicular access from Marley Lane.

ii. Retain trees subject to Tree Preservation Orders and retain and strengthen boundary tree belts with native species.

iii. Be informed by a biodiversity strategy that makes provision for any protected species found to be using the site, and where necessary, includes appropriate mitigation and/ or compensation for any loss of habitat.

iv. Include measures to ensure no adverse effect on ground water

12.131 The site comprises an overgrown undeveloped field, with a central part that is hard surfaced. It is well-contained by woodland to the north, west and south boundaries, located in close proximity to an existing industrial area to the east and Marley Lane

Business Park located opposite to the west, in the parish of Sedlescombe within the High Weald National Landscape.

12.132 The site is within the Countryside Area Type, has a site size of 2.27 hectares and an indicative developable area of 1.02 hectares.

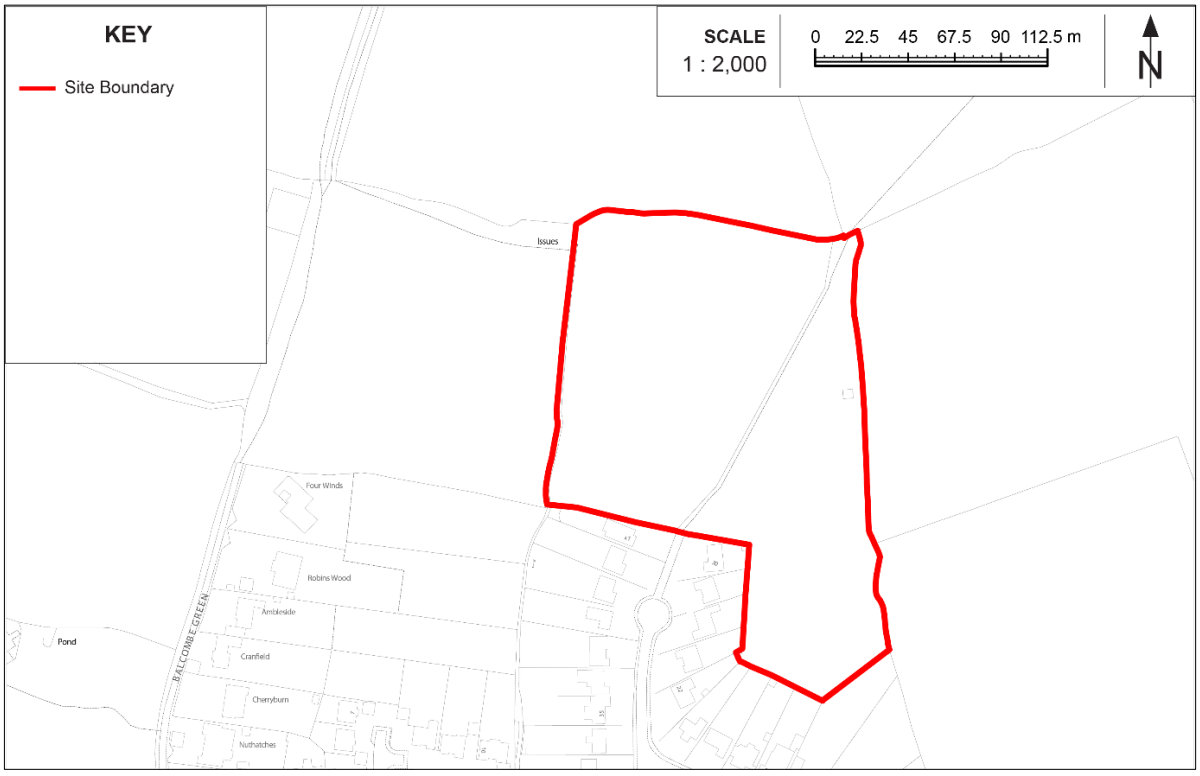
12.133 Having regard to nearby industrial development, it is considered that a medium scale industrial development is acceptable, subject to a sensitive design. The allocation provides flexibility in terms of the specific use class of the employment use. The appropriate use class would be for determination at planning application stage, having regard to the nature of the particular proposal and the site constraints.

12.134 Environmental and other constraints affecting the site include thick tree belts on all boundaries, other than the north-eastern boundary, including a single Oak in the central part of the site, all of which are protected by a Tree Preservation Order (TPO). A groundwater protection zone and an area of flood risk lie to the south, with evidence of protected species, including dormice, using the site. In addition, the site has potential archaeological interest due to its location within an area of medieval and post-medieval activity.

12.135 The site is overgrown and is likely to accommodate wildlife habitats and potentially protected species. Up-to-date ecological surveys and tree surveys will be required to ascertain the precise amount and layout of development at this location.

12.136 While the site lies outside any settlement, it has good access to the strategic road network and is appropriately located for business uses. National planning policy supports the sustainable growth and expansion of all types of business in rural areas, recognising that sites in rural areas may have to be found beyond existing settlements.

Policy SD9: Land north of Gorselands, Sedlescombe.



The site is allocated for residential development comprising 15 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from Gorselands.

iii. Include new pedestrian and cycle links to Gorselands.

iv. Include an area of public open space in line with the ratios indicated above.

v. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the northern and south-eastern boundaries, between the edge of development and the Ancient Woodland and Priority Habitat;

vi. Retain and enhance the existing hedgerows and trees on the north, east and west boundaries of the site.

vii. Retain and provide links to the public right of way that dissects the site from the access at Gorselands to the north-eastern corner.

12.137 The site comprises a sloping field on the northern edge of Sedlescombe village, within the High Weald National Landscape. The south-eastern section is well contained by boundary trees and ancient woodland, while the western/ northern section is more exposed in the landscape.

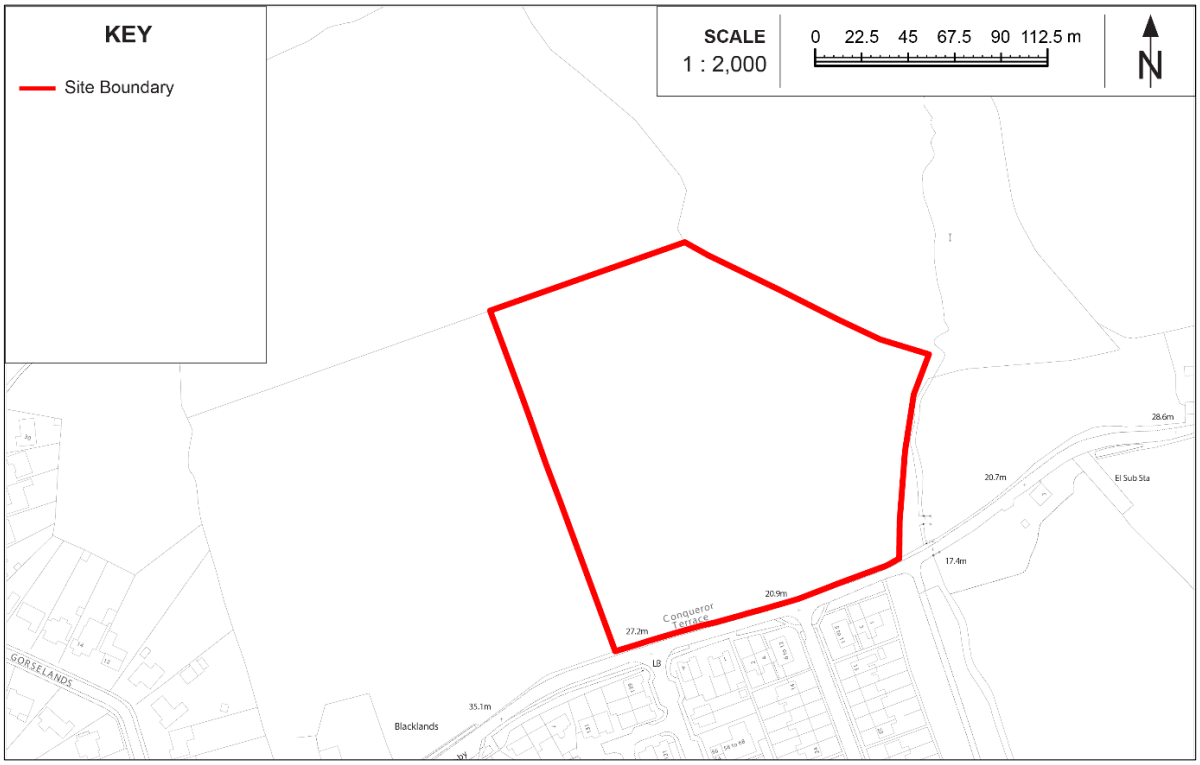
12.138 The site is within the Village Area Type, has a site size of 2.62 hectares and an indicative developable area of 0.52 hectares. It is allocated for some 15 dwellings at an indicative residential density of 35 dwellings per hectare.

12.139 Having regard to adjoining residential development at Gorselands to the south of the site, it is considered that a small/ medium scale residential development is acceptable across the south-eastern part of the site, to be informed by a landscape and visual impact assessment to determine an appropriate layout, form and detailed design.

12.140 Environmental and other constraints affecting the site include Priority Habitat woodland (which is also protected by a Tree Preservation Order) to the south-eastern boundary, Lowland Meadows Priority Habitat to the west, Ancient Woodland to the northern boundary, a public right of way that dissects the site from north to south, and historic field boundaries, with the policy requirements detailed above to reflect these. The site also directly borders to the north, west and south-east Areas that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities to link these areas as appropriate as part of the Biodiversity Net Gain scheme, which contribute to the measures and objectives of the ESLNRS.

12.141 The site is relatively well-located in relation to village services but improvements to pedestrian and cycle infrastructure to encourage active travel are required, as detailed above. The access road would need to be widened to serve a development.

Policy SD10: Land north of Brede Lane, Sedlescombe.



The site is allocated for residential development comprising 38 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a new vehicular access from Brede Lane.

iii. Include new pedestrian and cycle links to Brede Lane.

iv. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the eastern and western boundaries, between the edge of development and the Ancient Woodland and Priority Habitat;

v. Retain and enhance the existing hedgerow on the southern boundary of the site, save for a short section to be removed to facilitate an access.

vi. Provide a tree belt of oak and field maple with understorey scrub along the north-western edge of the site to improve connectivity between adjacent woodland blocks and reinforce the deciduous belt to the east along the streamside;

vii. The layout of development should be informed by an odour assessment to be undertaken in consultation with statutory wastewater operator for the works.

12.142 The site comprises approximately half of a large, irregularly shaped field abutted by Ancient Woodland and Priority Habitat on the northern side of Brede Lane, east of Sedlescombe village. There is a well-established hedgerow to the southern (roadside) boundary and the adjoining woodland to the west is protected by a Tree Preservation Order.

12.143 The site is within the Village Area Type, has a site size of 2.76 hectares and an indicative developable area of 1.1 hectares. It is allocated for some 38 dwellings at an indicative residential density of 35 dwellings per hectare.

12.144 Environmental and other constraints affecting the site include Priority Habitat adjacent to the western boundary (which is also protected by a Tree Preservation Order), Ancient Woodland to the eastern boundary and small areas at risk of surface water flooding to the south-east of the site. The identified habitat and woodland areas are also Areas that Could become of Importance for Biodiversity as defined by the East Sussex Local Nature Recover Strategy (ESLNRS). Any proposed scheme will therefore be required to take opportunities to link these areas as appropriate as part of the Biodiversity Net Gain scheme, which contribute to the measures and objectives of the ESLNRS.

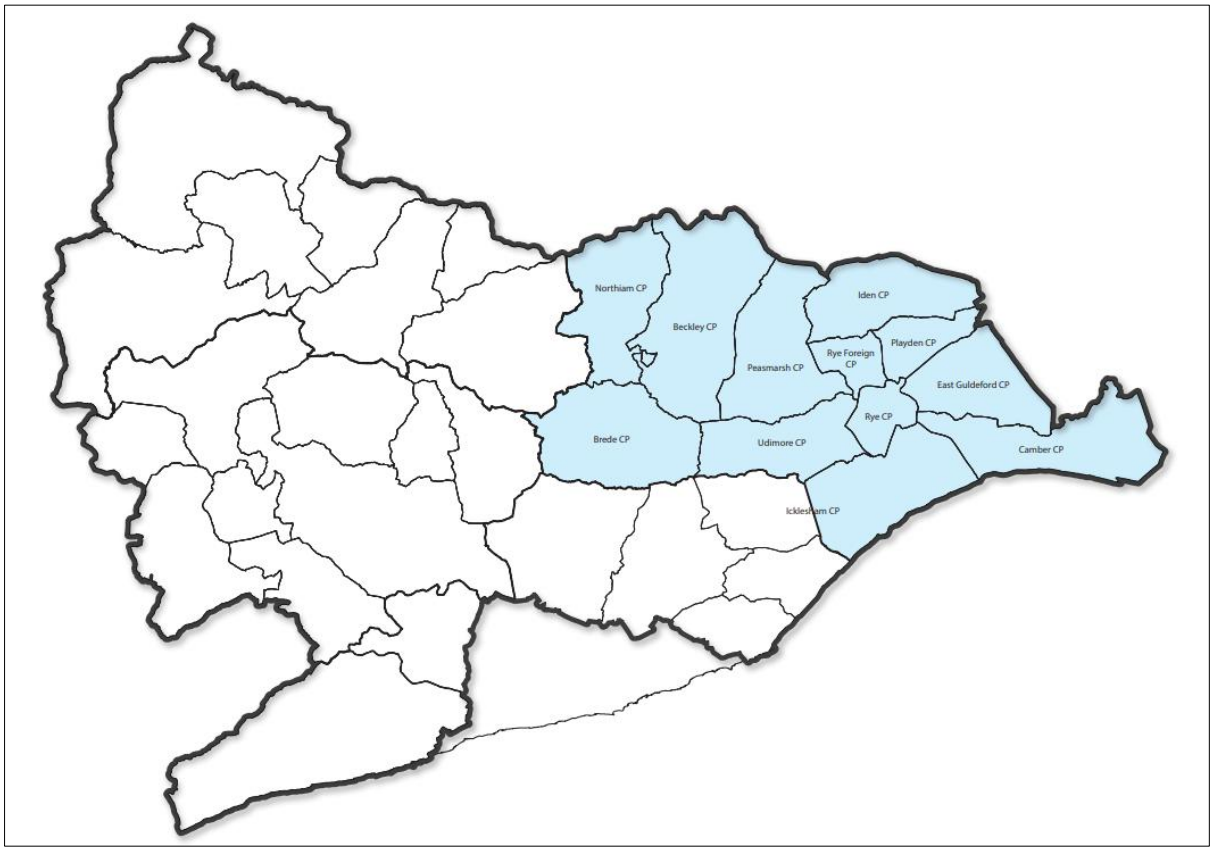
12.145 The site is located within the High Weald National Landscape (HWNL) and occupies an edge-of-settlement location which is well enclosed by Ancient Woodland to the north-east, a Deciduous woodland belt to the south-east and a block of Deciduous woodland to the west with a hedgerow enclosing the south. The primary HWNL characteristic present here is a small, irregular field bound by Ancient Woodland and hedgerows. The design response should therefore retain hedgerows and trees to the site boundaries, whilst taking the opportunity to provide a tree belt of oak and field maple with understorey scrub along the north-western edge of the site to improve connectivity between adjacent woodland blocks and reinforce the deciduous belt to the east along the

streamside. The built form should be arranged to respond to the topography and existing landscape structure with a varied density strategy, which will ensure appropriate buffers are secured to the Ancient Woodland and hedgerows. It is anticipated that any greater density is focused only where it can be accommodated without harm to landscape character and hedgerows. Overall, the policy requirements and the mitigation measures required will ensure the development conserves and enhances the natural beauty of the HWNL.

12.146 The site is within walking distance of services and facilities in the village although improvements to pedestrian and cycle infrastructure to encourage active travel are required.

Chapter 13: Rye and the Eastern Settlements Sub-Area: Vision, Strategy and Site Allocations

Includes the parishes of Beckley, Brede, Camber, East Guldeford, Icklesham (east), Iden, Northiam, Peasmarsh, Playden, Rye Foreign, Rye and Udimore



Vision for Rye and the Eastern Cluster of Settlements

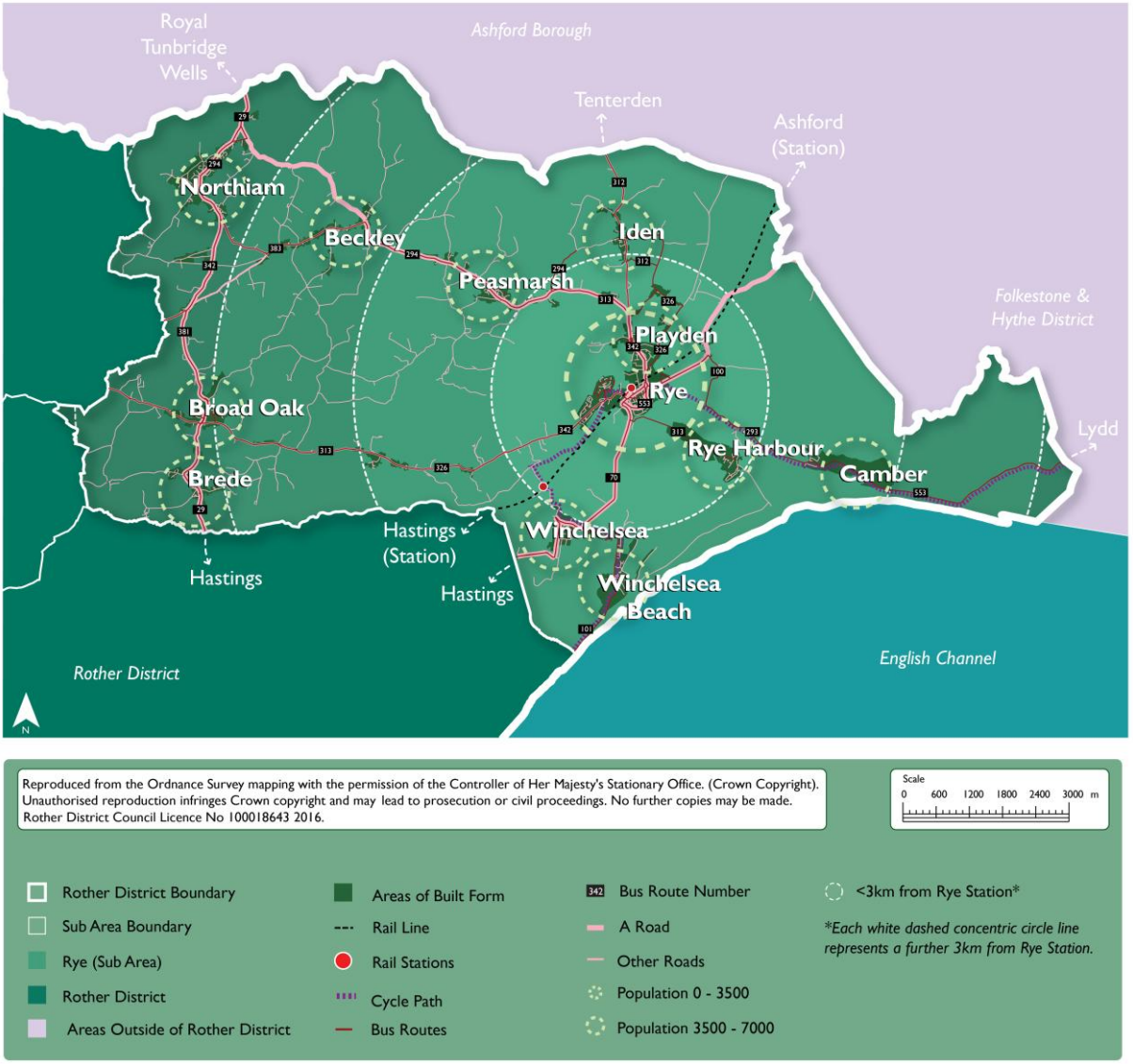
The important historical character of Rye will be preserved and enhanced, maintaining a strong retail and services core with access to sustainable green tourism and leisure opportunities. Areas at risk from flooding and sensitive environmental areas will be protected from inappropriate development and the high-quality biodiversity and landscape designations will be sensitively managed and enhanced, including community access, through biodiversity net gains from development.

The key employment areas within Rye Harbour will be retained, along with other commercial areas across the town. This includes maintaining the viability of the Port of Rye as a working harbour, while having regard to protecting the integrity of internationally designated habitats. Key tourism areas such as Camber will be promoted through improved accessibility to reduce the dependency on the car, including better utilisation of existing cycle and pedestrian routes.

The eastern cluster of settlements will be better connected by sustainable transport infrastructure, with Rye acting as a key transport hub, and local economies will continue to grow, respecting the historic development pattern of rural communities over time. The strengthened connections to Rye as a sustainable market town, will allow for sensitive development in adjoining villages. The Rye Neighbourhood Plan will continue to allocate housing and employment sites in Rye and Rye Harbour.

There is potential to deliver 737 dwellings and 18,480 sqm of employment floorspace across the Rye and Eastern Settlements Cluster sub-area.

Figure 13.1: Rye and the Eastern Settlements Cluster



13.1 Rye and the eastern settlements cluster include the parishes of Beckley, Brede, Camber, East Guldeford, Icklesham, Iden, Northiam, Peasmarsh, Playden, Rye, Rye Foreign and Udimore, and the settlements within them.

13.2 Rye is the only town in this sub area, with all eleven satellite parishes relying on it for many services. This is reflected in the housing target for Rye (provided for the Rye Neighbourhood Plan Review, 2026), with Rye having the highest total of all the parishes in the eastern part of the district. Rye is a historic market town and the main service and employment centre in eastern Rother.

13.3 The area surrounding Rye is heavily constrained physically by the High Weald National Landscape (NL) to the north and west, and low-lying areas at risk of flooding and designated for their habitat value to the south and east, including the Dungeness complex of internationally protected habitats sites. Some parts of Rye's built-up areas encroach

into other adjacent parishes (Rye Foreign and Playden). Rye also functions as a key transport hub for travel outside of the district, including by rail to London via Ashford, and Eastbourne via Hastings.

13.4 No site allocations are included in the Local Plan for Rye. This is because the housing requirement has instead been provided for the Rye Neighbourhood Plan (NP) Review, which was subject to Regulation 14 consultation in 2026 and which is, at the time of writing, progressing towards Regulation 16. The draft NP Review proposes to meet the housing requirement through site allocations.

13.5 While some settlements link radially to Rye, there is also a network of settlements which form a cluster, as shown in the key diagram above, with Rye as a key destination. This cluster is supported by existing bus services. A sensitive level of growth can be delivered in the cluster of settlements that connect to Rye as a main transport hub. Associated sustainability improvements will be required to local services and facilities, as well as active travel measures.

13.6 Three sites have been allocated in Beckley, a historic village with ribbon development straddling an ancient east-west route in the High Weald NL, located some 7.5km northwest of Rye. The village has landscape constraints, being located within the High Weald NL, and is effectively bound north and south by the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area. It has a primary school, village hall, recreation ground, play area, church, and a public house in nearby Clayhill. However, residents are reliant on the larger neighbouring settlements of Peasmarsh and Northiam for shops, doctor and dentist.

13.7 Three sites allocated in Broad Oak (Brede parish). Broad Oak is a small village, approximately 9km west of Rye and 12km north of Hastings. It sits wholly within the High Weald NL, and the village is sited on a crest, with the land falling away most markedly to the southern open vistas of the Brede river valley. Broad Oak has a range of services including a primary school and doctors surgery. The village is served by several bus services although as no service has at least 10 buses per day, the public transport connections are considered to be limited.

13.8 Camber has three small site allocations, two carried forward from the previous Local Plan. The settlement is in the far east of the district, not far from the Kent border. Once a quiet place of scattered bungalows and coastguard cottages, the village has seen a lot of development since World War 2 with the building of large holiday camps and residential

dwellings. Whilst the services currently available are considered to be limited, the sites will contribute to the vitality and sustainability of the village.

13.9 Rye Harbour (within Icklesham parish) is a satellite village to Rye and is located to the southeast of the town. It includes a large industrial area that straddles Harbour Road for 1.3km before the residential section of the village is reached. Although Rye Harbour has close economic links with nearby Rye, it is considered a distinct settlement, which is consolidated by the existing Strategic Gap between the two settlements. While outside of the AONB, Rye Harbour has significant environmental constraints to further development. All land surrounding the settlement is either protected by international designations (SAC/SPA/Ramsar) or is within Flood Zone 3, or both. In addition, Rye Harbour Local Nature Reserve directly adjoins the settlement to the south-west.

13.10 The existing employment area at Rye Harbour provides a substantial amount of employment and is significant for the eastern area of the district. It includes a long-established concentration of industrial uses, including some heavy industry such as an oil refinery. Subject to safeguarding the surrounding habitats sites and working within the limitations of the areas of flood risk and the local road network, the Local Plan takes a supportive approach to further intensification of the Harbour Road employment area. There is only one allocated housing site within Rye Harbour, brought forward from the previous Local Plan, which will contribute to the on-going vitality of the area.

13.11 Iden is a small rural village approaching some 400 people, situated to the north of Rye. It is within the eastern end of the district, with the Kent border being 1.1km to the north. The settlement is principally linear in form, and located wholly within the High Weald NL, set on topography that gradually slopes down to the lower reaches of the Rother. It has limited services. Two small sites are allocated for residential development, which will support the vitality of the village.

13.12 Northiam is one of the most populated villages in the district, with an estimated population of 1,903, and supports a reasonable range of services and facilities. The village lies along a generally north to south running ridge, situated on the A28, and is 10.5km northwest of Rye. It is wholly within the High Weald NL and contains a substantial number of buildings listed for their architectural or historic interest and a Conservation Area in the southern part of the village. The landscape features long dramatic views across valleys from the enclosing ridges and spurs, which is a key factor in limiting the number of sites suitable for development. Two small sites are included as allocations; one carried forward from the previous Local Plan.

13.13 Peasmarsh is situated within the north-east of the district, 5.5km from Rye. Compared to most villages of its scale, it has a less defined village centre, although it does have a range of services including a primary school and pre-school, pub and a superstore (which also contains a post office, café, pharmacy and petrol filling station). The parish is within the High Weald National Landscape and the only suitable sites for development are within or adjacent to the village itself. Five sites have been allocated in the parish, including one small Neighbourhood Plan allocation carried forward.

13.14 Playden is a small, rural village to the north of Rye, east of the A268. It is located outside the HWNL, and the main settlement is not affected by flooding. It does, however, contain a number of heritage assets including the Grade I listed parish church, and lanes away from the A268 are narrow and winding. While services in Rye are relatively close at around 1km, pedestrian connections to Rye along the A268 could be improved as there are narrow/missing footways in places. Two small sites are allocated for residential development in Playden.

13.15 The settlements of East Guldeford, Icklesham (Winchelsea Beach), Rye Foreign and Udimore do not have include site allocations in the Local Plan. Sites assessed through the HELAA process have been found to be unsuitable for reasons such as flood risk and environmental impacts.

13.16 Figure 13.2 below illustrates the development strategy for Rye and the eastern settlements cluster in terms of the numbers of dwellings and the amount of employment floorspace that is expected to be delivered over the Plan period. These figures have been derived from the total amount of development included in the site allocations, together with the housing figure provided to Rye for the Neighbourhood Plan Review (2026), and the amount of employment floorspace expected to come forward as a result of identified sites at Rye Harbour.

Figure 13.2: Rye and Surrounding Settlements Development Strategy: Housing and Employment

Settlement Area	Total housing (dwelling nos)	Total employment floorspace (sqm)
Beckley	50	0
Broad Oak	109	0
Camber	15	0
Rye	325	600
Rye Harbour	40	17,480

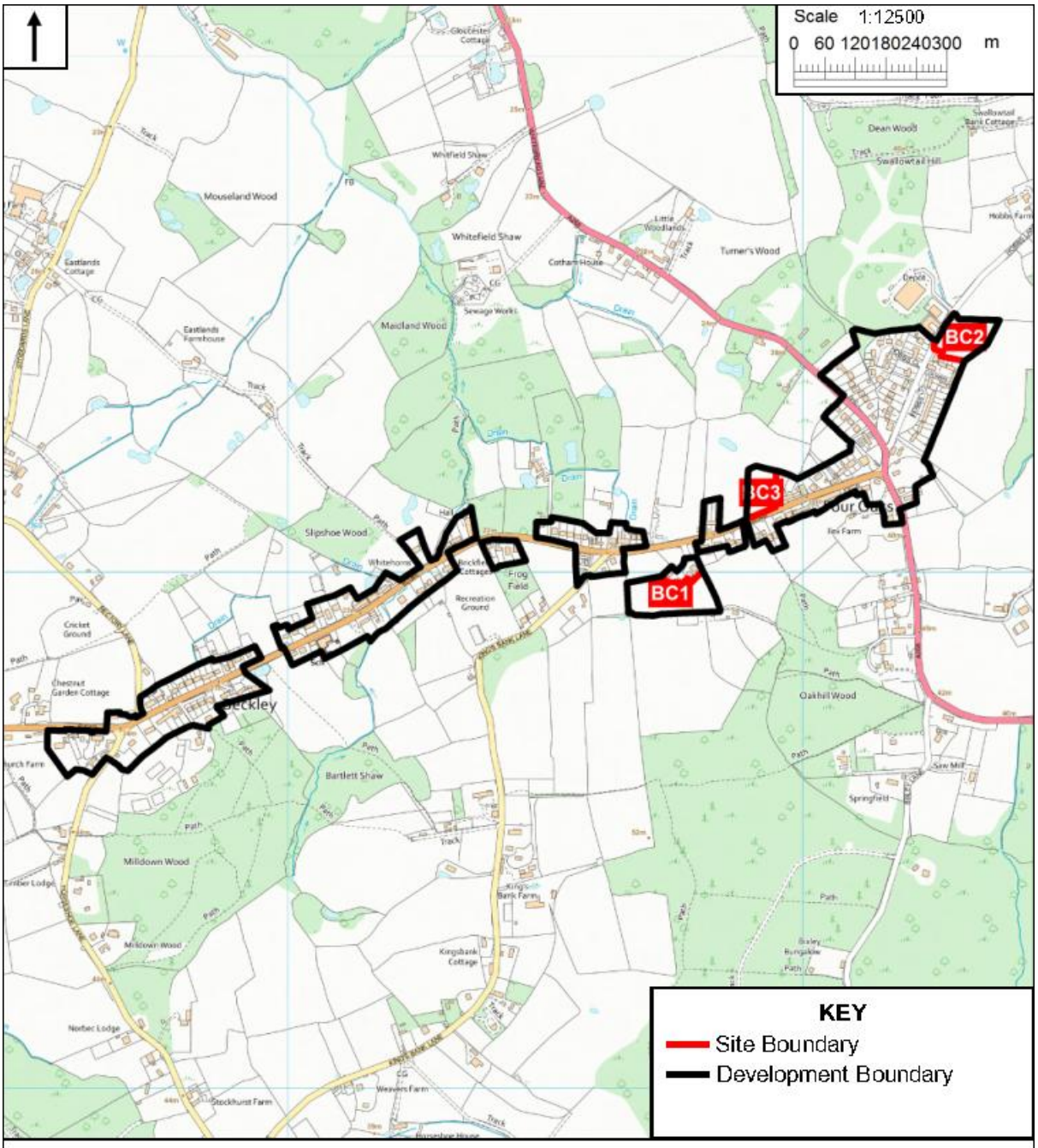
Iden	25	0
Northiam	22	0
Peasmarsh	126	400
Playden	25	0
Total Growth	737	18,480

Sustainability Coding for Settlements (Source: Rother Settlement Study, 2024)

Highly sustainable	Very Good sustainability	Good sustainability	Fair sustainability	Poor sustainability	Very Poor sustainability

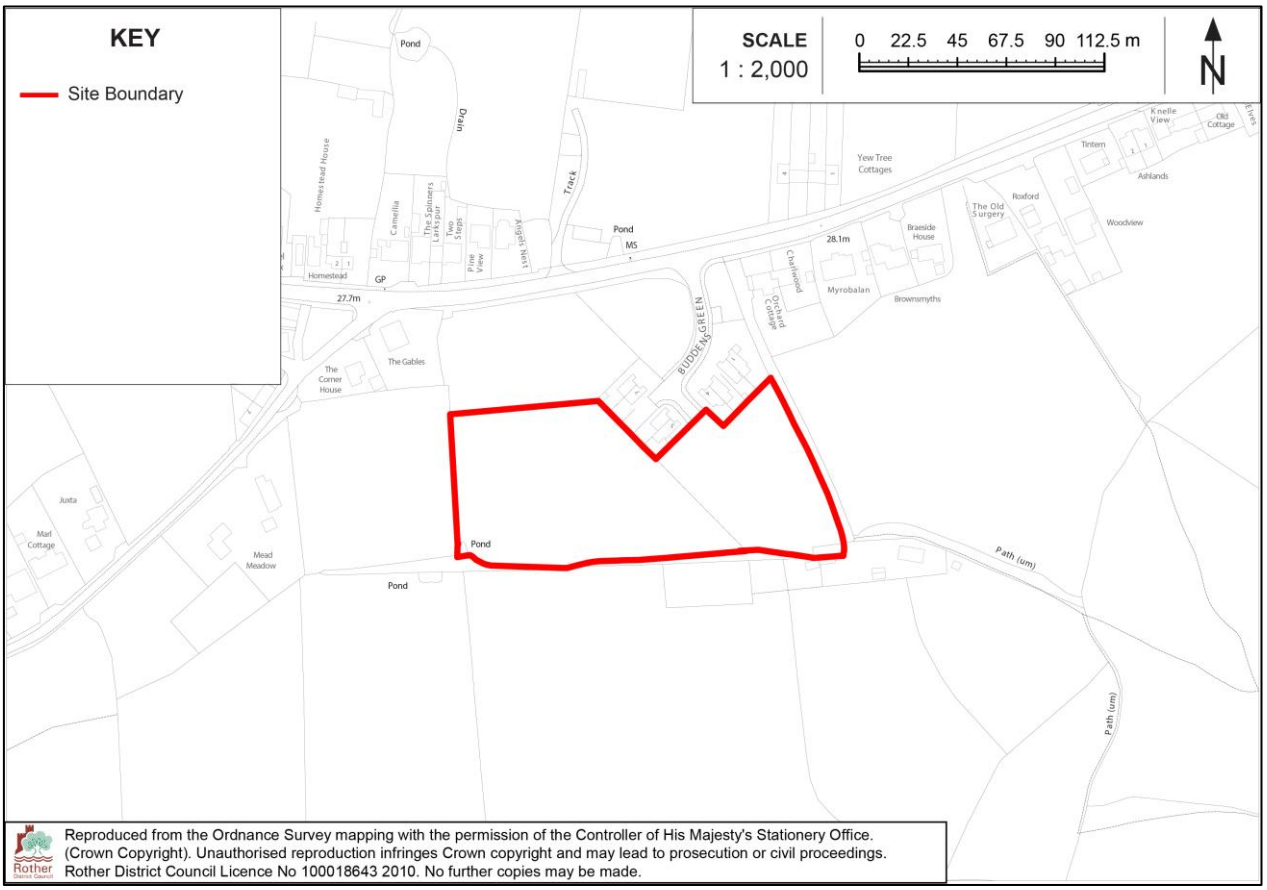
Beckley and Four Oaks

Parish: Beckley



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy BC1: Land South and West of Buddens Green, Beckley Four Oaks



The site is allocated for residential development comprising some 20 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new vehicular access from Buddens Green and on-site parking which serves the new dwellings;

iii. Include any new highways works outside the site, as recommended by the Highway Authority to improve opportunities for active travel or access by public transport, such as upgrades to the nearby bus stop on Main Street;

iv. Retain existing trees on the southern and eastern boundaries and provide a new hedgerow of native species on the western boundary;

v. Retain and enhance the existing pond to the southwest of the site and provide a minimum 10 metres buffer to any built development including roadways as informed by an ecological survey;

vi. Protect the setting of the Grade II listed buildings, Braeside House and Orchard Cottage, on Main Street.

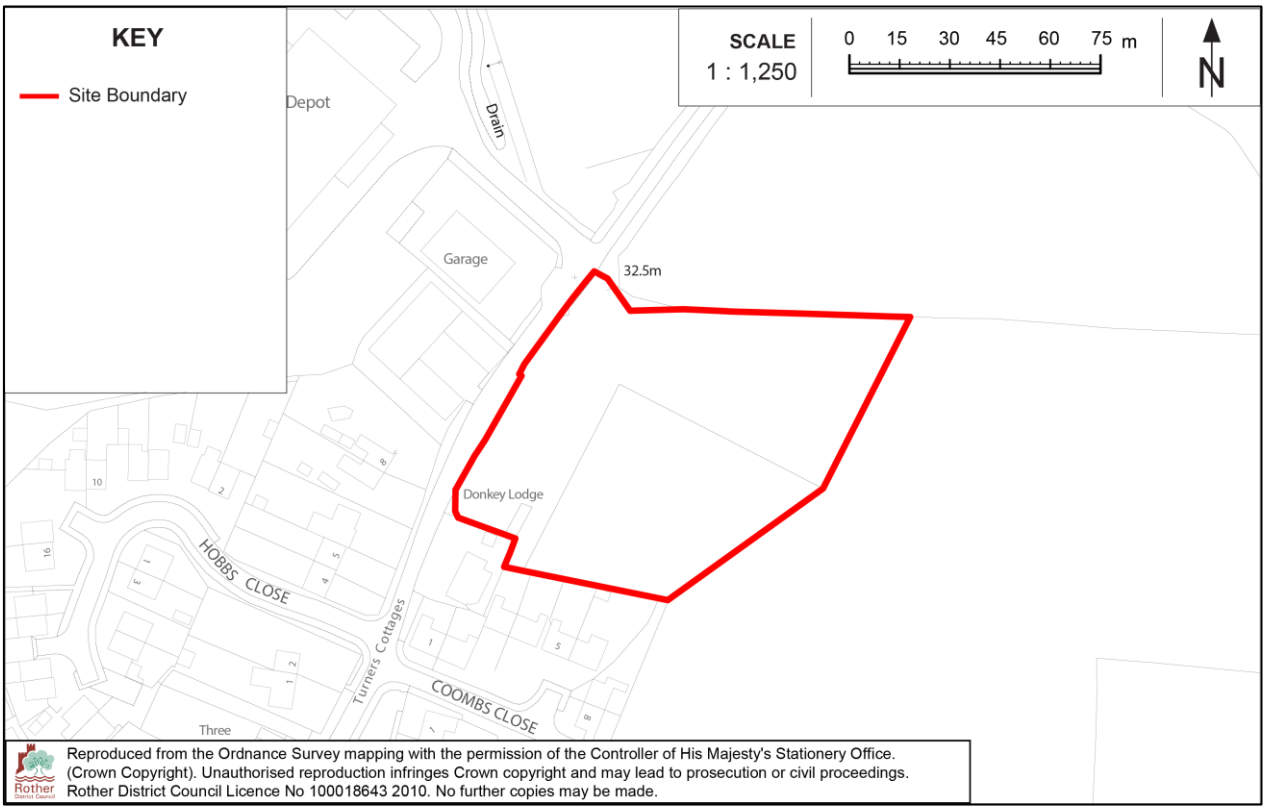
13.17 This site comprises a section of a field, south of a small housing estate at Buddens Green. The eastern part of the site was previously allocated for 6 dwellings through the DaSA Local Plan. Additional adjoining land is available to allow an increase in the size of a new residential development. The additional landforms part of a larger field which extends to Main Street to the north however, the northern part of the field is not suitable for development due to risks from flooding, and the allocation only includes the southern section.

13.18 The site is within the Village Area Type, has a site size of 1.49 hectares and an indicative developable area of 0.8 hectares. It is allocated for some 20 dwellings at an indicative residential density of 25 dwellings per hectare.

13.19 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Two Grade II listed buildings, Braeside House and Orchard Cottage are located on Main Street to the east of the site. The site is enclosed by a mature tree belt to the south and east, limiting the visual impact on the wider landscape, although it is visible from the road to the north. The western boundary has a low risk of surface water flooding. The land to the east has historic field boundaries. A public footpath runs adjacent to the east boundary. The layout of the residential scheme will need to be carefully designed to take account of the shadowing effect of the adjacent trees.

13.20 The site is well located in relation to some services, however improvements to pedestrian infrastructure may be required to improve opportunities for active travel and the use of public transport.

Policy BC2: Land East of Hobbs Lane, Beckley Four Oaks



The site is allocated for residential development comprising some 20 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include access from Hobbs Lane to the satisfaction of the Highway Authority;

iii. Provide screening tree and hedgerow planting employing native species on the eastern boundary of the site, and retain and enhance the tree belt on the northern boundary with additional planting;

iv. Provide a new footway alongside Hobbs Lane to link the new development to the existing Hobbs Lane footway; and

v. Take care to respect the amenity value of adjoining residential properties on the southern boundary.

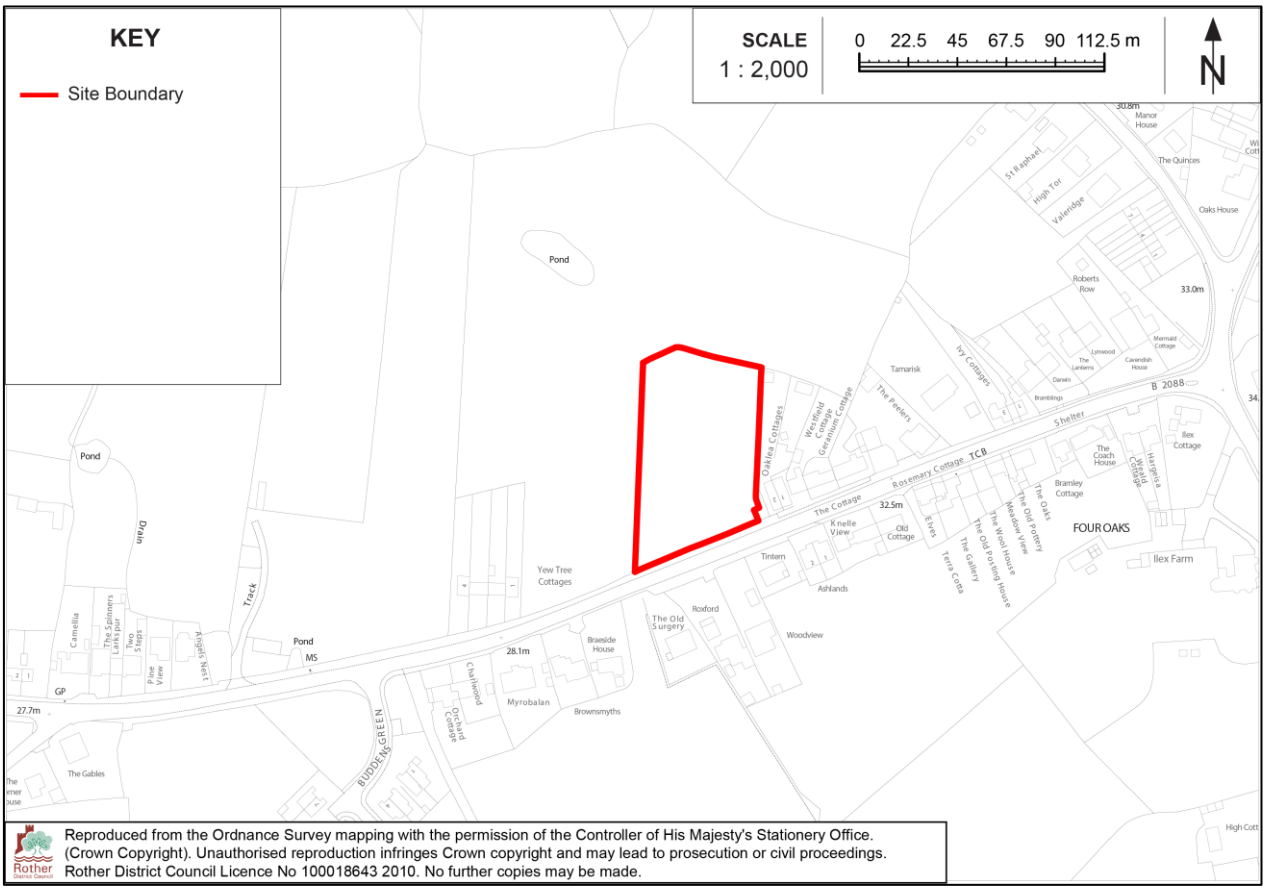
13.21 The site is on the northern edge of the village on the eastern side of Hobbs Lane. It comprises an existing brownfield site known as the Former Manroy Engineering Works and a smaller area of adjoining farmland which creates a more logical development area. Development of the brownfield land offers the opportunity to improve the appearance of the site, particularly where it is viewed from Hobbs Lane.

13.22 The site is within the Village Area Type, has a site size of 0.71 hectares and an indicative developable area of 0.5 hectares. It is allocated for some 20 dwellings at an indicative residential density of 40 dwellings per hectare.

13.23 The former industrial use of part of the site could have led to ground contamination, and appropriate surveys will need to be undertaken as part of the planning application process, with the need to employ appropriate measures to mitigate any such contamination.

13.24 The site is bordered to the south by residential development alongside Hobbs Lane and Coombs Close. Bungalows on the northern side of Coombs Close have a clear view across the site and the amenity of existing and future residents must be protected in designing an appropriate scheme. Regard must also be had to the relationship with the small cluster of commercial/ industrial uses on the opposite side of Hobbs Lane.

Policy BC3: Land west of Oaklea Cottages, Beckley Four Oaks



The site is allocated for residential development comprising some 10 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide access from Main Street;

iii. Reflect the terraced layout of the adjoining development;

iv. Include access for parking areas that takes advantage of being shared and minimised where possible. On-site turning is a requirement;

v. Retain and enhance the existing boundary hedges and trees to the north, south and west (excepting a section of hedgerow on the southern boundary

which would need to be removed to facilitate safe access, which should be minimised as far as possible);

vi. Protect the setting of the Grade II listed buildings, Westfield Cottage and The Cottage;

vii. Ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

13.25 This site is a small field on the northern side of Main Street, adjacent to a short terrace of dwellings and reasonably well located in relation to services in the village. It is within the Village Area Type, has a site size of 0.48 hectares and an indicative developable area of 0.3 hectares. It is allocated for some 10 dwellings at an indicative residential density of 35 dwellings per hectare.

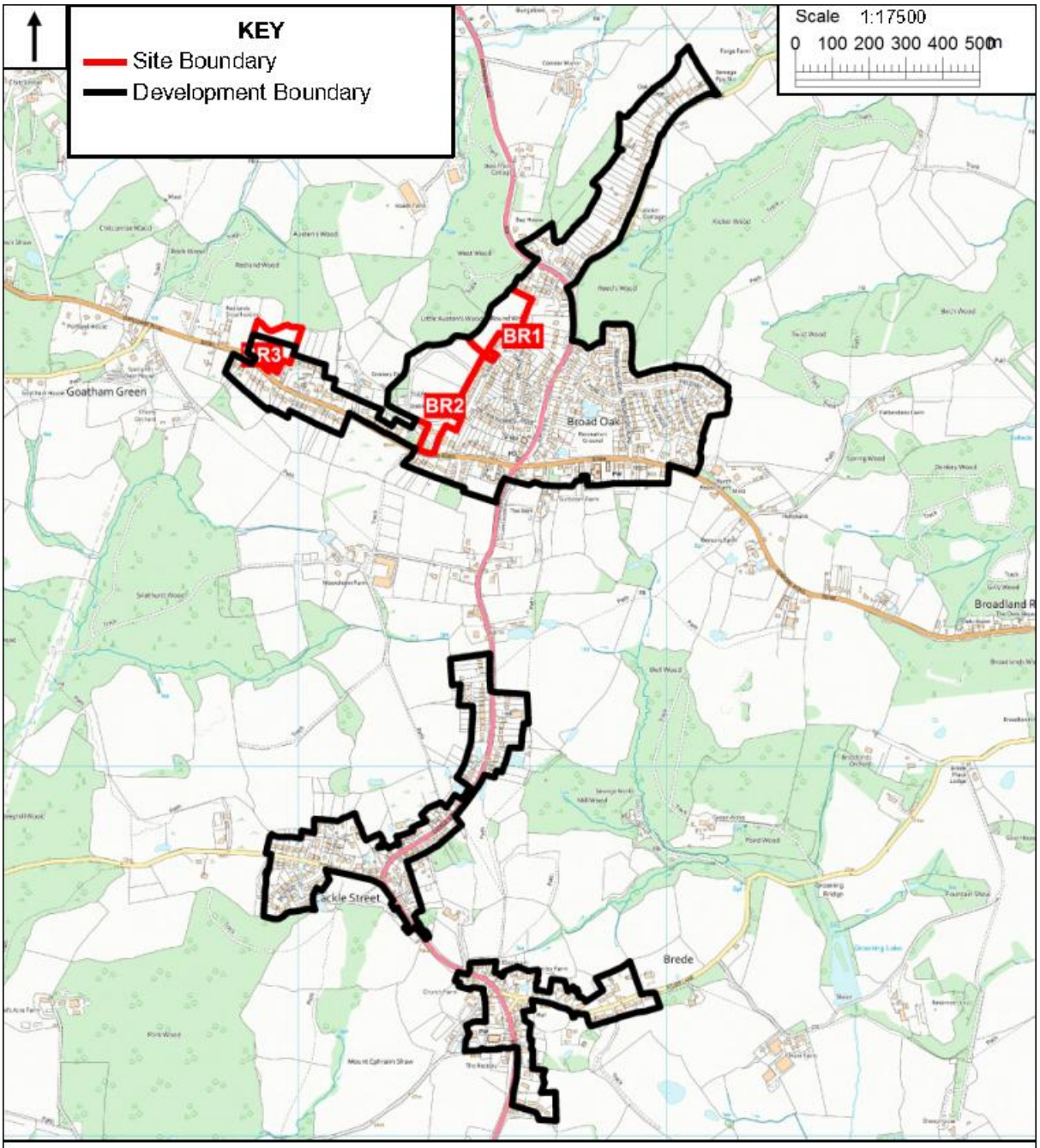
13.26 The site is within the High Weald National Landscape and has historic field boundaries, defined by trees and hedgerows, which should be retained. While Beckley is characterised by undeveloped gaps between areas of built form, this particular site is relatively enclosed in the landscape without the same long views northwards as the adjoining, larger fields.

13.27 There are some minor areas at risk of surface water flooding on adjacent land. Southern Water infrastructure crosses site BC3 and may require easements or diversion.

13.28 Two Grade II listed buildings, Westfield Cottage and The Cottage, are located on Main Street to the east of the site. To preserve the setting of the listed buildings and provide for appropriate development in the High Weald, the built form should be modest in scale, traditionally informed, and should use materials, roofscape and boundary treatments that complement the nearby weatherboarded and tiled/slate-roofed listed cottages. The policy requirement for on-site turning must not lead to over-engineered frontage. The layout should be informed by Historic England's 'The Setting of Heritage Assets'- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

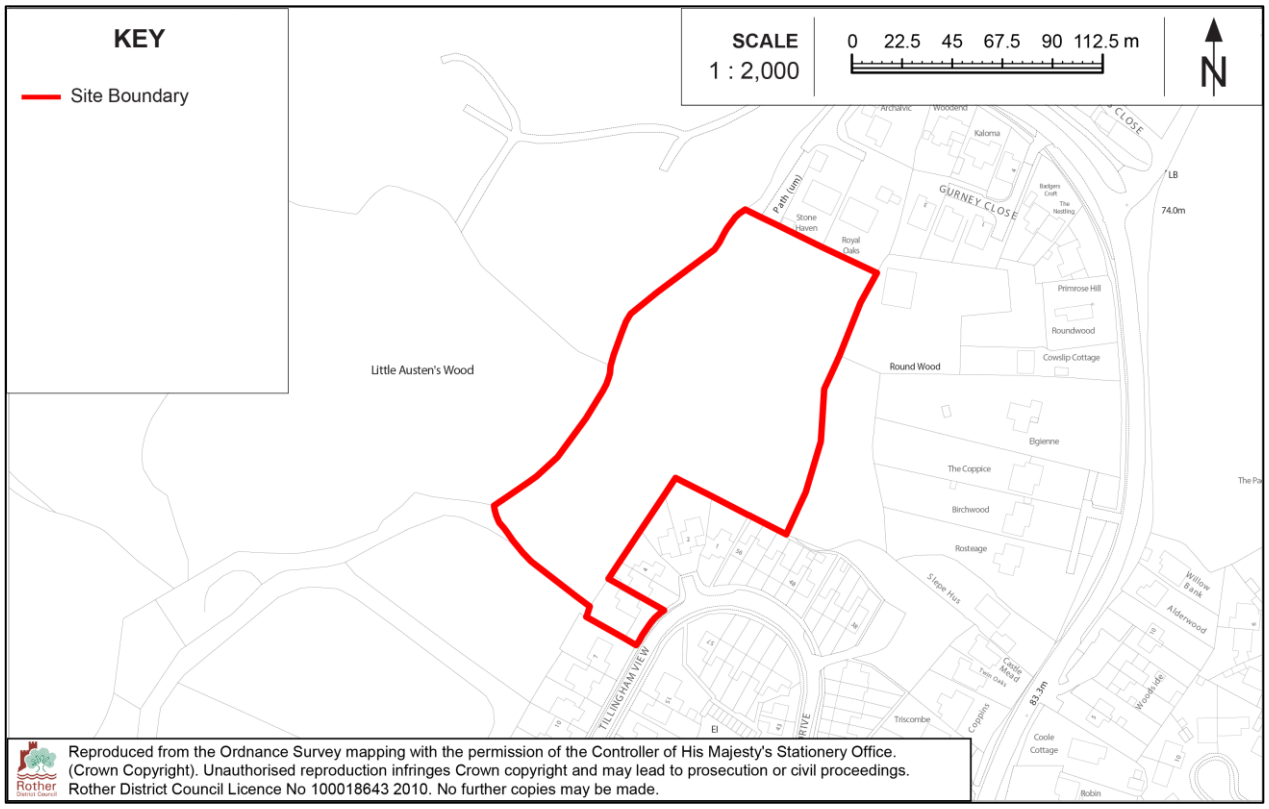
Broad Oak

Parish: Brede



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy BR1: Land west of A28, Northiam Road



The site is allocated for residential development comprising some 29 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new vehicular and pedestrian access via Oakhill Drive to the east;

iii. Provide for a pedestrian and cycle link into the adjoining land to the south which is subject to allocation Policy BR2 of this Plan;

iv. Retain the existing public footpath within the site;

v. Avoid development in the areas shown to be at risk of flooding;

vi. Retain existing trees and hedgerows on the site boundaries and enhance these with additional tree and hedgerow planting employing native species;

vii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15m wide on the north-western boundary, between the edge of development and the ancient woodland, with semi-natural habitat managed in these areas to maintain a naturalistic character for the users of the footpath;

viii. Provide for an acceptable connection to the local sewerage system.

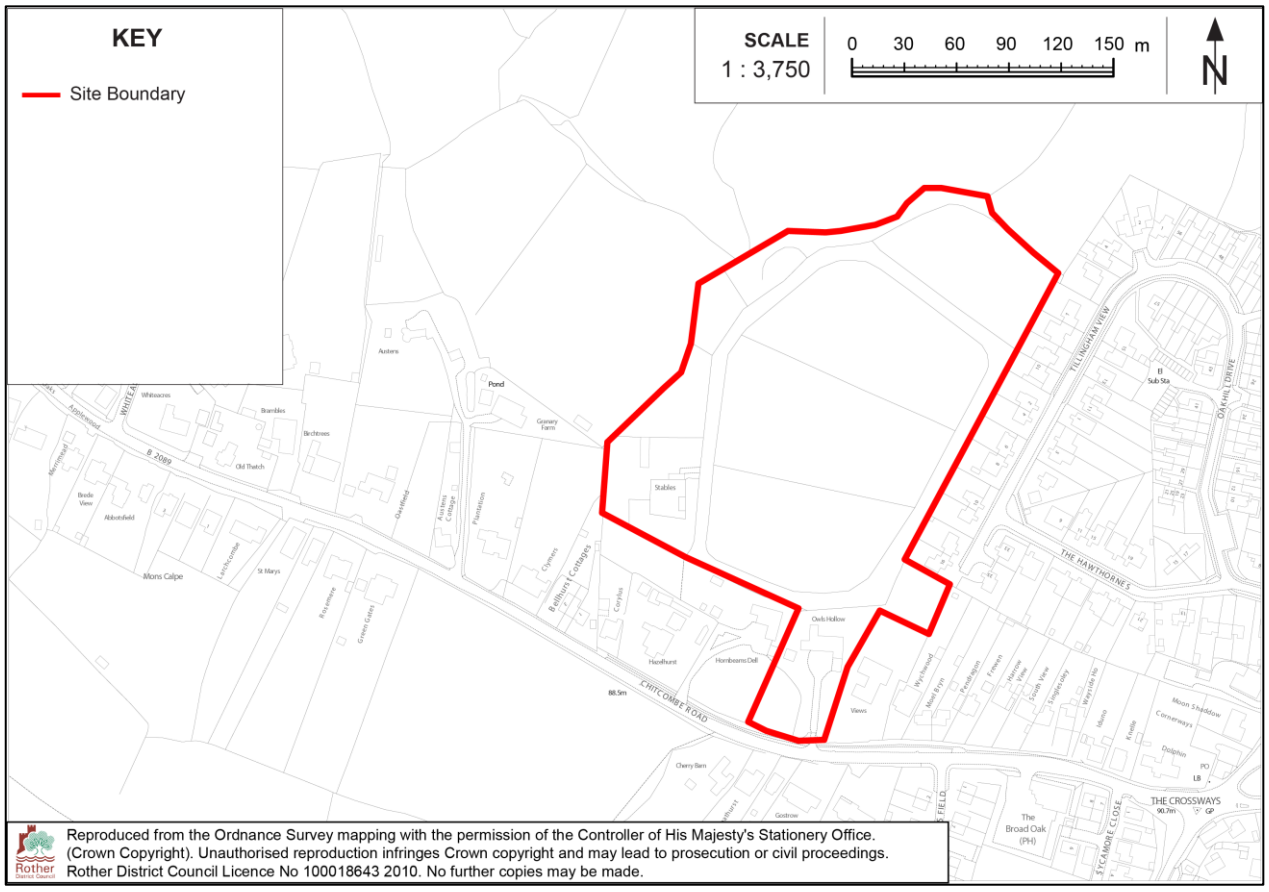
13.29 The site comprises a narrow field at the rear of residential properties fronting the A28 Northiam Road. It is well-related to the village core, providing good access to services, and is relatively well-contained within the landscape.

13.30 The site is within the Village Area Type, has a site size of 2.57 hectares and an indicative developable area of 1.53 hectares. It is allocated for some 29 dwellings at an indicative residential density of 30 dwellings per hectare.

13.31 It provides direct access to the public right of way network, and an appropriate buffer to adjoining ancient woodland, West Wood, can be achieved. West Wood is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

13.32 The site has a medium potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.

Policy BR2: Land west of Tillingham View



The site is allocated for residential development comprising some 70 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new vehicular access from B2089/ Chitcombe Road. This will likely involve the demolition of the Owls Hollow residence;

iii. Include a community use subject to an assessment of needs in the locality;

iv. Include any necessary off-site highway improvements, including improvements to enable active-travel connectivity between the site and the primary school;

v. Provide for a new bus stop, including safe and accessible access, and financial contributions to bus services;

vi. Provide for a pedestrian and cycle link into the adjoining land to the north which is subject to allocation Policy BR1 of this Plan;

vii. Include a significant area of green infrastructure and public open space within the site, including children's play space;

viii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15m wide on the north-western boundary, between the edge of development and the ancient woodland, with semi-natural habitat managed in these areas to maintain a naturalistic character for the users of the footpath;

ix. Retain and enhance the existing hedgerows/ trees on each site boundary and include a mixed species native hedgerow to the eastern and southern boundaries to ecologically connect these boundaries towards the northern tree belt and ancient woodland.

13.33 This is a large field on the north-western edge of the village. It is within the Village Area Type, has a site size of 4.5 hectares and an indicative developable area of 2 hectares. It is allocated for some 70 dwellings at an indicative residential density of 35 dwellings per hectare.

13.34 While the site does contribute to the rural setting of the village, it has relatively few distinguishing landscape features, and long views are very limited, meaning it is relatively enclosed in the landscape and associated with the settlement. It adjoins substantial 20th century development and is in close proximity to village services including the school, shop and bus stops. Consequently, it provides an opportunity for a relatively large, well-designed residential development and public open space in a sustainable location. The size of the site also provides an opportunity to include a community use, subject to an assessment of needs in the locality.

13.35 To ensure the conservation and enhancement of the High Weald National Landscape, trees and hedgerows on site boundaries will need to be retained, and development should be high quality and landscape-led, providing an improved settlement edge. The lower lying land in the north-western part of the site and the minimum 15m buffer from the Little Austen's Wood Ancient Woodland boundary to the north-west will need to be maintained as green infrastructure outside of private ownership, with suitable semi-natural habitat managed in these areas to maintain a naturalistic character for users of the Public Footpath. A belt of green space could extend alongside of the footpath to form a

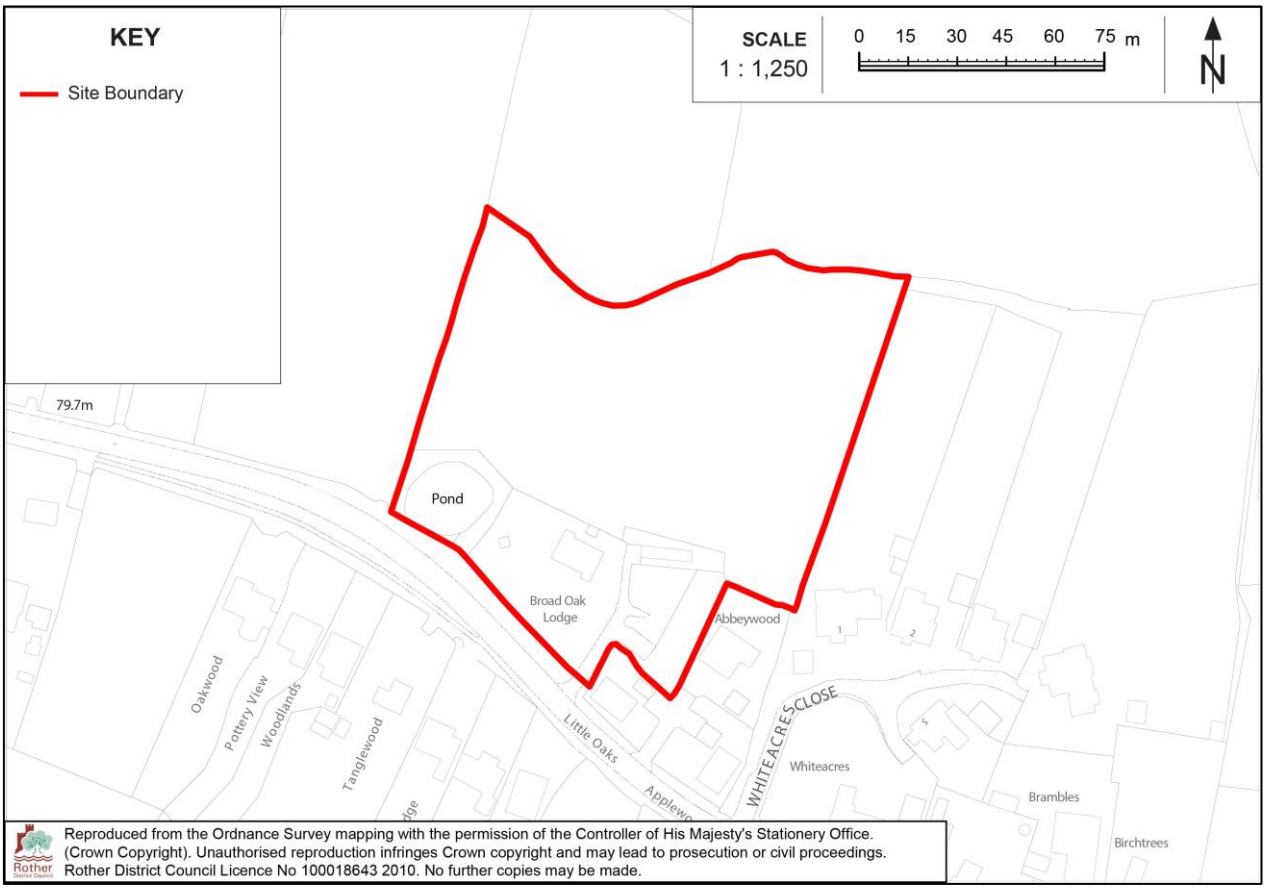
more wooded character to the visual amenity for users of the footpath. A mixed species native hedgerow should be extended adjacent to the existing residential curtilages on the eastern and southern boundaries to better soften and ecologically connect this boundary towards the northern tree belt and ancient woodland.

13.36 Adjoining land to the north-east is also allocated for residential development (Policy BR1 of this Plan). The two sites are separated by a substantial tree belt which adjoins ancient woodland, West Wood, and consequently, a vehicular access between the two sites is unlikely to be appropriate, although pedestrian and cycle links will be required to facilitate connectivity. West Wood is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

13.37 Access would be from Chitcombe Road and is likely to involve the demolition of an existing dwelling. Off-site highways improvements will be required to encourage active travel between the site and the village facilities, including the nearby primary school, and the policy provides for new public transport infrastructure.

13.38 The site has a medium potential to contain prehistoric, Roman and medieval remains. An archaeological assessment would be a planning application requirement.

Policy BR3: Land at Broad Oak Lodge, Chitcombe Road



The site is allocated for residential development comprising some 10 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new vehicular access from Chitcombe Road;

iii. Include any necessary off-site highway improvements to improve pedestrian and cycle links towards services in Broad Oak including the Primary School;

iv. Provide for bus stop improvements and financial contributions to bus services;

v. Limit development to the southern part of the site (avoiding the existing pond and mature trees);

vi. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15m wide on the northern boundary, between the edge of development and the designated ancient woodland, Redland Wood;

vii. Retain and enhance the existing hedgerow and trees on the site boundaries;

viii. Retain and enhance the existing pond on the southern boundary part of the site and informed by ecological surveys, provide an appropriate buffer to any built development including roadways;

ix. Protect the setting of the Grade II listed building 'Whiteacres' to the east of the site.

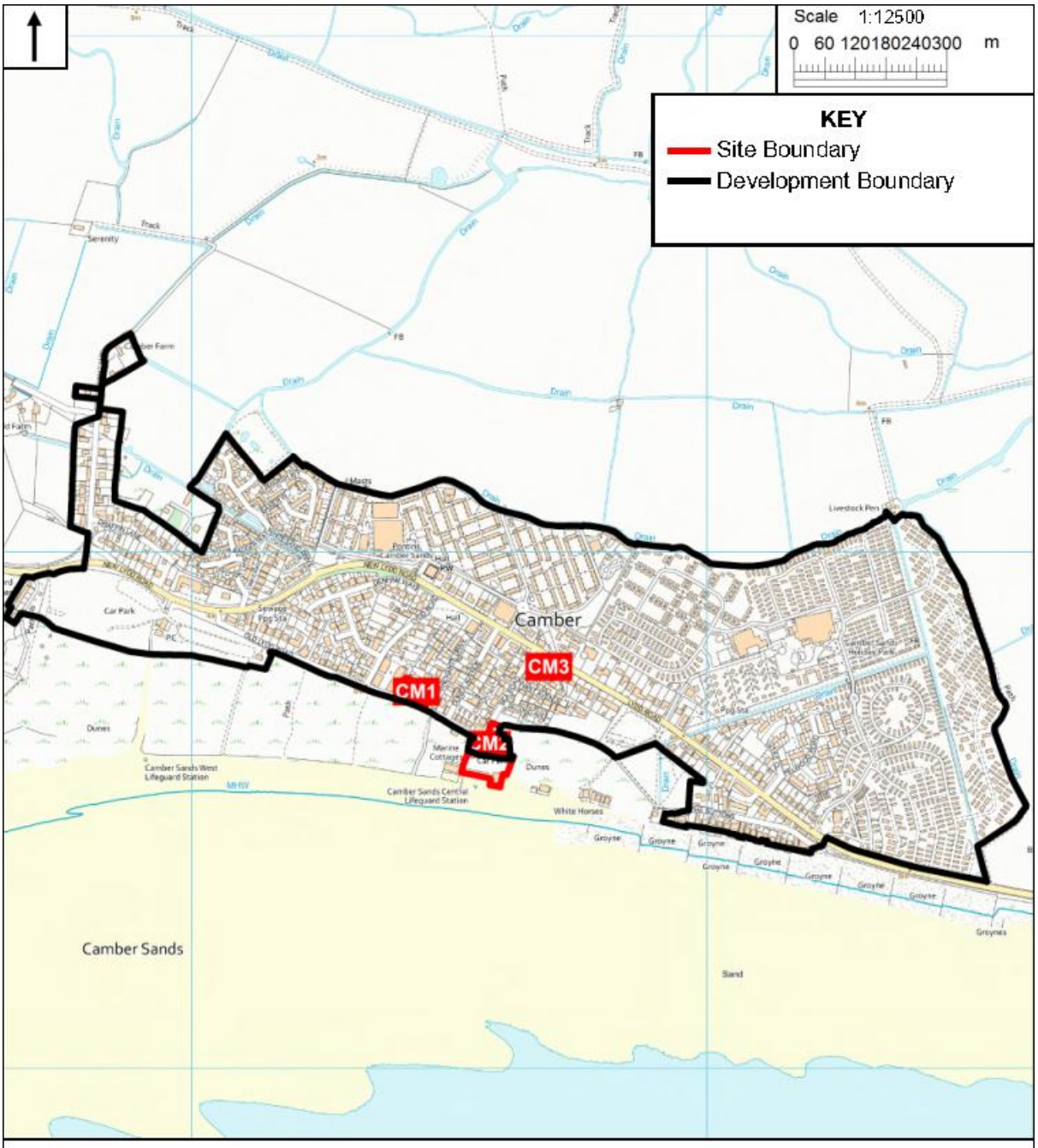
13.39 The site includes the residential curtilage of a single dwelling together with a field to the rear, at the western end of Broad Oak village. It is within the Village Area Type, has a site size of 1.2 hectares and an indicative developable area of 0.4 hectares. It is allocated for some 10 dwellings at an indicative residential density of 25 dwellings per hectare.

13.40 While development of the entire site would not be acceptable, as it would extend into the countryside, be out of character with the settlement pattern and would impact on an adjacent area of ancient woodland, Redland Wood, extending the existing residential curtilage slightly northwards provides an opportunity to achieve an appropriately designed development in keeping with the character of the adjoining small cul-de-sac development (to the east), while retaining an appropriate separation from the existing pond and mature trees at the front of the site. The location is relatively sustainable, accessible via the existing footway on Chitcombe Road to services further east in Broad Oak, and the policy makes provision for bus stop improvements. Improvements to off-site pedestrian and cycle facilities may also be required.

13.41 Environmental constraints include the site being located within the High Weald National Landscape, ancient woodland adjoining the northern boundary, a pond located near the southern boundary and a nearby listed building. Redland Wood is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS. The policy requirements reflect the constraints.

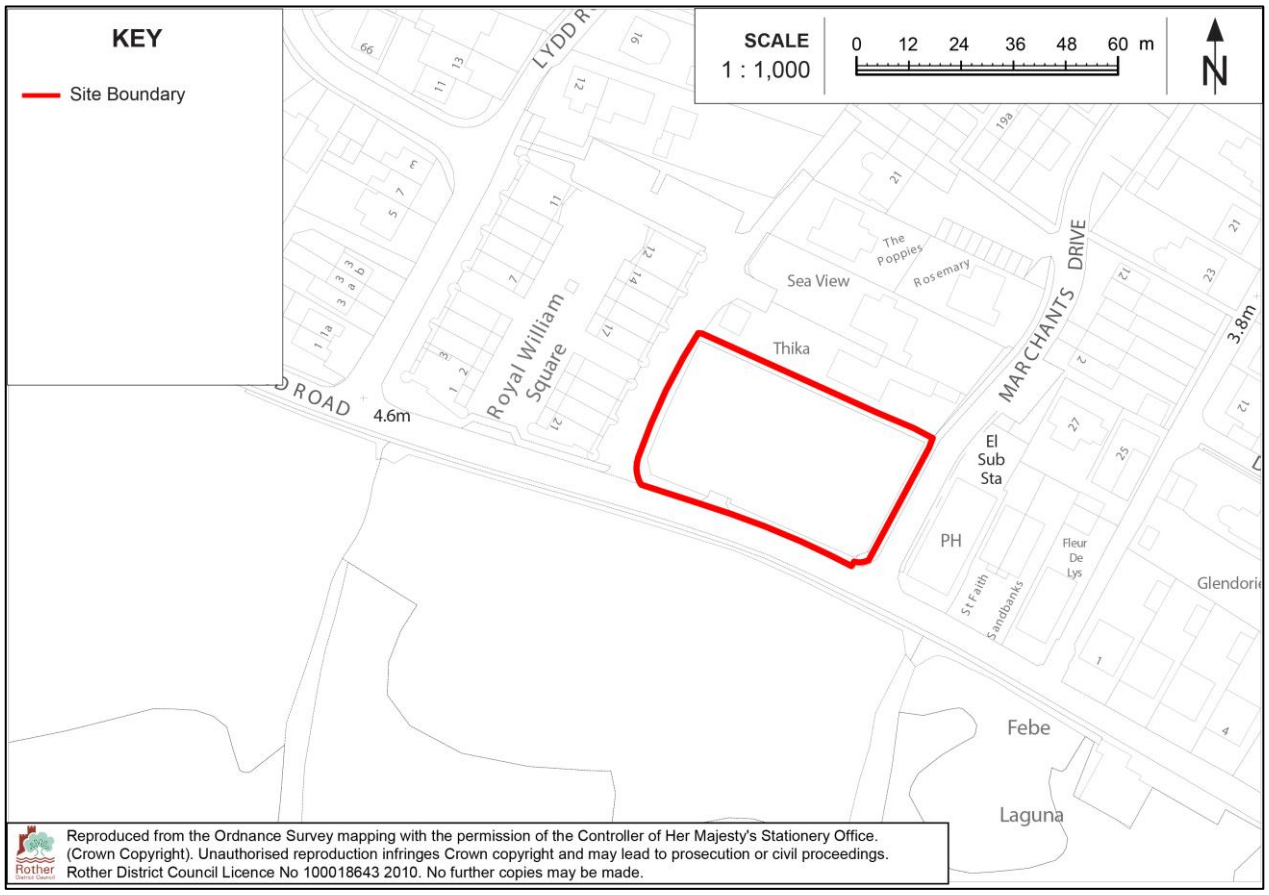
Camber

Parish: Camber



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy CM1: Land at the Former Putting Green Site, Old Lydd Road, Camber



The site is allocated for residential development comprising some 10 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment;

iii. Provide a new access from Marchants Drive to the east and/ or the private track to the west;

iv. Provide a new footway alongside the site's southern boundary to link the new development to the existing Marchants Drive footway;

v. Provide for a new bus stop, including safe and accessible access, and provide financial contributions to bus services;

vi. Ensure no adverse impact on the adjacent Dungeness, Romney Marsh and Rye Bay SSSI;

vii. Ensure the development has no adverse effect on the integrity of the adjacent Dungeness, Romney Marsh, and Rye Bay Special Protection Area and RAMSAR sites and the Dungeness Special Area of Conservation (SAC) in accordance with the Habitats Regulations and Policy ENV8 (Habitats and Species), and the development accords with Policy ENV11 (Sustainable Access and Recreation Management Strategy).

13.42 This brownfield site is centrally located in the southern part of the village. It is a raised, rectangular shaped plot of 0.2 hectares, formerly used as a putting green but now cleared and in use as a pay and display car park for 70 cars. It is within the Village Area Type, has a site size of 0.2 hectares. It is allocated for some 10 dwellings at an indicative residential density of 50 dwellings per hectare.

13.43 The site is suitable for redevelopment for residential purposes. Built development should be focused on the southern section of the site to avoid overlooking and a reduction in light for the adjacent residential development to the north and west.

13.44 The sand dunes opposite the site to the south are significant both as major landscape features and as part of the Dungeness, Romney Marsh & Rye Bay SSSI. The SSSI is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS. The Dungeness Complex of protected habitats sites is also close to the site. In view of the proximity of the site to the international wildlife designations and the potential for additional impacts, development will be required to ensure that there is no adverse effect on the integrity of the SPA/Ramsar site, in line with the Habitats Regulations and the provisions of Policy ENV11 (Sustainable Access and Recreation Management Strategy (SARMS).

13.45 Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users.

- Groundwater levels are indicated to be less than 1m below ground level during a 1% AEP event. Detention and attenuation features should be designed to prevent groundwater ingress from impacting hydraulic capacity and structural integrity. Additional site investigation work may be required to support the detailed design of the drainage system. This may include groundwater monitoring to demonstrate that a sufficient unsaturated zone has been provided above the highest occurring groundwater level. Below ground development such as basements are not appropriate at this site.

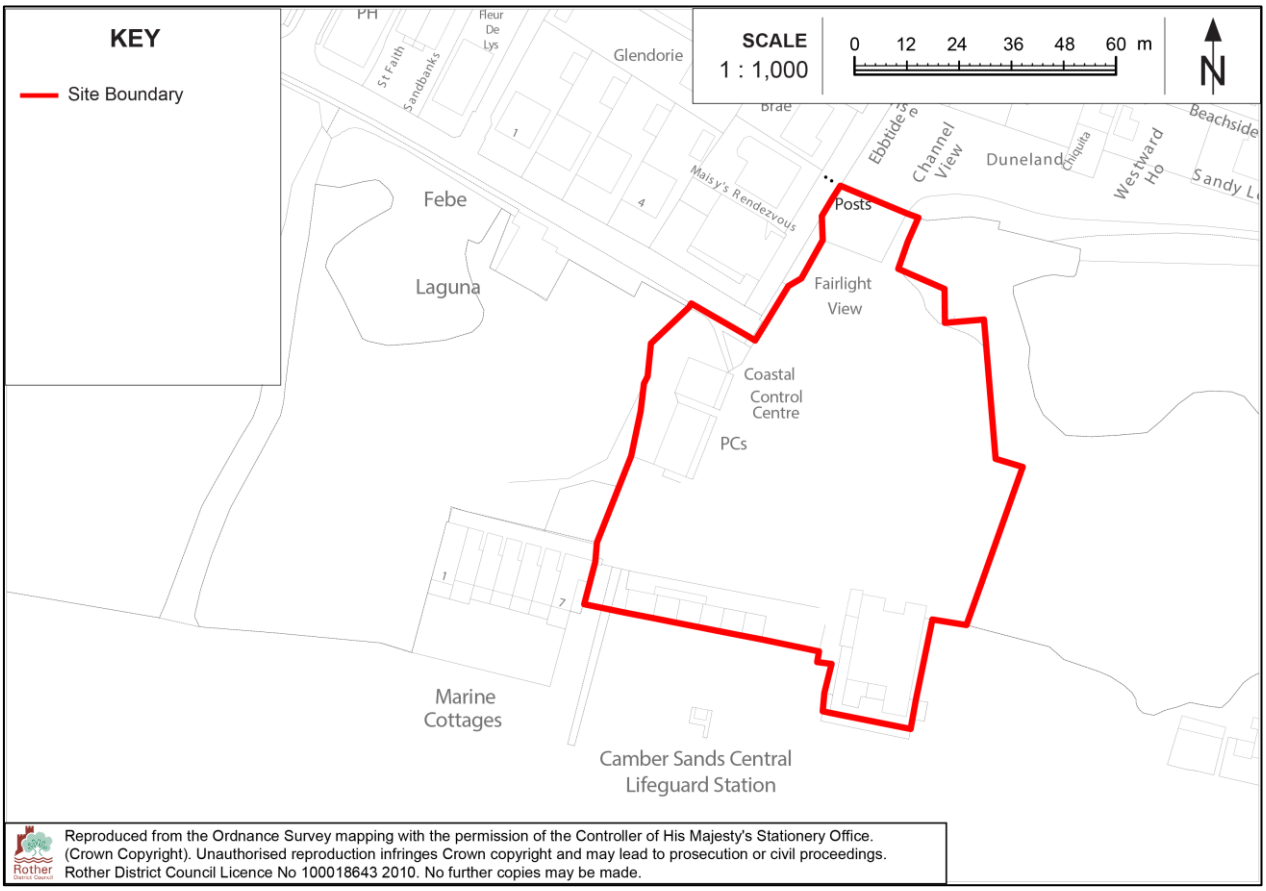
- Breach modelling should be conducted as part of an FRA to assess the residual risk associated with potential failure of the sea defence south of Old Lydd Road.

- A Flood Response Plan will be required due to surface water flooding predicted along Old Lydd Road during the 1% AEP plus climate change event.

13.46 Historically, the site was used as a school and is of local archaeological interest. A heritage statement would be a planning application requirement.

13.47 The site's redevelopment will result in a small reduction in public car parking capacity in the village. However, there is a significant amount of alternative car parking provision in Camber, and the benefits of redeveloping this prominent site, including in terms of it making a valuable contribution to the village's housing supply and improving the street scene, are considered to outweigh this loss. It is noted that any additional demand for car parking in the winter months could be adequately accommodated elsewhere in the village, including at the Central Car Park, in the event of the redevelopment of the former putting green site. It is not proposed to increase use of the Western Car Park in the winter months (which would raise potential nature conservation issues).

Policy CM2: Land at the Central Car Park, Old Lydd Road, Camber



The site is allocated for a comprehensive mixed-use scheme to include an improved public realm with tourism (including visitor accommodation), commercial, car parking and operational uses.

Development on this site must:

i. Include access from Old Lydd Road;

ii. Include a traffic management scheme to manage traffic impacts arising from the development, both during and after the construction period;

iii. Any proposal resulting in a reduction in public car parking space shall include an assessment of the impact on public car parking provision throughout the year and demonstrate that appropriate provision will be retained in the village during the winter period (October to March);

iv. Provide for a new bus stop, including safe and accessible access, and provide financial contributions to bus services;

v. Ensure there is no adverse impact on the integrity of the Dungeness, Romney Marsh and Rye Bay SSSI, SPA, SAC or Ramsar site, including the sand dunes; in accordance with the Habitats Regulations and Policy ENV8 (Habitats and Species), and the development accords with Policy ENV11 (Sustainable Access and Recreation Management Strategy);

vi. Accord with the provisions of Policy ENV6 (Coastal Change Management Area).

vii. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment.

13.48 This brownfield site, located within Flood Zone 3, is presently the principal car park for this part of the village, open all year round. It is within the Village Area Type and has a site size of 0.6 hectares.

13.49 Given its prime position, the redevelopment of the Central Car Park site is an opportunity to act as a catalyst for the regeneration of Camber village by enhancing the tourist offer. A scheme should be brought forward as a comprehensive mixed-use development to include an improved public realm together with tourism, commercial and operational uses (beach patrol office, police/ medical offices) and some car parking. An accessible route to the beach for pedestrians should be retained.

13.50 The new Camber Welcome Centre has recently opened and as such, the allocation has been implemented in part. The remainder of the site remains available for uses such as visitor accommodation and tourism.

13.51 The Environment Agency has advised that, whilst much of Camber is protected from flooding to an appropriate standard by the presence of the sand dunes, the car park is not defended and therefore the site is not suitable for permanent residential development. However, holiday accommodation at first floor level, above the design flood level, would be acceptable. An application would need to be accompanied by a site-specific flood risk assessment. The southern part of the site is within the Coastal Change Management Area (and subsequently excluded from the development boundary). This would not preclude appropriate commercial or tourism development, subject to it meeting the requirements

of ENV6, including through the submission of a proportionate Coastal Vulnerability Assessment.

13.52 The site is immediately adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI to the east, west and south, and also to the Ramsar and SPA to the south. The dunes to the west are also designated as a Local Geological Site. A key factor contributing to dune erosion at Camber is the large numbers of recreational visitors, and effects are worst around the Central Car Park. Consequently, a planning application for the site's redevelopment will need to include measures to manage access to the dunes adjacent to the site and demonstrate that there will be no adverse effect on the designated areas, including the dunes, from visitors. In view of the proximity of the site to the international wildlife designations and the potential for additional recreational impacts, the development will need to ensure that there is no adverse effect on the integrity of the SPA/Ramsar site. The Dungeness, Romney Marsh and Rye Bay SSSI are also a designated Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

13.53 There are underground sewers in the central part of the site, and these will need to be taken into account in planning the site layout.

13.54 Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users.

- A sequential approach should be undertaken, by locating the most vulnerable aspects of development in areas of lowest flood risk.

- Groundwater levels are indicated to be between 0.5 and 5m below ground level and there is a risk of flooding to subsurface assets and below ground development such as basements. Groundwater monitoring is recommended to determine the seasonal variability of groundwater levels, as this may affect the design of the surface water drainage system.

- Breach modelling should be conducted as part of an FRA to assess the residual risk associated with potential failure of the sea defence south of Old Lydd Road.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

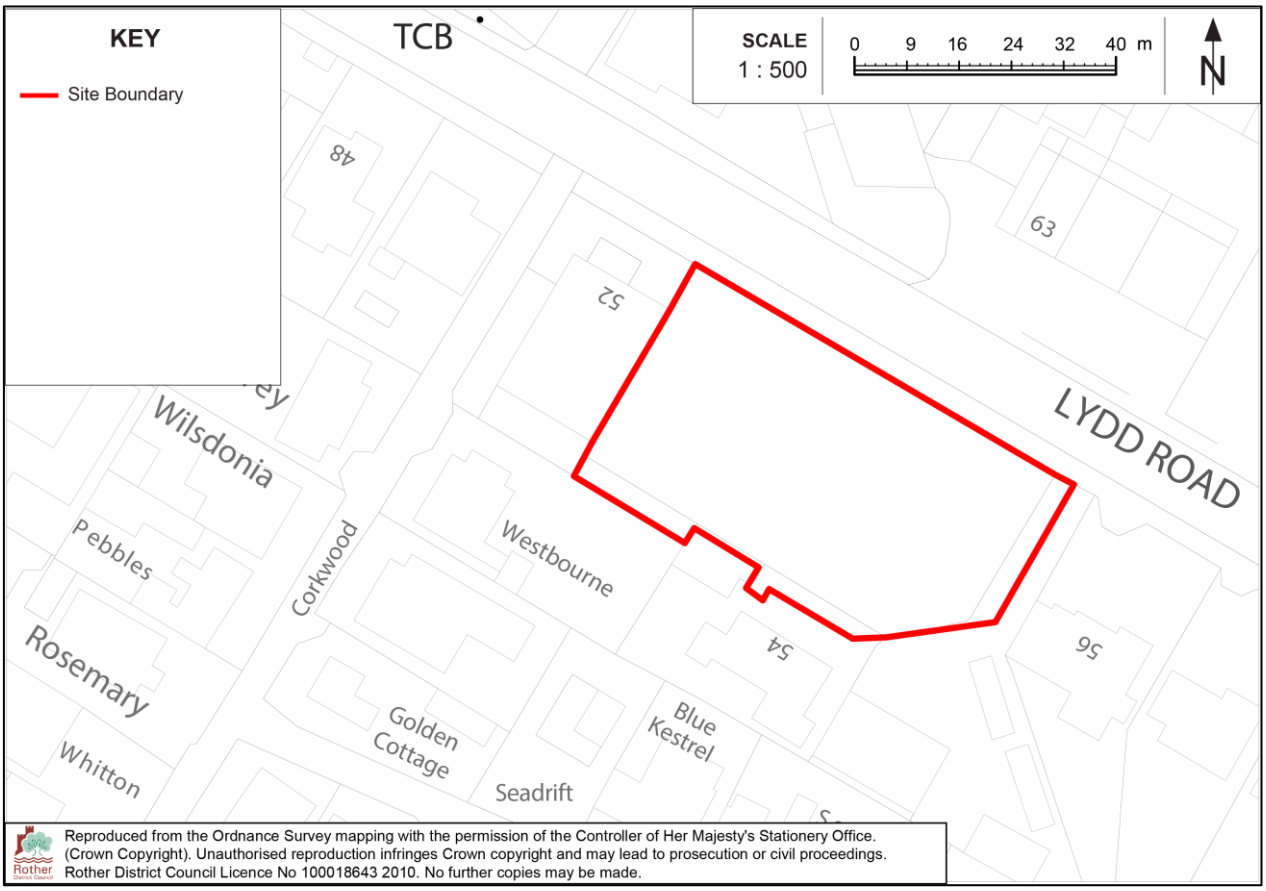
- A Flood Response Plan will be required due to surface water flooding predicted along Old Lydd Road and Sea Road during the 1% AEP plus climate change event.

13.55 The site contains World War II defence remains of local archaeological interest. A heritage statement which considers any archaeological impacts, including the preservation of any visible extant remains, will need to accompany the planning application.

13.56 In the winter period the site is relied upon as the principal car park in the village, due to part of the large car park at the western end of the village being closed to allow the grass to regrow. In busy summer periods, visitors seeking to access the car park can lead to congestion on Old Lydd Road. Therefore, the traffic implications of the site's redevelopment, including any reduction in car parking capacity, will need careful consideration including through a traffic management plan.

13.57 An opportunity to mitigate any reduction in car parking spaces exists in the "overflow car park" to the north-east of the site. This area, which is accessed through the Central Car Park, is currently only used on the busiest days when the Central Car Park is full. Increased use and formalisation of the overflow car park would require the agreement of the County Council as landowner and should be investigated through a traffic management plan. Another potential traffic management measure to ease congestion is the formation of a one-way through-route from Old Lydd Road to the overflow car park and on to Lydd Road. This would necessitate a new access from Lydd Road to the overflow car park, through the adjacent public open space known as Johnson's Field, which would require the agreement of the County Council (both as landowner and highway authority) and the Parish Council, which leases the open space. Any such proposals, which could also be considered through a traffic management plan, would also need to assess the implications for open space provision and highway safety, as well as ensuring there is no adverse effect on the adjacent SSSI.

Policy CM3: Lydd Road Garage, Lydd Road, Camber



The site is allocated for mixed use development comprising some 5 new dwellings and some 80 square metres of new retail floorspace.

Development on this site must:

i. Include a new vehicular access from Lydd Road;

ii. Provide a scheme for the provision of foul and surface water drainage before the commencement of works;

iii. Provide a remediation strategy and site investigation scheme to deal with the risks associated with the contamination of the site which identifies:

a. all previous uses;

b. potential contaminants associated with those uses;

c. a conceptual model of the site indicating sources, pathways and receptors;

d. potentially unacceptable risks arising from contamination at the site.

Development should be carried out in accordance with the findings of the remediation strategy and site investigation scheme;

iv. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment, including a site-specific flood risk assessment, to include details of finished floor levels for non-sleeping accommodation, which must be set no lower than 6.11 meters AOD and finished floor levels for sleeping accommodation are set no lower than 6.41 meters, or as otherwise advised by the Environment Agency.

v. Ensure the development has no adverse effect on the integrity of the Dungeness, Romney Marsh, and Rye Bay Special Protection Area and RAMSAR sites and the Dungeness Special Area of Conservation (SAC) in accordance with the Habitats Regulations and Policy ENV8 (Habitats and Species), and the development accords with Policy ENV11 (Sustainable Access and Recreation Management Strategy).

13.58 This is a brownfield site located centrally in Camber. It is within the Village Area Type and has a site size of 0.13 hectares. It is allocated for some 5 dwellings and 80sqm retail floorspace at an indicative residential density of 35 dwellings per hectare.

13.59 The site was previously occupied by a car repair garage and petrol station and has been vacant for some years. Planning permission was granted in 2015 for a mixed-use development comprising a terrace of 5 dwellings and a commercial unit, but this has not been constructed, although the site remains suitable in principle for development.

13.60 However, the site is entirely within Flood Zone 3 and is at risk of surface water flooding and contains contaminated land due to its former use, constraints which will need addressing through the planning application. The policy criteria reflect these constraints. Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users.

- Breach modelling should be conducted as part of an FRA to assess the residual risk associated with potential failure of the sea defence south of Old Lydd Road.

- Development will need to be sympathetic to the surface water ponding in the south-western part of the site, potentially taking a sequential approach by locating the most vulnerable aspects of development in areas of lowest flood risk (outside of areas at surface water risk).

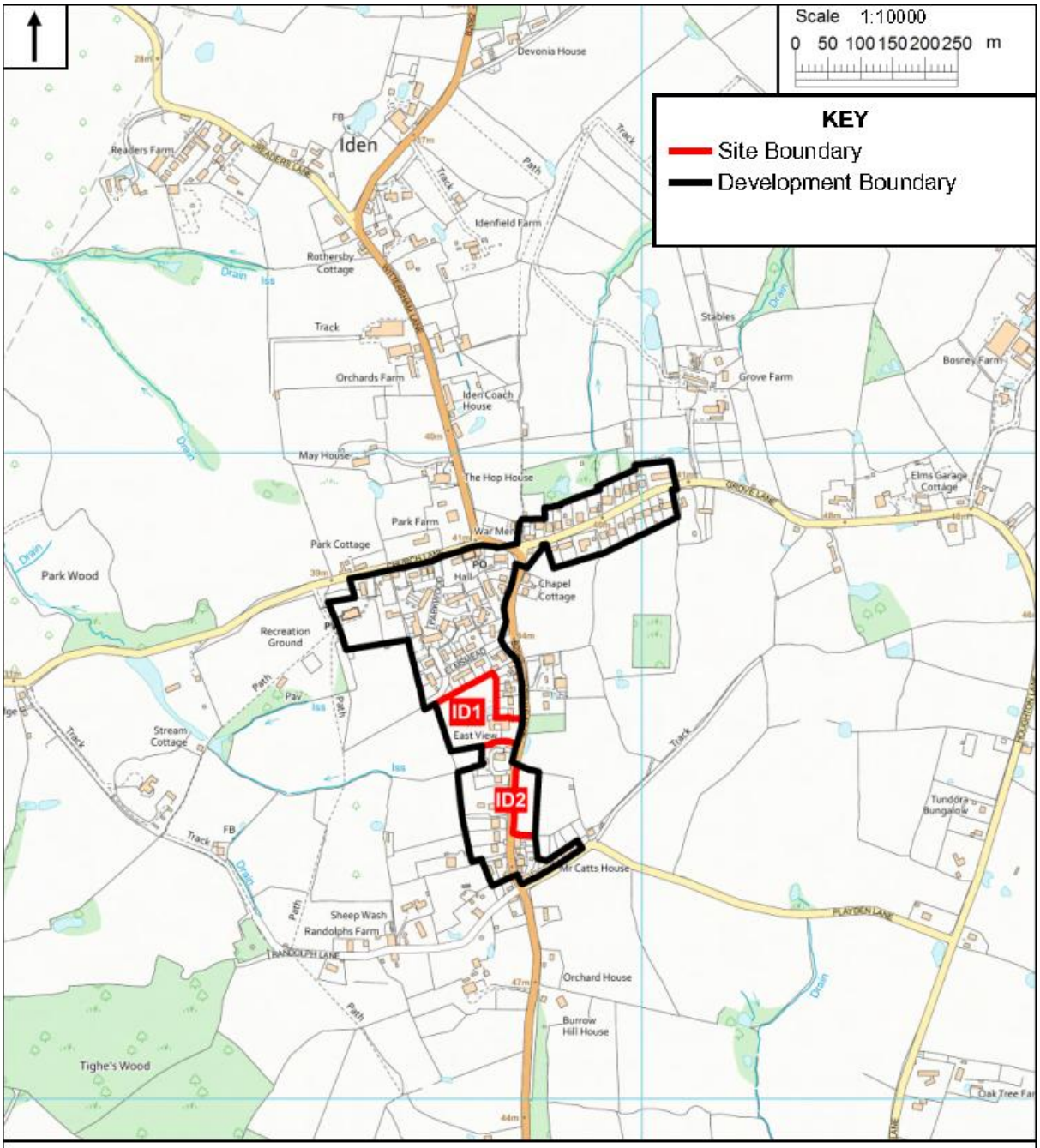
- Groundwater levels are indicated to be less than 1m below ground level during a 1% AEP event. Detention and attenuation features should be designed to prevent groundwater ingress from impacting hydraulic capacity and structural integrity. Additional site investigation work may be required to support the detailed design of the drainage system. This may include groundwater monitoring to demonstrate that a sufficient unsaturated zone has been provided above the highest occurring groundwater level. Below ground development such as basements are not appropriate at this site.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

13.61 The Dungeness Complex of protected habitats sites is also close to the site. In view of the proximity of the site to the international wildlife designations and the potential for additional impacts, development will be required to ensure that there is no adverse effect on the integrity of the SPA/Ramsar site, in line with the Habitats Regulations and the provisions of Policy ENV11 (Sustainable Access and Recreation Management Strategy (SARMS)).

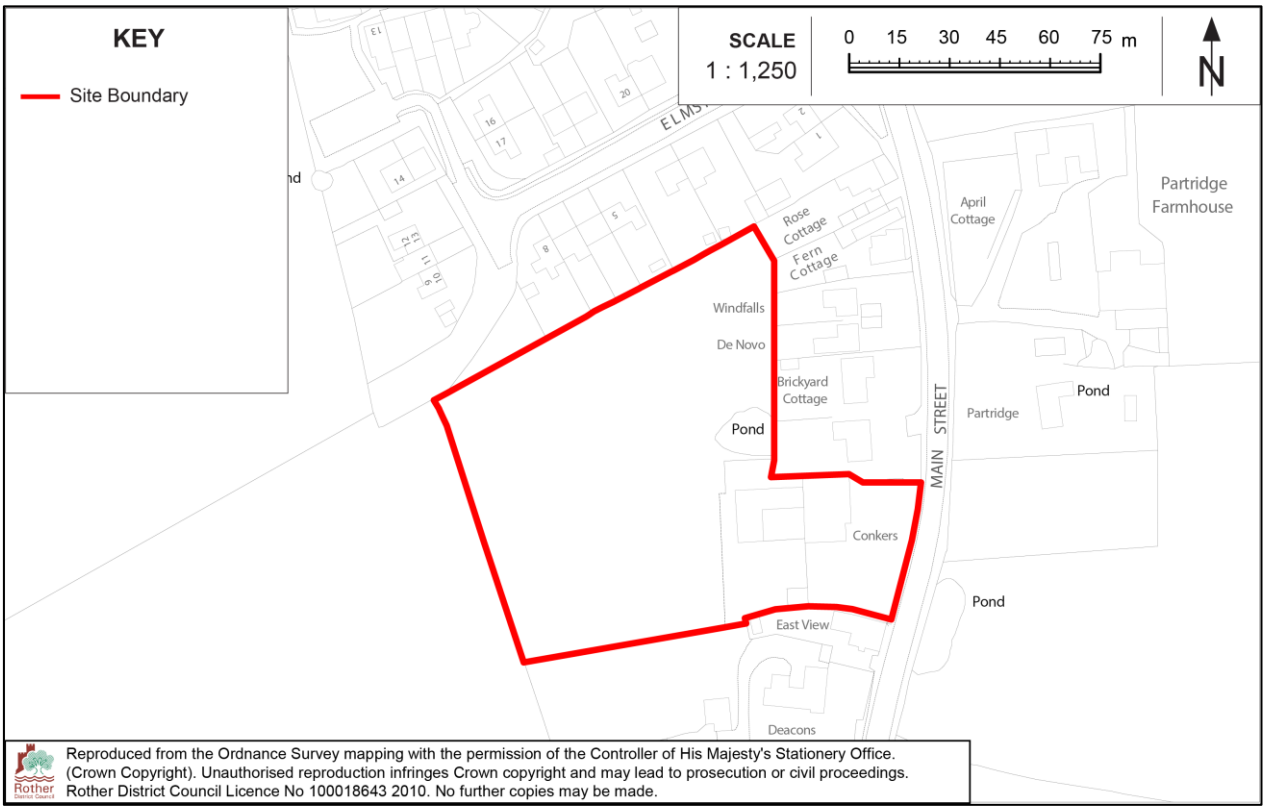
Iden

Parish: Iden



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy ID1: Land south of Elmsmead, Iden



The site is allocated for residential development comprising some 15 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new vehicular access either from Elmsmead to the north-west or via Main Street to the east;

iii. Provide planting, comprising native species to maintain and reinforce the existing trees/ hedgerows on the site boundaries;

iv. Provide a biodiversity strategy that makes provision for any protected species found to be using the site, and where necessary, includes appropriate mitigation and/ or compensation for any loss of habitat. The strategy shall include the retention and management of the pond and an ecological buffer around the pond;

v. Carry out an assessment and evaluation of the site's archaeological potential and mitigation measures are implemented;

vi. Respect the amenity of occupiers of adjoining residential properties on the northern and eastern boundaries.

vii. Protect the setting of the Grade II listed buildings adjoining the site.

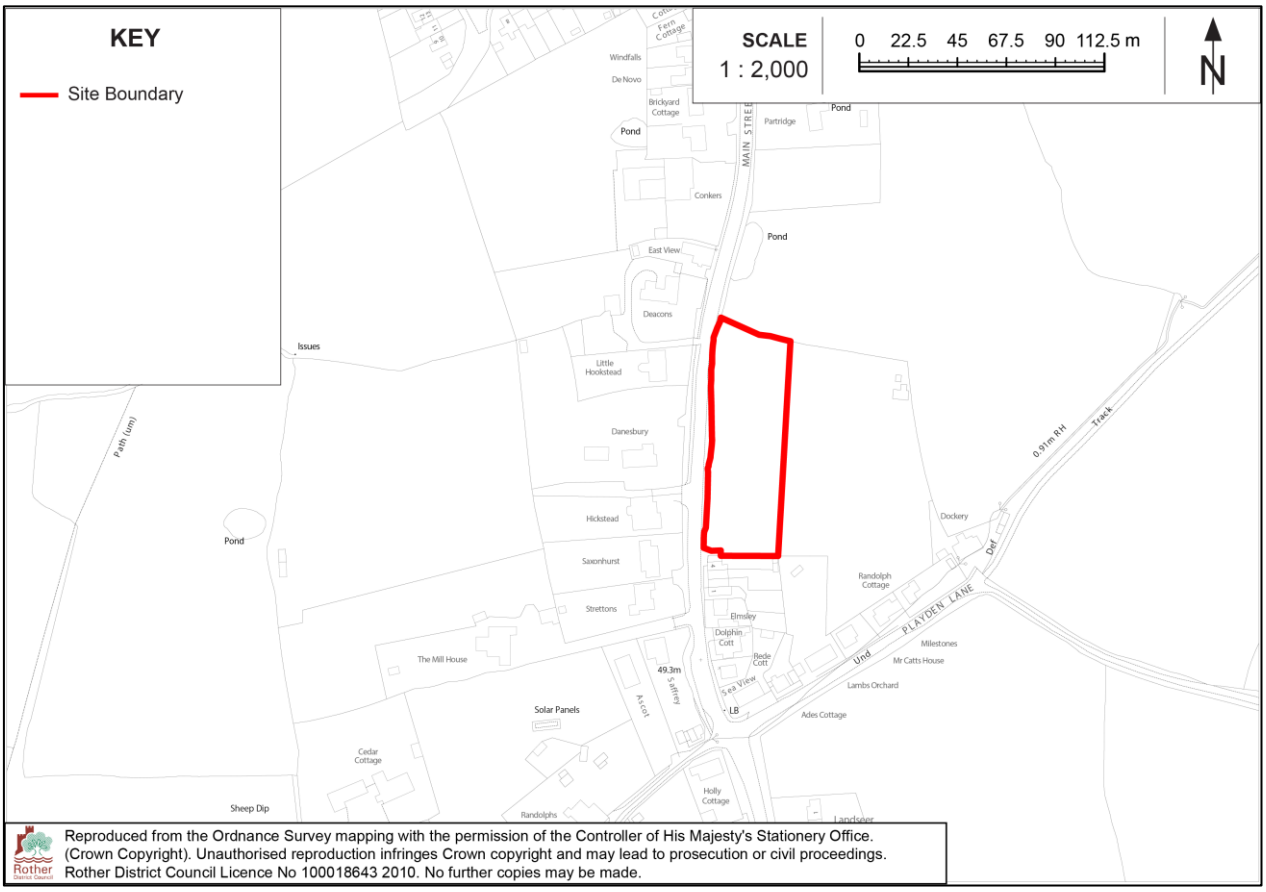
viii. Include improvements to off-site highway infrastructure including nearby bus stops and financial contributions to other measures to encourage active travel, as required by the Highway Authority.

13.62 The site is located on the western side of Main Street. It comprises an undeveloped field associated with residential property, Conkers, a grade II listed building which was formerly a public house, and which is also within the site. It is within the Village Area Type and has a site size of 0.5 hectares. It is allocated for some 15 dwellings at an indicative residential density of 35 dwellings per hectare.

13.63 The site adjoins existing development to the north and east and is in close proximity to the village core and all amenities. Conkers is one of several Grade II listed buildings fronting Main Street to the south-east of the site. There are two further Grade II listed buildings, East View and Deacon, adjacent to the site to the south and also Rose Cottage to the northeast.

13.64 The site is largely laid to rough grass with scattered self-seeded trees. Taller trees and scrub define the eastern and western boundaries. Existing trees on the eastern and western boundaries will need to be retained and enhanced. A small pond is located in the south-eastern corner of the site. The pond, together with adjoining trees and the field south of the site, has the potential to support biodiversity, including protected species. A short distance to the southwest an area of traditional orchard is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

Policy ID2: Land at Street Field, Main Street, Iden



The site is allocated for residential development comprising some 10 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new vehicular access from Main Street;

iii. Restrict development to a linear layout of small, terraced houses along Main Street;

iv. Retain and enhance the existing hedgerow on the western boundary with Main Street, except for a short section to be removed to facilitate an access point and sight lines, which should be minimised as far as possible;

v. Protect the setting of the Grade II listed buildings opposite and to the north and south of the site and retain and enhance the on-site historic field boundary;

vi. Provide improvements to off-site highway infrastructure to encourage active travel and for pedestrian safety, including new pedestrian footway, improvements to nearby bus stops and pedestrian access to bus stops, and financial contributions to other measures to encourage active travel, as required by the Highway Authority;

vii. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment;

viii. Be laid out to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

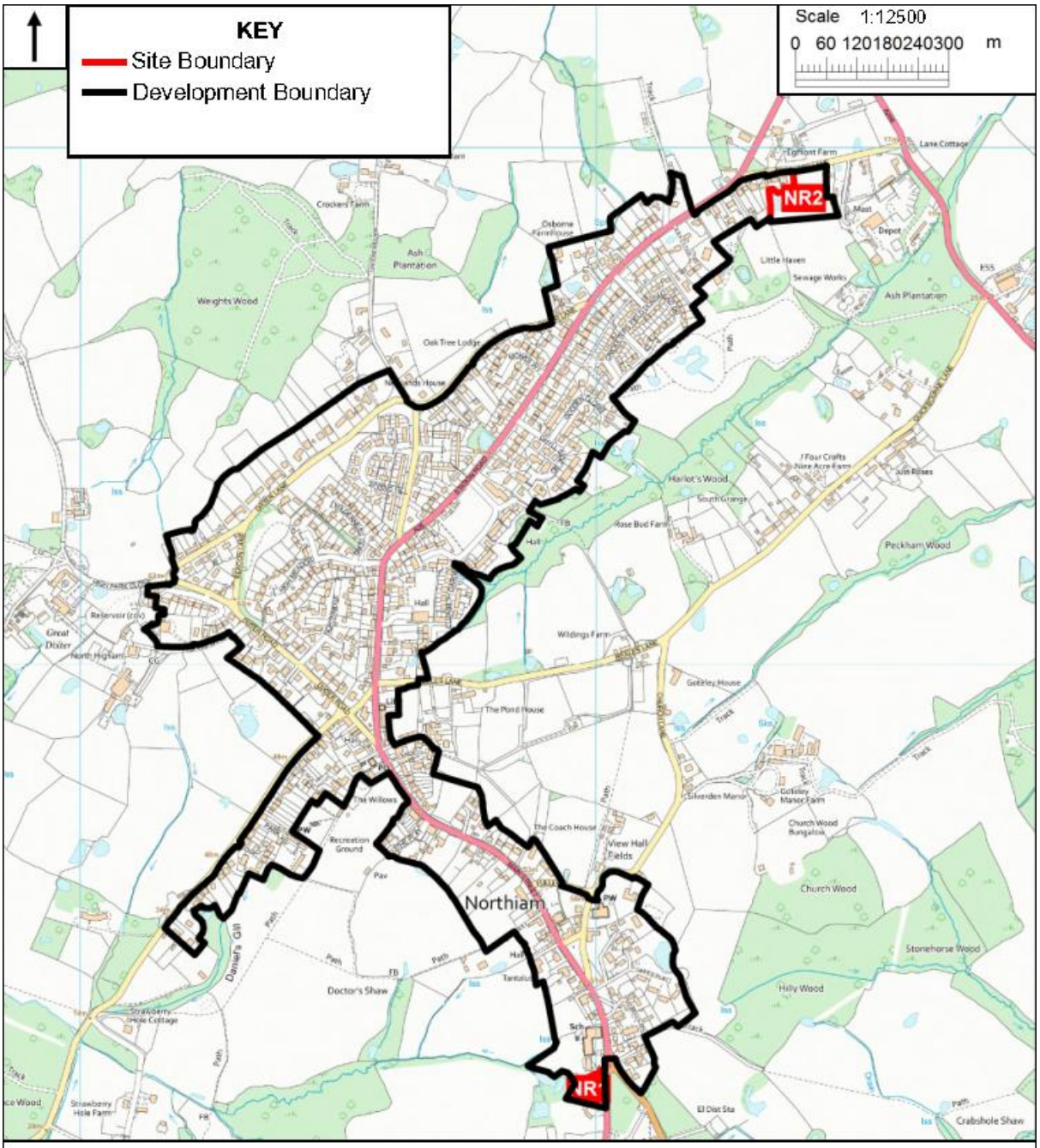
13.65 The site forms the western section of a gently sloping open field at the southern end of the village, forming part of a wider fieldscape which extends into open countryside to the east. It is within the Village Area Type and has a site size of 0.35 hectares. It is allocated for some 10 dwellings at an indicative residential density of 35 dwellings per hectare.

13.66 The site is bordered by a short terrace of cottages, including grade II listed buildings, on its southern boundary. It has a substantial roadside hedge on its boundary with Main Street and a field access. It is important that development is subordinate to the listed building group to preserve their setting, and that the historic roadside hedge and open fieldscape to the east is retained to protect the rural character of Iden's southern approach.

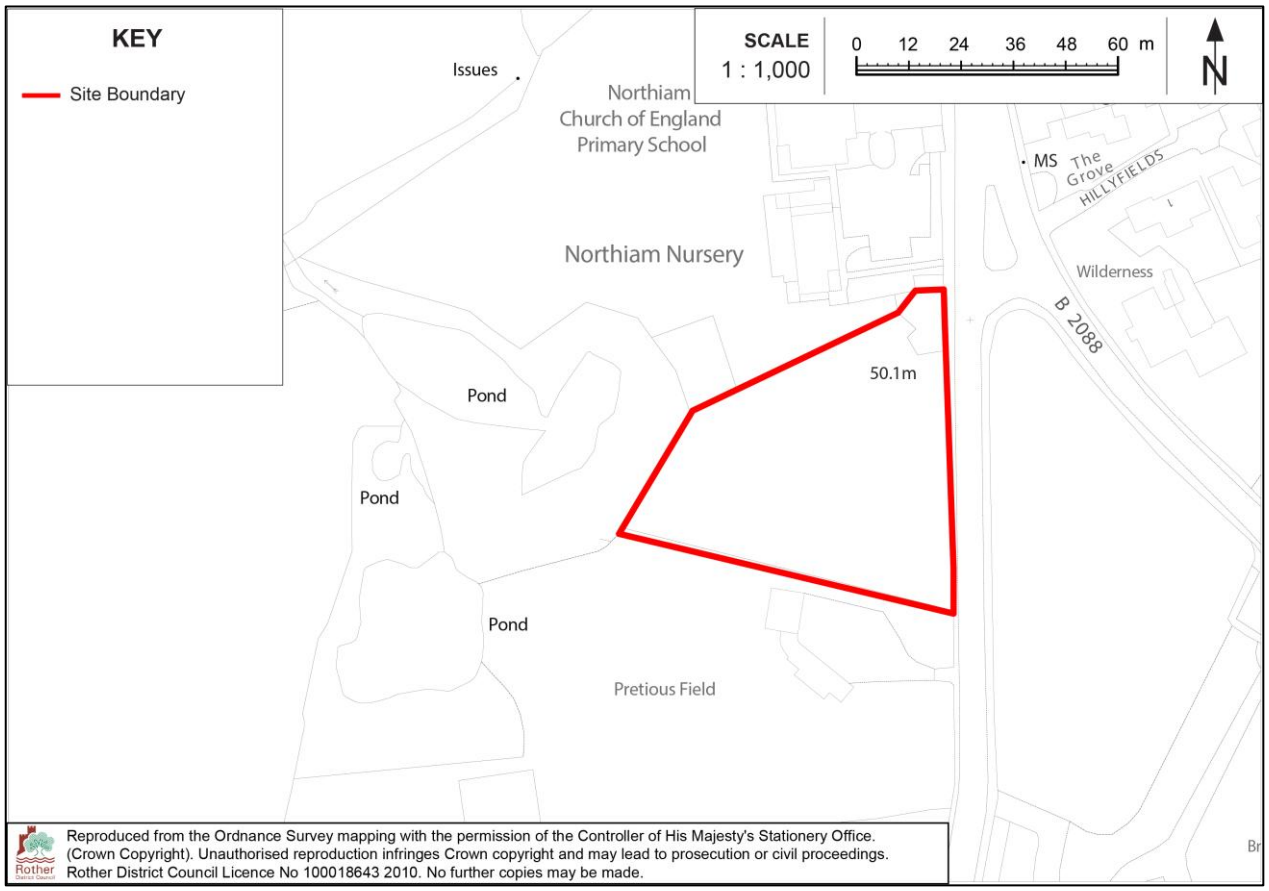
13.67 The site is suitable for a short terrace of small houses fronting Main Street, which would continue the adjoining ribbon development northwards. Development must be of an appropriate high-quality design in order to respect the rural setting of the village within the High Weald National Landscape, the setting of adjacent listed buildings and the presence of an archaeological notification area. The proposal should demonstrate how the linear settlement form, roadside hedge, listed-building group, local materials and rural village edge have informed the layout, grain, scale and appearance. Replacement native planting, soft verge treatment and restrained surfacing should be used to preserve the rural street character.

Northiam

Parish: Northiam



Policy NR1: Land south of Northiam Church of England Primary School, Northiam



The site is allocated for residential development comprising some 7 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include vehicle access to the A28 to the satisfaction of the Highway Authority;

iii. Retain existing trees on the eastern and western boundaries, protected by Tree Preservation Orders, and retain and enhance the hedgerow on the eastern boundary with native species; and

iv. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.

13.68 The site is on the southern fringe of the village on the western side of the A28. It comprises an undeveloped area of land between the Primary School and Nursery (to the north) and a detached residential property (to the south). It is within the Village Area Type and has a site size of 0.34 hectares and an indicative developable area of 0.2 hectares. It is allocated for some 7 dwellings at an indicative residential density of 35 dwellings per hectare.

13.69 The land slopes down away from the road and is mostly laid to grass. There are two mature Oak trees and a Pine tree on the frontage of the site and two mature Oak trees at the rear of the site, all of which are protected by Tree Preservation Orders. A comprehensive tree survey will need to inform any future development scheme to ensure the retention of the protected trees, including the provision of a suitable buffer to protect their roots, and to avoid undue overshadowing from the trees in planning the site layout. The opportunity should also be taken to enhance the existing hedgerow on the front boundary of the site. To the west, an area of priority habitat is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

13.70 While the site is not at significant risk of flooding, the Rother Strategic Flood Risk Assessment identifies Quickbourne Lane, Ewhurst Lane and Station Road in Northiam as areas that could become at increased risk from surface water flooding in the future, due to increased rainfall intensities as a result of climate change. Therefore, it will be important that the sustainable drainage (SuDS) measures included in the development proposal addresses and mitigates potential effects on land outside the site, the need for SuDS features could affect the site layout.

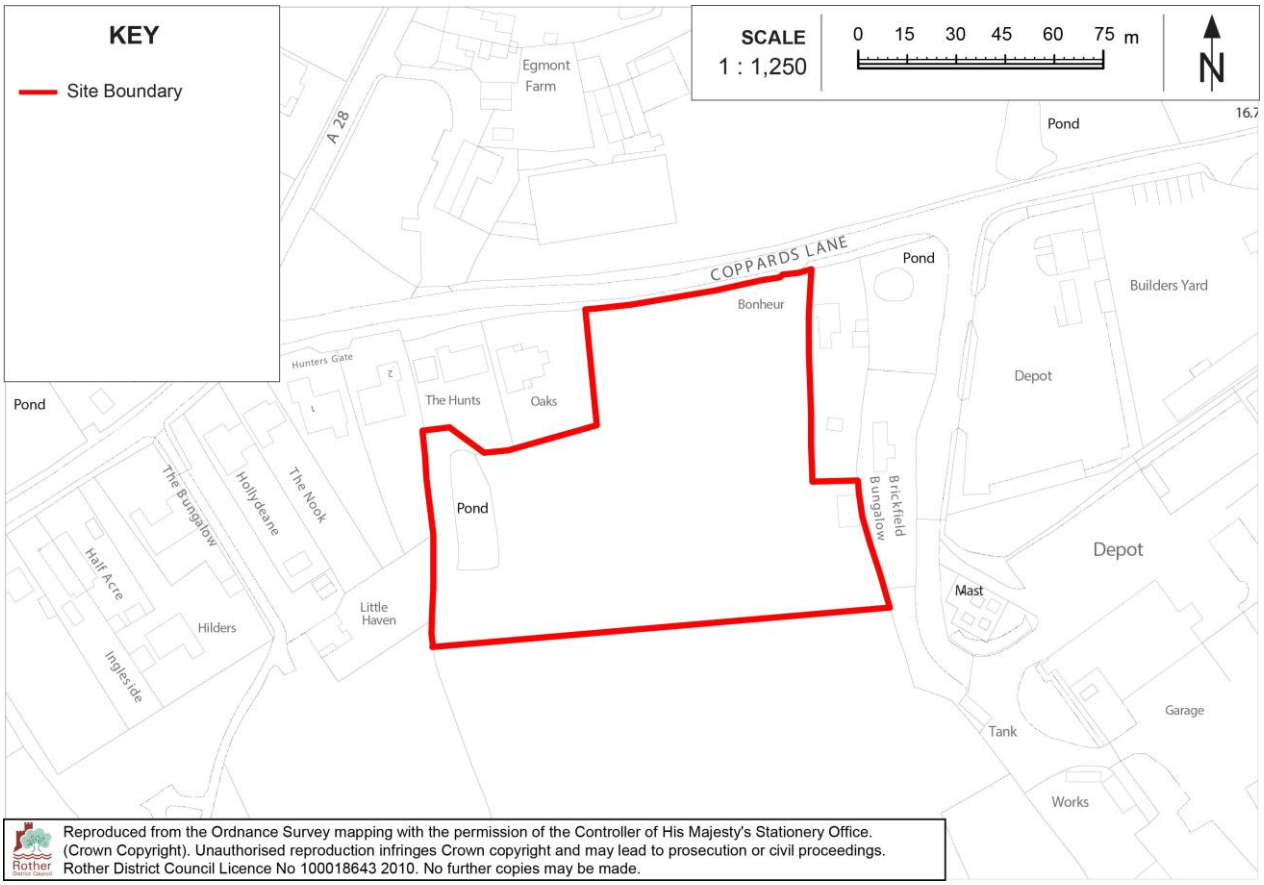
13.71 A single access point onto the A28 should be provided. This is likely to be achieved towards the northern end of the site's eastern boundary and must not harm protected trees on the site boundary. Access from the A28 to the adjacent school playing field must be retained. Given the close proximity of the site to the school and the junction with the B2088, a safety audit will need to be carried out as part of the planning application and suitable sight lines achieved, to the satisfaction of the Highway Authority.

13.72 A scheme for the site's development will need to be of a high design quality, appropriate to its location within the High Weald AONB and adjacent to the Northiam Conservation Area.

13.73 The site has high potential for prehistoric, Roman and medieval archaeological remains and an archaeological assessment will need to be undertaken as part of the planning application for its future development, the results of which may need to inform the site layout.

13.74 A sewer line passes close to the northern boundary of the site, and this will also need to be considered in planning a development layout.

Policy NR2: Land south of Coppards Lane, Northiam



The site is allocated for residential development comprising some 15 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Be informed by an odour assessment to take account of potential impacts arising from the wastewater treatment works to the south of the site;

iii. Be informed by a noise assessment to take account of potential impacts arising from the industrial area to the east of the site;

iv. Include a new vehicular access from Coppards Lane;

v. Include new pedestrian and cycle links to Station Road and any other off-site improvements to highway infrastructure identified by the Highway Authority as necessary to improve access to the site by active travel and public transport;

vi. Include provision for the retention and future management of a buffer zone of semi-natural habitat on the eastern boundary, between the edge of development and the adjacent woodland;

vii. Retain and protect the existing trees and hedgerows on the site boundaries, excepting for any short section of the northern boundary required to be removed to facilitate safe access, which should be minimised as far as possible;

viii. Include a new boundary hedgerow to define the southern boundary of the site;

ix. Retain and enhance the existing pond in the western part of the site and provide an appropriate buffer to any built development including roadways, as informed by an ecological survey, to be completed;

x. Ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

13.75 The site comprises the northern part of a field, fronting Coppards Lane. It is located between dwellings, just west of the Coppards Lane industrial area. It is within the Village Area Type, has a site size of 0.9 hectares and an indicative developable area of 0.6 hectares. It could accommodate some 15 dwellings at an indicative density of 25 dwellings per hectare.

13.76 The location of the site within the High Weald National Landscape contributes to the rural setting therefore, a sensitive form of development, including significant areas of

green infrastructure, and the retention and enhancement of High Weald features including hedgerows and mature trees, is required in line with Local Plan policies.

13.77 The site will need to be carefully laid out, informed by an odour impact assessment (to account for potential effects from the wastewater treatment works to the south) and a noise impact assessment (to account for potential effects from business activities to the east); also, to ensure necessary easements and access for the underground sewerage infrastructure in the eastern part of the site; and to accommodate necessary sustainable drainage measures.

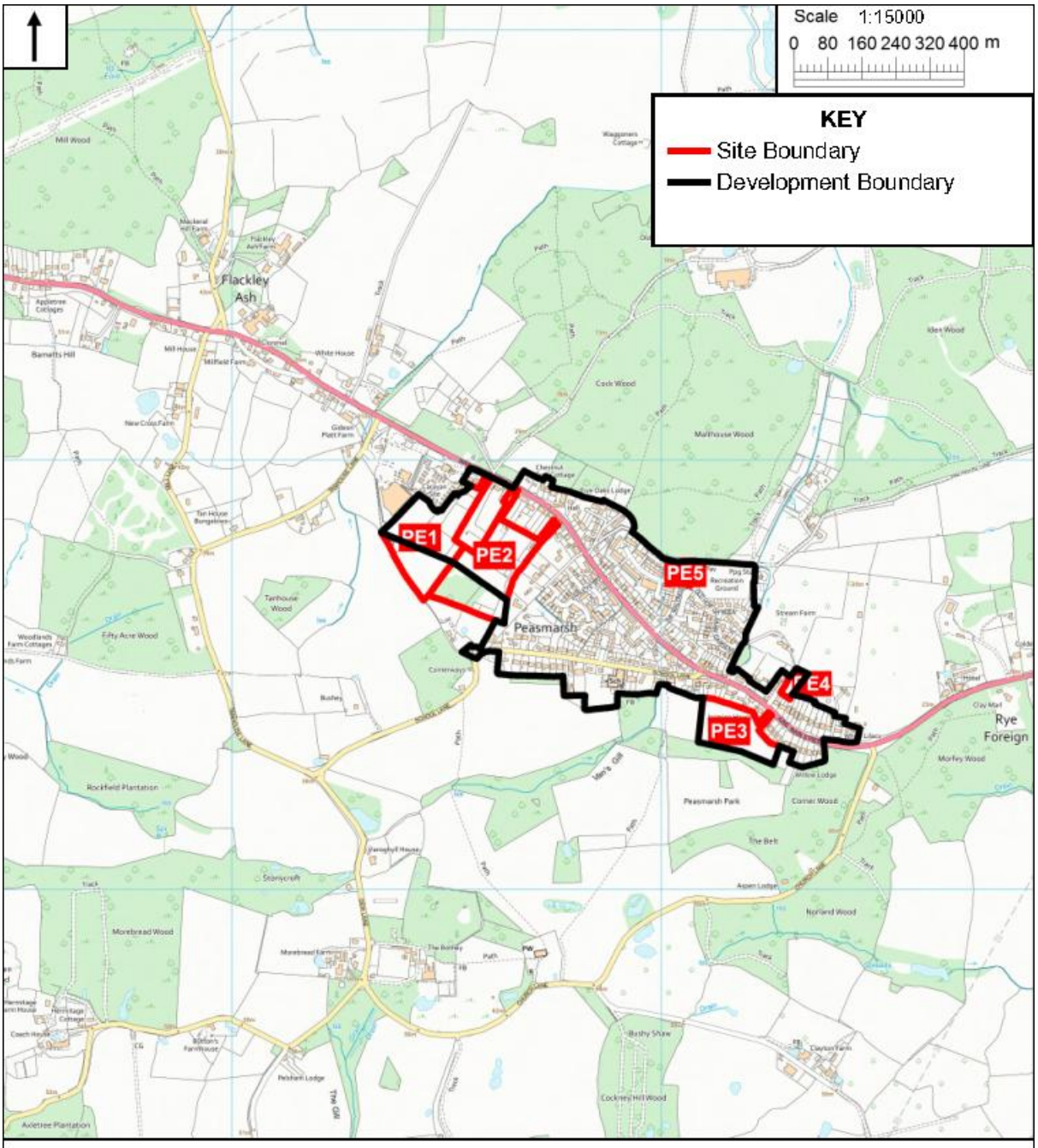
13.78 While the site is not at significant risk of flooding, the Rother Strategic Flood Risk Assessment identifies Quickbourne Lane, Ewhurst Lane and Station Road in Northiam as areas that could become at increased risk from surface water flooding in the future, due to increased rainfall intensities as a result of climate change. Therefore, it will be important that sustainable drainage measures address and mitigate any potential effects.

13.79 The site is some distance from services in the main village however, bus stops are located a short distance away on Station Road. Policy requirements include necessary improvements to pedestrian and cycle infrastructure to connect the site to Station Road and the village core; these will need to be sensitively designed to take into account the rural character of Coppards Lane in line with the HWNL Management Plan.

13.80 Environmental constraints include wooded boundaries, linking to ancient woodland beyond the southern boundary, a pond located near the western boundary and a historic field boundary to the site. The above policy requirements reflect the constraints. To the west an area of woodland is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

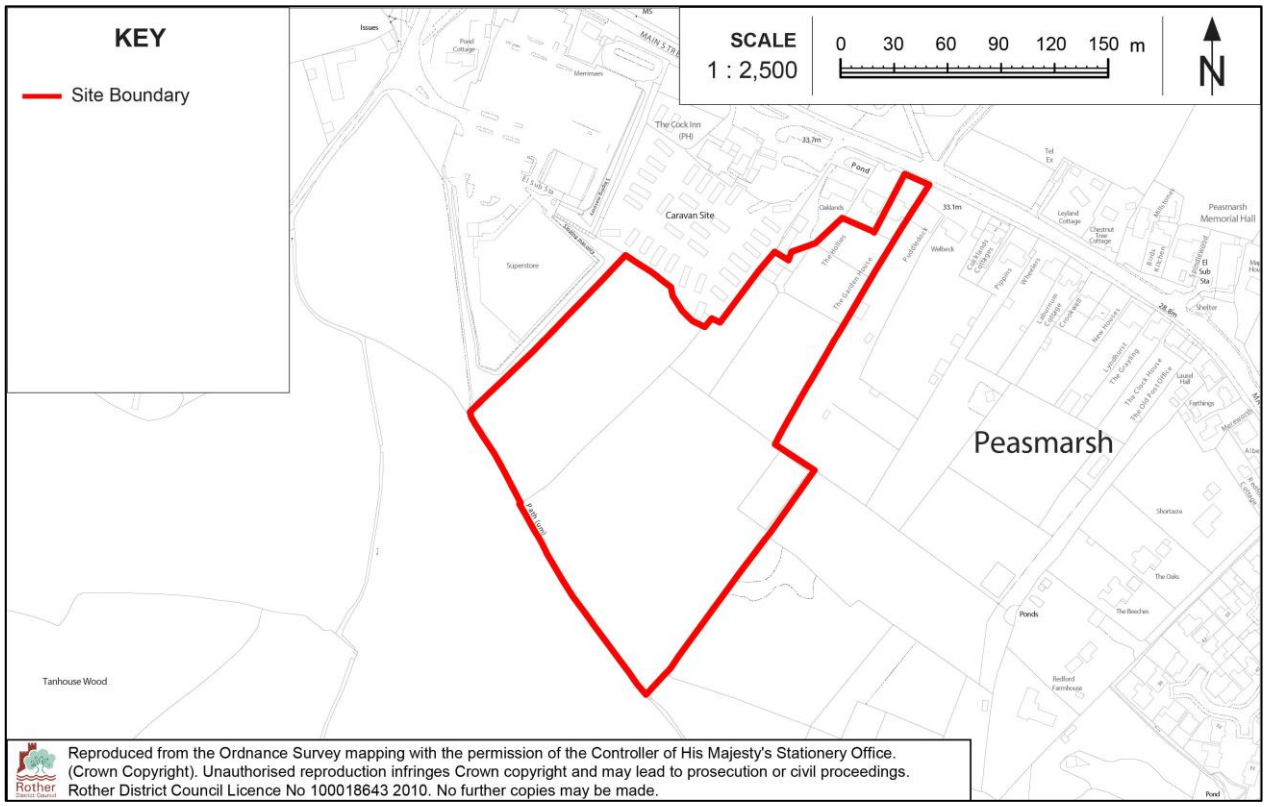
Peasmarsh

Parish: Peasmarsh



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy PE1: Land south of Main Street, Peasmarsh



The site is allocated for residential development comprising some 55 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Provide vehicular, pedestrian and cycle access from Main Street (which is likely to require demolition of a dwelling);

iii. Include improvements to off-site highway infrastructure including: a new pedestrian crossing on Main Street, a new bus stop on the westbound side of Main Street, improvements to the existing eastbound bus stop, and financial contributions towards bus services, all in accordance with the requirements of the Highway Authority;

iv. Include new pedestrian links to Jempsons and south-eastwards towards School Lane, integrating (and diverting as necessary) the existing public right of way and including any necessary improvements, to the satisfaction of the Rights of Way Officer;

v. Provide for new pedestrian and cycle links to the adjoining allocated site to the south-east ("Land at Pippins, Main Street");

vi. Retain and enhance the existing hedgerows/ trees on the boundaries of the site and within the site, and include a landscaped buffer area of Green Infrastructure in the southern part of the site and along the south-western boundary, which could also include sustainable drainage, public open space, play space and new tree planting to screen the site in views from the south-west and protect and enhance the adjoining area of Priority Habitat (traditional orchard) to the south-east.

13.81 The site comprises a series of paddocks and a horse menage, at the rear of ribbon development fronting Main Street. It is within the Village Area Type, has a site size of 3.1 hectares and an indicative developable area of 1.8 hectares. It could accommodate some 55 dwellings at an indicative density of 30 dwellings per hectare.

13.82 The site is relatively level and enclosed from views from the wider countryside. On its south-eastern boundary the site adjoins land allocated for housing and open space through Policy PE2 of this Plan. The site is suitable for residential development, subject to improvements to encourage active travel, protection of trees and hedges, and the provision of an appropriate landscape- and open space- buffer on its southern section to screen long views to the south and to tie in with the open space provision in the allocated site to the east.

13.83 While the site is not at significant risk of flooding, the Rother Strategic Flood Risk Assessment identifies Main Street, School Lane and Farleys Way in Peasmarsh as areas that could become at increased risk from surface water flooding in the future, due to increased rainfall intensities as a result of climate change. Therefore, it will be important that the sustainable drainage measures included in the development proposal, address and mitigate any potential effects on land outside the site.

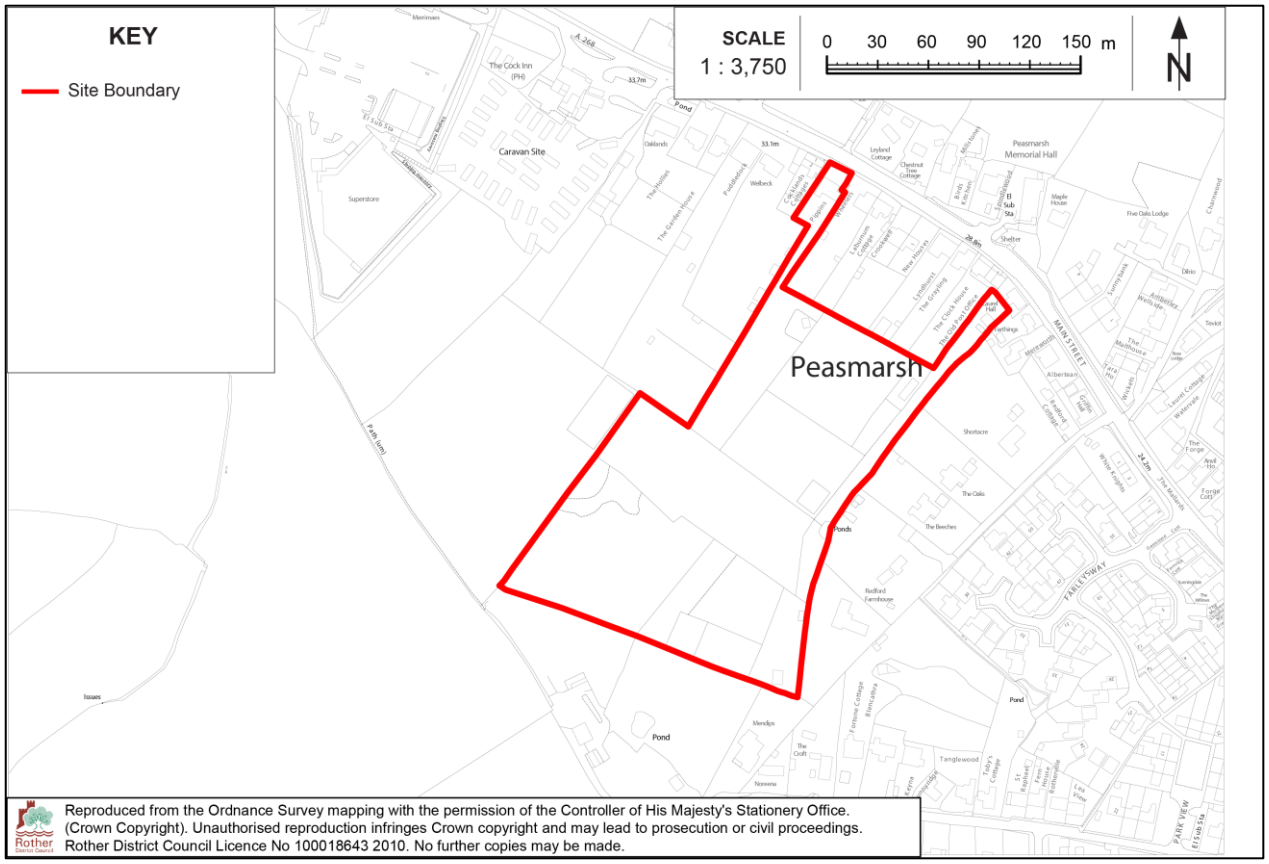
13.84 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Environmental constraints including Traditional Orchard Priority Habitat (protected by a Tree Preservation Order) adjacent to the eastern boundary. This area is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

13.85 The site is partly within an Archaeological Notification Area; an archaeological assessment will be a requirement at planning application stage. It also contains a Historic Field Boundary and Public Right of Way, and the policy requirements reflect these constraints.

13.86 The site is close to existing services and facilities in Peasmarsh, and improvements to off-site highway infrastructure (including bus stops) and pedestrian and cycle linkages are required through the policy to encourage active travel.

13.87 It is acknowledged that this site, together with the adjoining allocated site (Policy PE2) will result in a large residential development on the edge of the village and within the National Landscape. This can be justified in this location, given the close proximity of services and facilities and also the need for housing, although improvements to bus stops and a contribution towards bus services will be required. In landscape terms both sites are well-related to the built form of the village, and enhancements to High Weald features including boundary trees and hedgerows and historic field boundaries can be secured.

Policy PE2: Land rear of Pippins, Main Street, Peasmarsh



The site is allocated for residential development comprising some 45 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Include a vehicular access from Main Street to the satisfaction of the Highway Authority;

iii. Include additional pedestrian access to the north-east of the site, connecting down the length of the eastern boundary via a green corridor; and southwards connecting to the footpath network;

iv. Provide for a new bus stop, including safe and accessible access, and provide financial contributions to bus services.

v. Provide a children's play area, which should be subject to passive surveillance from residential frontages, with funding and management arrangements secured for its ongoing maintenance;

vi. Provide open space in the southern part of the site, incorporating the traditional orchard within it, with funding and management arrangements secured for its on-going maintenance;

vii. Retain and enhance the other existing ecological and High Weald NL character features as far as reasonably practicable, including historic field boundaries, boundary hedgerows, existing trees and existing pond;

viii. Maintain and reinforce the existing landscaped boundaries around the site with native planting and create new landscaped boundaries on exposed western edges.

13.88 The site comprises fields, paddocks and a traditional orchard at the rear of residential properties on Main Street. It is within the Village Area Type, has a site size of 3.2 hectares and an indicative developable area of 1.3 hectares. It could accommodate some 45 dwellings at an indicative density of 35 dwellings per hectare.

13.89 Access will be from Main Street via land currently occupied by "Pippins", a detached residential property which would be demolished. A priority solution for traffic will be

required on a narrow section of the access road, some 70m into the site. A Road Safety Audit will be required to inform the precise details of the access, to be determined at planning application stage.

13.90 New pedestrian routes should traverse the site, linking it to Main Street to the north and the public footpath network to the south and west. The existing track off Main Street, identified for this purpose, may require some upgrading. This would be for further consideration at planning application stage.

13.91 Residential development will be limited to the northern and central parts of the site as these areas are well screened from the wider countryside. The southern section has a rising topography and a more rural character and is suited to use as public open space. A children's play area should be provided in the south-eastern part of the site.

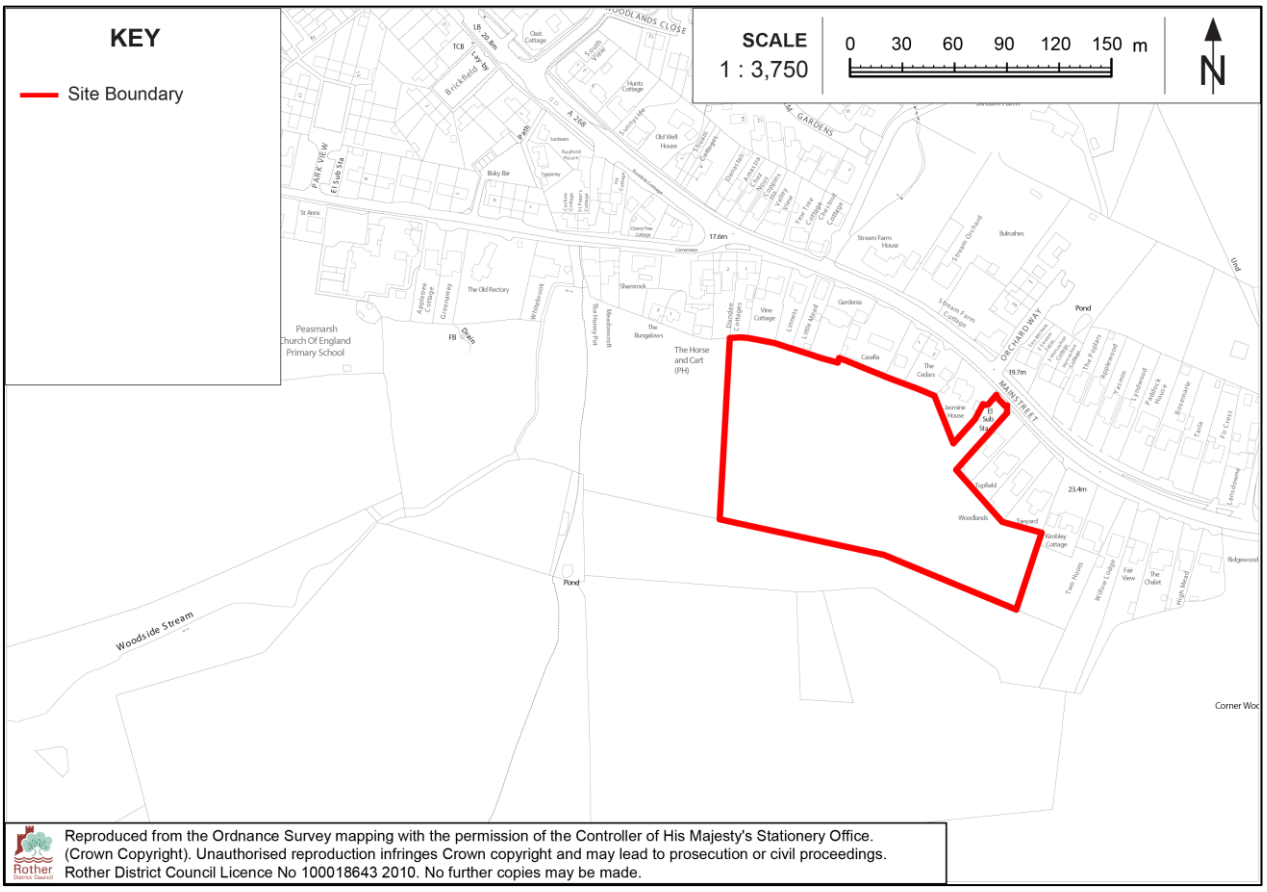
13.92 The traditional orchard, which is both a Priority Habitat and a character feature of the High Weald National Landscape, is to be retained, together with other existing ecological and National Landscape character features. These include historic field boundaries on the southern edges of the site, boundary hedgerows, mature trees (including a large oak tree on the western side of the site) and ponds. The orchard is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

13.93 Additional hedgerows of native species would assist in screening the residential development and offer the opportunity for biodiversity enhancement. Future maintenance and management of these elements will need to be secured through a planning permission.

13.94 Surface water flow paths cross the southern part of the site and SuDS will to be required. While the site is not at significant risk of flooding, the Rother Strategic Flood Risk Assessment identifies Main Street, School Lane and Farleys Way in Peasmarsh as areas that could become at increased risk from surface water flooding in the future, due to increased rainfall intensities as a result of climate change. Therefore, it will be important that the sustainable drainage measures included in the development proposal address and mitigates any potential effects on land outside the site.

13.95 The site has high potential for prehistoric, Roman and medieval archaeological remains. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development.

Policy PE3: Tanyard, Main Street, Peasmarsh



The site is allocated for residential development comprising some 15 new dwellings.

Development on this site must:

i. Provide for a wholly or substantially affordable housing scheme;

ii. Include a new vehicular access from Main Street and any necessary off-site highway infrastructure improvements as required by the Highway Authority;

iii. Provide a pedestrian link to the adjacent Public Right of Way leading from School Lane;

iv. Provide for bus stop improvements and financial contributions to bus services;

v. Retain and enhance the existing hedgerow and trees on the southern and eastern boundaries of the site and within the site and provide an area of Green Infrastructure and land for Biodiversity Net Gain in the southern part of the site;

vi. Protect the setting of the two Grade II listed buildings, Stream Farm Cottage and Stream Farmhouse to the north of the site access;

vii. Protect and enhance the Deciduous Woodland Priority Habitat to the south of the site;

viii. Protect the residential amenity of the occupiers of adjoining dwellings.

13.96 The site comprises a section of a field, south and to the rear of linear development on Main Street and School Lane. It is within the Village Area Type, has a site size of 1.8 hectares and an indicative developable area of 0.5 hectares. It could accommodate some 15 dwellings at an indicative density of 35 dwellings per hectare.

13.97 The site is within the High Weald National Landscape. It slopes up from the edge of the village and is visible from public and private viewpoints. Development in the southern part of the site (on the highest ground) would be prominent in views and would not relate well to the established linear settlement pattern. It should remain as green infrastructure and open space where this is necessary to contain the development, protect views, conserve the wooded High Weald edge and maintain a softer transition from the village into countryside. The woodland to the south is also an Area of Particular Importance for Biodiversity (APIB). These are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

13.98 A small residential development could be accommodated in the northern and eastern parts of the site, with an area of green infrastructure to the south which would also provide a buffer to the adjoining woodland (priority habitat). The landowner has indicated that the site is available for an affordable housing scheme of 15 dwellings.

13.99 Access from Main Street and any off-site highway improvements should be sensitively designed where they affect the setting of the listed buildings or the character of Main Street. The access should not urbanise the setting of the listed buildings or create a conspicuous engineered break in the Main Street frontage. Pedestrian links to the public

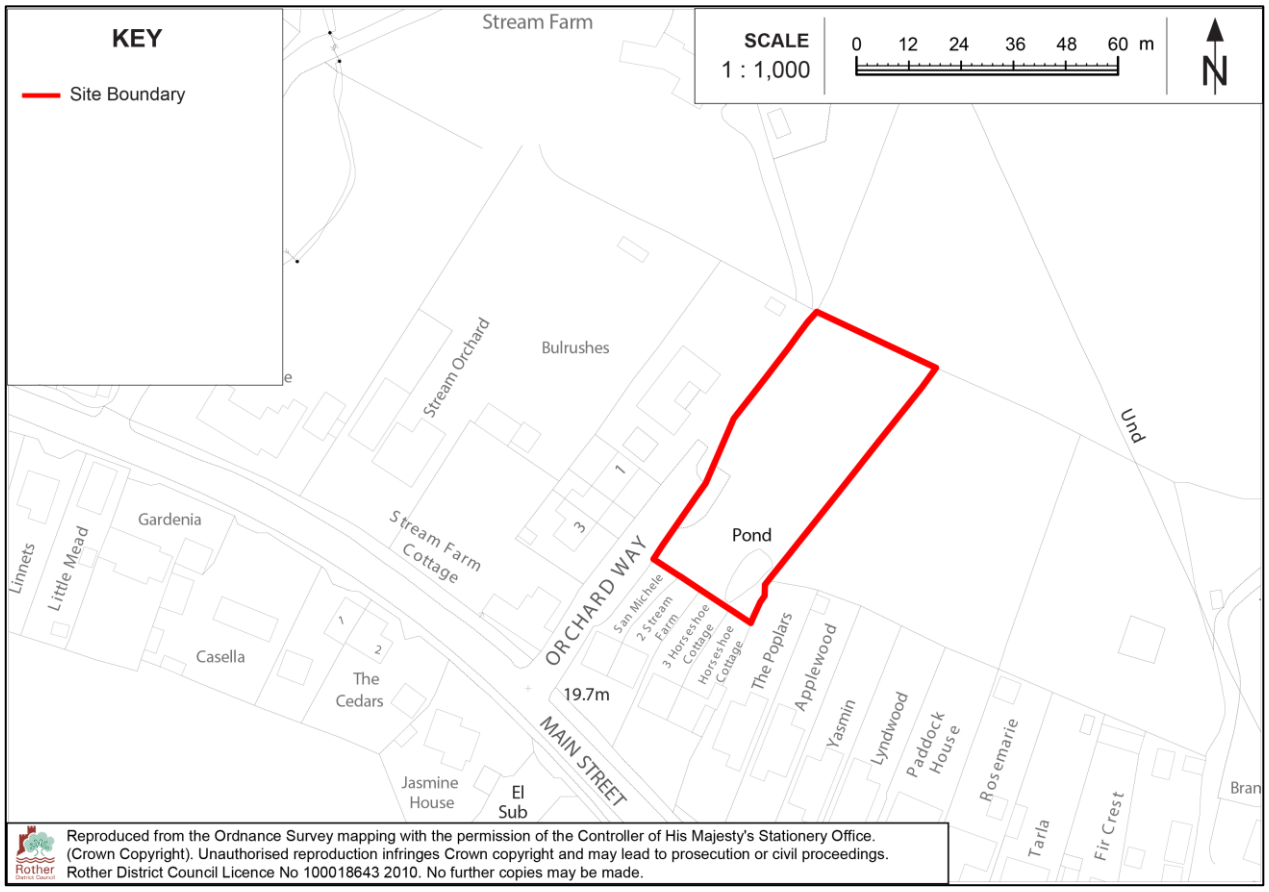
right of way from School Lane should be integrated with the landscape framework and should help maintain permeability without fragmenting hedgerows, trees or the southern green infrastructure.

13.100 The heritage context includes the Grade II listed Stream Farmhouse and Stream Farm Cottage to the north of the site access. Layout, access, density and landscape structure of new development must be particularly carefully controlled to avoid affecting the setting of the listed buildings by introducing a more inward-looking or estate-like form of development to their rear. Built form should be modest in scale, clearly subservient to the historic Main Street frontage, and arranged so that it reads as a limited village-edge intervention rather than a new depth of settlement extending up the slope. The layout should be informed by Historic England's 'The Setting of Heritage Assets'- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). The site is also partly located within an Archaeological Notification Area.

13.101 While the site is not at significant risk of flooding, the Rother Strategic Flood Risk Assessment identifies Main Street, School Lane and Farleys Way in Peasmarsh as areas that could become at increased risk from surface water flooding in the future, due to increased rainfall intensities as a result of climate change. Therefore, it will be important that the sustainable drainage measures included in the development proposal address and mitigate these potential effects on land outside the site.

13.102 The site is well located in relation to village services but improvements to public transport infrastructure may be required in line with the recommendations of the Highway Authority.

Policy PE4: Land East of Orchard Way



The site is allocated for residential development comprising some 5 new dwellings.

Development on this site must:

i. Include a new vehicular access from Main Street.

ii. Include no built development in the southern part of the site which is shown to be at risk of surface water flooding.

iii. Retain and enhance the existing hedgerow and trees on the western boundary of the site.

iv. Retain and enhance the existing pond in the south-eastern part of the site and provide an appropriate buffer to any built development including roadways, as informed by an ecological survey, to be completed.

v. Incorporate the recommendations of the Level 2 SFRA.

vi. Include sustainable drainage in the southern section of the site in accordance with Policy ENV2 of the Rother Local Plan.

vii. Protect the setting of the Grade II listed buildings, Stream Farmhouse and Stream Cottage, to the southwest of the site.

13.103 The site is located at the end of a short lane, behind houses on Main Street. It is within the Village Area Type and has a site area of 0.2 hectares. It could accommodate some 5 dwellings at an indicative density of 35 dwellings per hectare.

13.104 The policy carries forward an allocation from the Peasmarsh Neighbourhood Development Plan.

13.105 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Environmental and other constraints affecting the site include two listed buildings located to the west of the site. Surface water flooding is a risk in the southern half of the site and there is a pond located in the southeast corner. The site is located partly within an Archaeological Notification Area. The layout should be informed by Historic England's 'The Setting of Heritage Assets'- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).'

13.106 Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

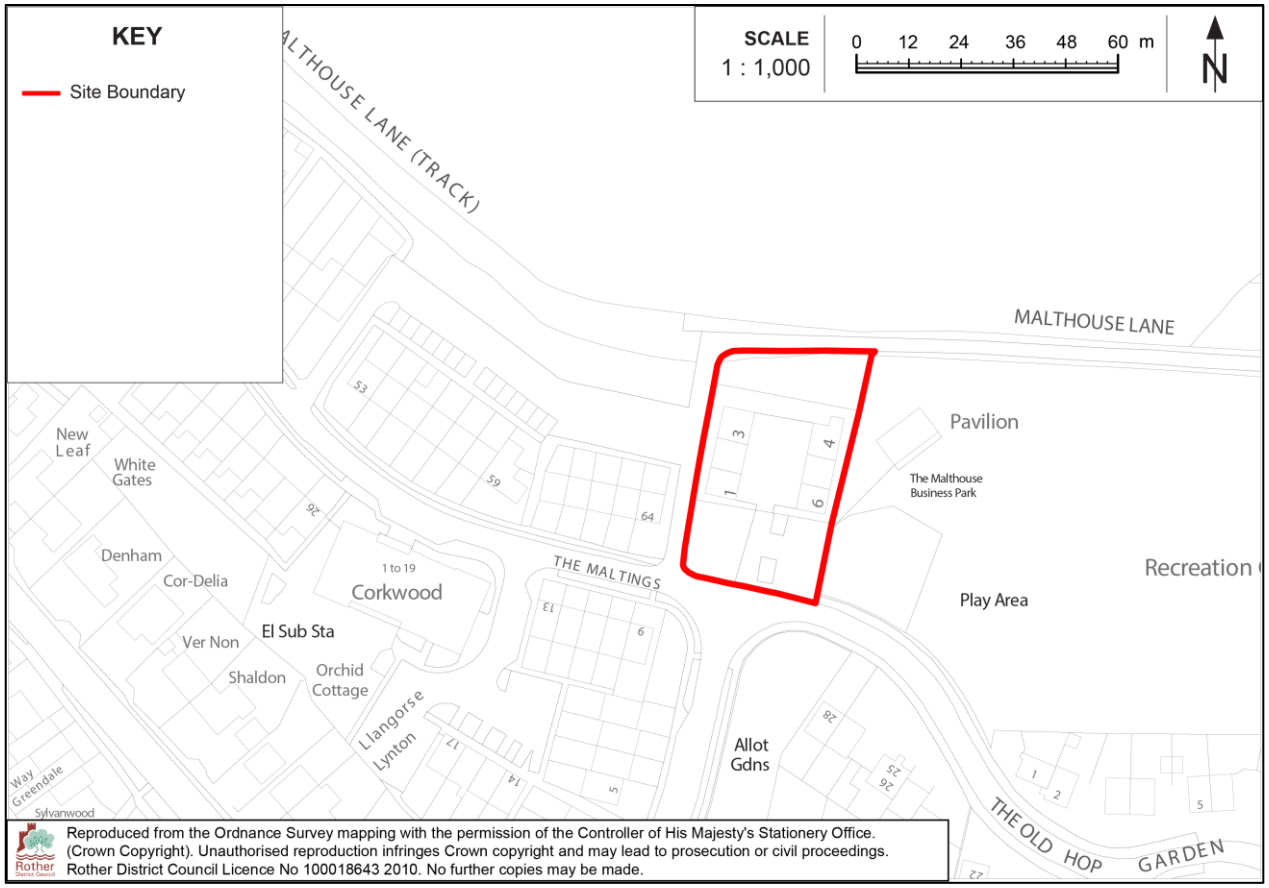
- Development will need to be sympathetic to the surface water ponding in the south of the site, potentially taking a sequential approach by locating the most vulnerable aspects of development in areas of lowest flood risk. May require consideration of land raising and flood storage. Detailed surface water modelling will be required to assess the flood risk, and mitigation approach should ground modifications be carried out in areas of flood risk.

- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

- A Flood Response Plan will also be required due to significant surface water flooding predicted along Orchard Way.

Policy PE5: Land at Malthouse Business Park, The Maltings, Peasmarsh



The site is allocated for mixed use development comprising some:

a. 6 new dwellings; and

b. 400 sqm of business floorspace Use Class E(g).

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Comprise of smaller dwellings of one- and two-bedroom flats;

iii. Reuse the vehicular access from The Maltings/The Old Hop Garden;

iv. Provide for any off-site highway works and/or financial contributions to bus services as required by the Highway Authority;

v. Include provision for the retention and future management of a buffer zone of semi-natural habitat on the northern boundary, between the edge of development and the adjacent Deciduous Woodland Priority Habitat (and ancient woodland further north);

vi. Be designed to protect the amenity of the neighbouring residential properties.

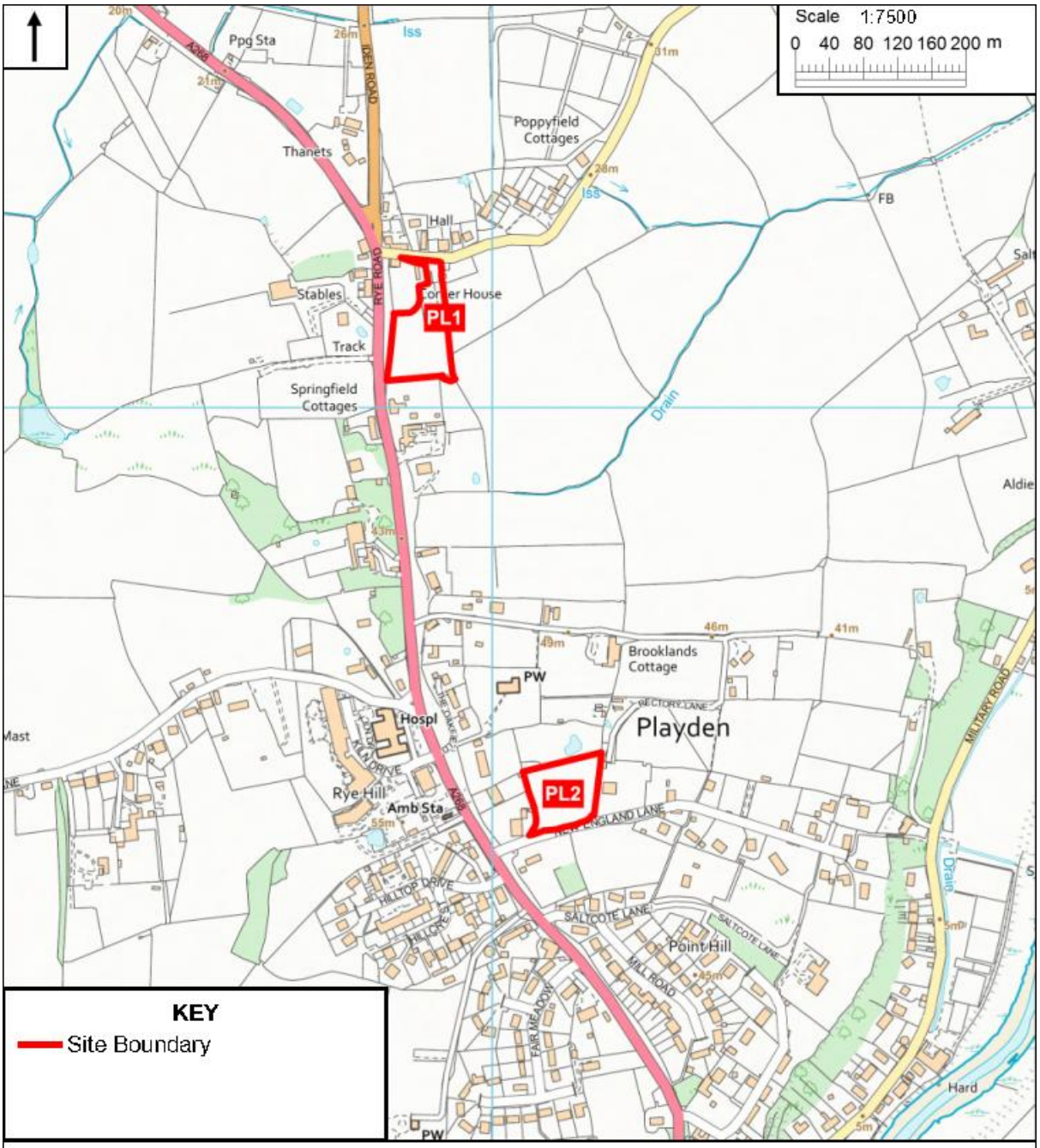
13.107 The site comprises a small business park containing six single-storey business units and an associated parking and turning area. It is within the Village Area Type and has a site area of 0.18 hectares. It provides for a redevelopment opportunity by retaining the quantum of existing business floorspace and allowing for a mixed-use development with smaller flats on the upper storeys, at an indicative residential density of 35 dwellings per hectare.

13.108 The site is within a largely residential area adjacent to the village recreation ground, children's play area and pavilion.

13.109 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Environmental and other constraints affecting the site include an area of Deciduous Woodland Priority Habitat, Malthouse Wood, adjacent to the northern boundary, and an area of ancient woodland slightly further north. The woodland is also an Area of Particular Importance for Biodiversity (APIB) as defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be had to the priorities and measures set out within the LNRS.

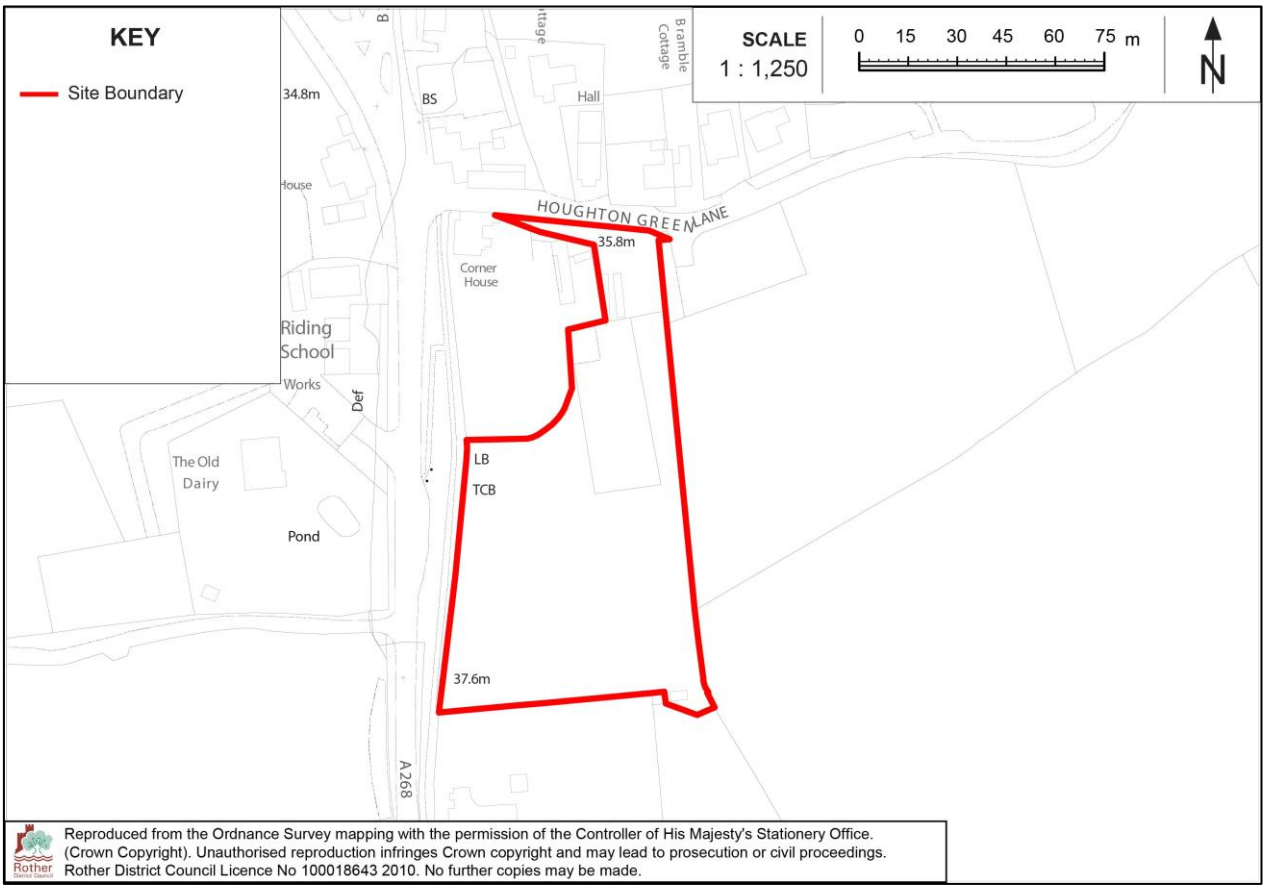
Playden

Parish: Playden



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy PL1: Land South of Corner House, Rye Road, Playden



The site is allocated for residential development comprising some 15 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new vehicular access from Houghton Green Lane, which minimises removal of the northern boundary hedgerow and preserves the semi-rural character of the lane, also including infrastructure allowing pedestrians to step off the carriageway, and access for pedestrians and cyclists;

iii. Include off-site improvements to Houghton Green Lane between the site and the primary school, informed by highway survey work, to include pedestrian refuges along the lane;

iv. Provide an active travel route through the site between Houghton Green Lane and Rye Road and a pedestrian access onto the Rye Road (the A268), minimising loss of trees/ hedgerows on this western boundary;

v. Be informed by a tree survey in accordance with Policy LAN3 to ensure the retention and protection of existing trees and hedgerows on the site boundaries. The trees should not be included within the curtilage of new residential houses, but remain in public space with a long-term management strategy;

vi. Include an area of green infrastructure in the western and southern parts of the site, which also facilitates the retention and protection of the mature trees on these boundaries;

vii. Protect the setting of the Grade II listed building, Playden Oasts Hotel, to the south of the site.

13.110 The site comprises garden land and part of a field associated with "Corner House". It is located between Houghton Green Lane (to the north) and Rye Road (the A268) (to the west). It is within the Village Area Type, has a site size of 0.67 hectares and an indicative developable area of 0.4 hectares. It could accommodate some 15 dwellings at an indicative density of 37 dwellings per hectare.

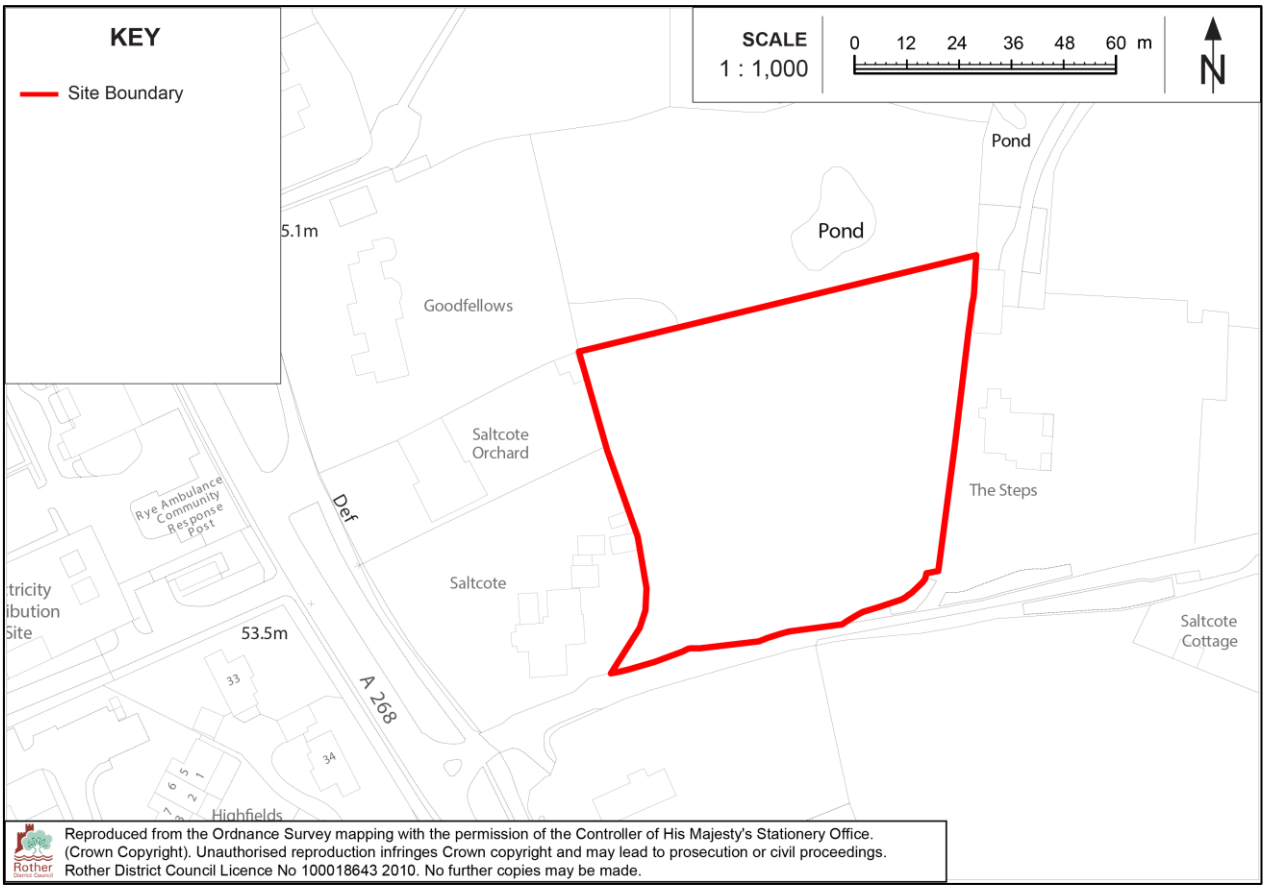
13.111 The site is relatively level and enclosed from longer views and it lies outside the High Weald National Landscape, which is on the opposite side of the road to the west. The tall, mature line of trees on the western (roadside) boundary of the site is a prominent feature in the local landscape and must be retained and protected. Vehicular access should only come from Houghton Green Lane to the north, but a pedestrian route through the site, between the Lane and Rye Road, can be accommodated while retaining the trees, and must be provided to allow a safe pedestrian route from the site to Rye Road.

13.112 A sensitive design will be necessary to ensure the setting of the Playden Oasts Hotel, a grade II listed building to the south, is protected. The setting of the listed building includes not only its immediate curtilage, but also the adjoining open land, mature trees, roadside boundary, and the degree to which the oasts remain legible as a former agricultural building group rather than being visually absorbed into surrounding suburban development. The green infrastructure requirement set out in the policy will ensure the protection and retention of the roadside trees and also provide an appropriate landscape

buffer between the new development, Rye Road and the listed oasthouse buildings. The site layout should be informed by Historic England's 'The Setting of Heritage Assets'- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

13.113 In terms of accessibility, the site is at the northern end of the village but within walking distance of bus stops and some services. The improvements to active travel infrastructure, including a route through the site, will ensure opportunities for active travel are realised.

Policy PL2: Land between Saltcote and The Steps, New England Lane, Playden



The site is allocated for residential development comprising some 10 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a new vehicular access from New England Lane in the south-western corner of the site;

iii. Be of an appropriate layout, form and detailed design to ensure the protection of the setting of the Grade I Listed building "The Parish Church of St Michael" to the north of the site;

iv. Include off-site highway improvements to include a new pedestrian footway alongside New England Lane to link the site to the existing footway alongside the A268, Rye Road;

v. Include no built development close to the southern boundary in order to ensure the protection of mature trees on this boundary and to avoid the area which is shown to be at risk of surface water flooding;

vi. Retain and enhance the existing hedgerows and trees on the boundaries of the site.

13.114 The site is a small field on the northern side of New England Lane, close to services in Playden and bus stops on Rye Road. It is within the Village Area Type, has a site size of 0.6 hectares and an indicative developable area of 0.3 hectares. It could accommodate some 10 dwellings at an indicative density of 30 dwellings per hectare.

13.115 The site is generally well enclosed by adjoining development and trees and lies outside the High Weald National Landscape. However, it has heritage sensitivities, being partly within an Archaeological Notification Area and close to a Grade I listed building, The Parish Church of St Michael, which lies to the northwest. The detailed design will need to be informed by heritage and landscape assessments to ensure the setting of the listed building remains protected. Development should be of a restrained domestic scale with a carefully designed roofscape and materials that respond to Playden's rural and historic context. The layout should be informed by Historic England's 'The Setting of Heritage Assets'- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). The need for sensitive design also extends to the necessary highway works outside the site.

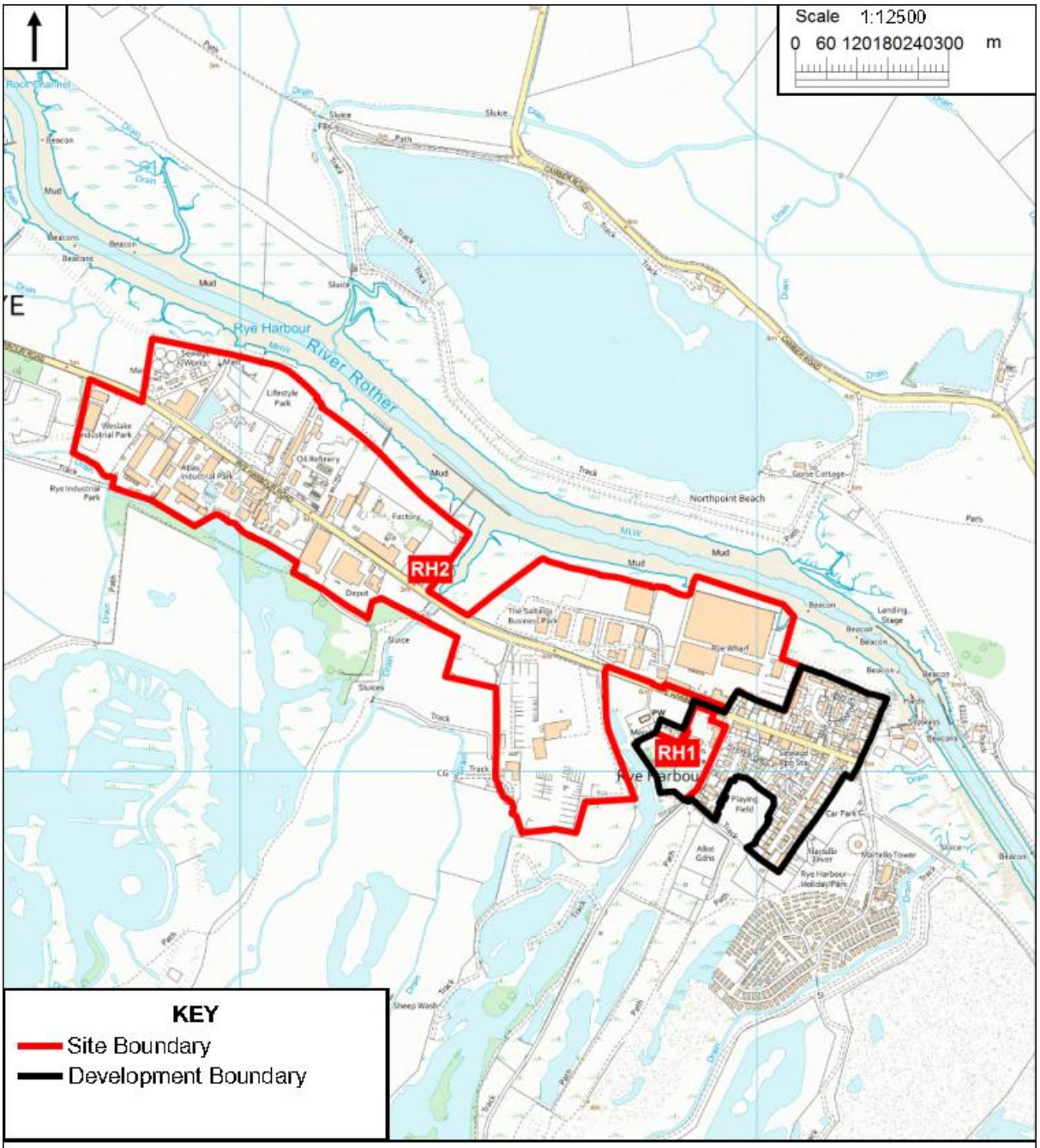
13.116 Access is from the narrow New England Lane only, and consequently, an appropriate vehicular access point would need to be at the south-western corner before the Lane narrows significantly and the levels change. The pedestrian footway will also need to be

extended to reach the site. The access and any off-site footway extension should be carefully designed so as not to introduce an over-engineered suburban edge to a narrow village lane. Junction geometry, surfacing, signage, lighting and boundary treatment should be kept restrained and locally responsive. The footway link to the existing footway on Rye Road should improve pedestrian safety without unnecessarily eroding the rural character of New England Lane.

13.117 A pond is located outside the site to the north, and the southern boundary has a risk of surface water flooding in the centre. The existing tree boundary to the north and east partly screen the site from the wider countryside. The existing trees on the roadside (southern) boundary are large and significant features in the local landscape and should be retained in the site layout. Development should be kept away from the southern part of the site to protect the trees and avoid the areas at risk of flooding. A short distance to the northwest an area of greenspace is also an Area of Particular Importance for Biodiversity (APIB), as defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Due regard must be taken to the priorities and measures set out within the LNRS.

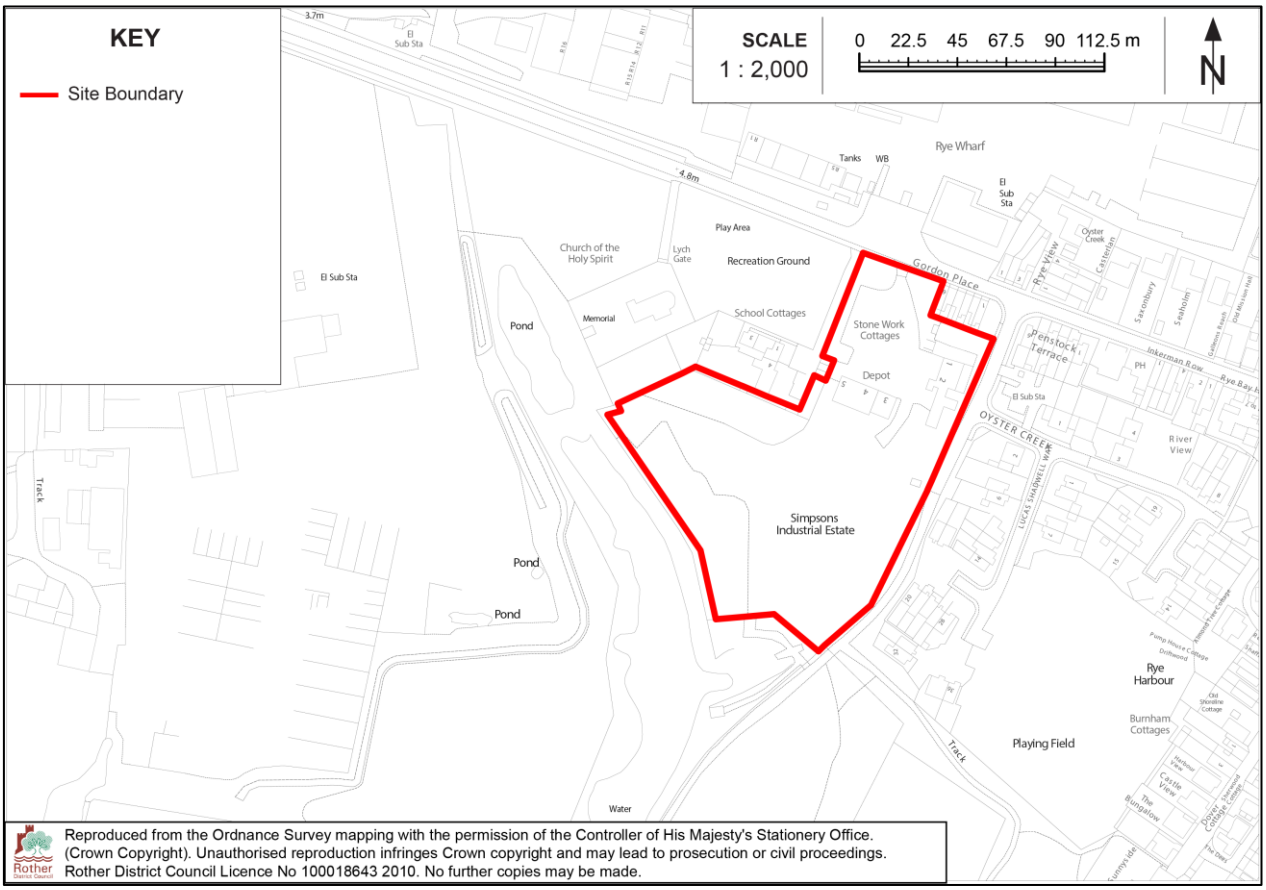
Rye Harbour

Parish: Icklesham



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy RH1: Land at Stoneworks Cottages, Harbour Road, Rye Harbour



The site is allocated for residential development comprising some 40 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide a new access from Harbour Road;

iii. Retain and enhance the tree belt on the south-western boundary with native species, with appropriate fencing erected to maintain an effective barrier between the site and the adjacent Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar Site;

iv. Retain and enhance a screen of tree and hedgerow planting, employing native species provided on other boundaries of the site;

v. Ensure ecological surveys are carried out which demonstrate that there is no adverse impact on protected species or, if any protected species are found to be using the site, sets out appropriate mitigation for any loss of habitat;

vi. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment;

vii. Demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall;

viii. Ensure a ground contamination assessment has been undertaken which demonstrates that pollution risks, including to the underlying aquifer, will be managed appropriately through the re-development process; and

ix. Ensure the development has no adverse effect on the integrity of the Dungeness, Romney Marsh, and Rye Bay SSSI, Special Protection Area and RAMSAR sites and the Dungeness Special Area of Conservation (SAC), in accordance with the Habitats Regulations and Policy ENV8 (Habitats and Species), and the development accords with Policy ENV11 (Sustainable Access and Recreation Management Strategy).

13.118 The site is on the southern side of Harbour Road, to the west of existing residential development. It is within the Village Area Type and has a site size of 1.6 hectares and an indicative developable area of 1 hectare. It could accommodate some 40 dwellings at an indicative residential density of 40 dwellings per hectare.

13.119 The site comprises brownfield land currently in low-key employment use. The policy carries forward an allocation from the previous Local Plan.

13.120 The site lies within Flood Zone 3, contains small areas of surface water flooding and has high underlying groundwater levels. The layout and design will need to be informed by a site-specific flood risk assessment. The groundwater is particularly shallow beneath the surface of the site and there may be an existing level of contamination which could leave the underlying aquifer vulnerable to pollution in the event of the site being developed. Therefore, a planning application will need to be accompanied by a land contamination assessment that demonstrates that any unacceptable risks will be managed appropriately through the re-development process. Development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Demonstrate through a site-specific FRA that the proposed development will be safe for its lifetime, taking account of the vulnerability of its users.

- Breach modelling should be conducted as part of an FRA to assess the residual risk associated with potential failure of the sea defence located north-east of the site.

- Given that flood risk at the site is predominantly tidal and that significant flood depths are predicted under the Upper End climate change scenario, a sequential approach should be applied across the site layout. More vulnerable land uses should be located within areas of lowest flood risk, taking into account the extent, depth, hazard and velocity of flooding. Opportunities for vertical avoidance should also be considered, including setting finished floor levels above design flood levels and locating the most vulnerable uses on upper floors where appropriate.

- Groundwater levels are indicated to be at or very near (within 0.025m) ground level and there is a risk of groundwater flooding at the surface during a 1% AEP event, which may flow to and pool within topographic low spots. Detention and attenuation features should be designed to prevent groundwater ingress from impacting hydraulic capacity and structural integrity. Additional site investigation work may be required to support the detailed design of the drainage system. This may include groundwater monitoring to demonstrate that a sufficient unsaturated zone has been provided above the highest occurring groundwater level. Below ground development such as basements are not appropriate at this site.

- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding.

- A Flood Response Plan will also be required.

13.121 The site is ecologically sensitive, lying close to the Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar site. The Rye Harbour SSSI lies 140m to the north-west. In view of the proximity of the site to the international wildlife designations and the potential for additional impacts, the development will need to ensure that there is no adverse effect on the integrity of the SPA/Ramsar site, in line with the Habitats Regulations and Policy ENV11 (with regard to the Sustainable Access and Recreation Management Strategy (SARMS)). An ecological survey previously undertaken indicated that the site was not functional habitat for the Ramsar site and did not support the

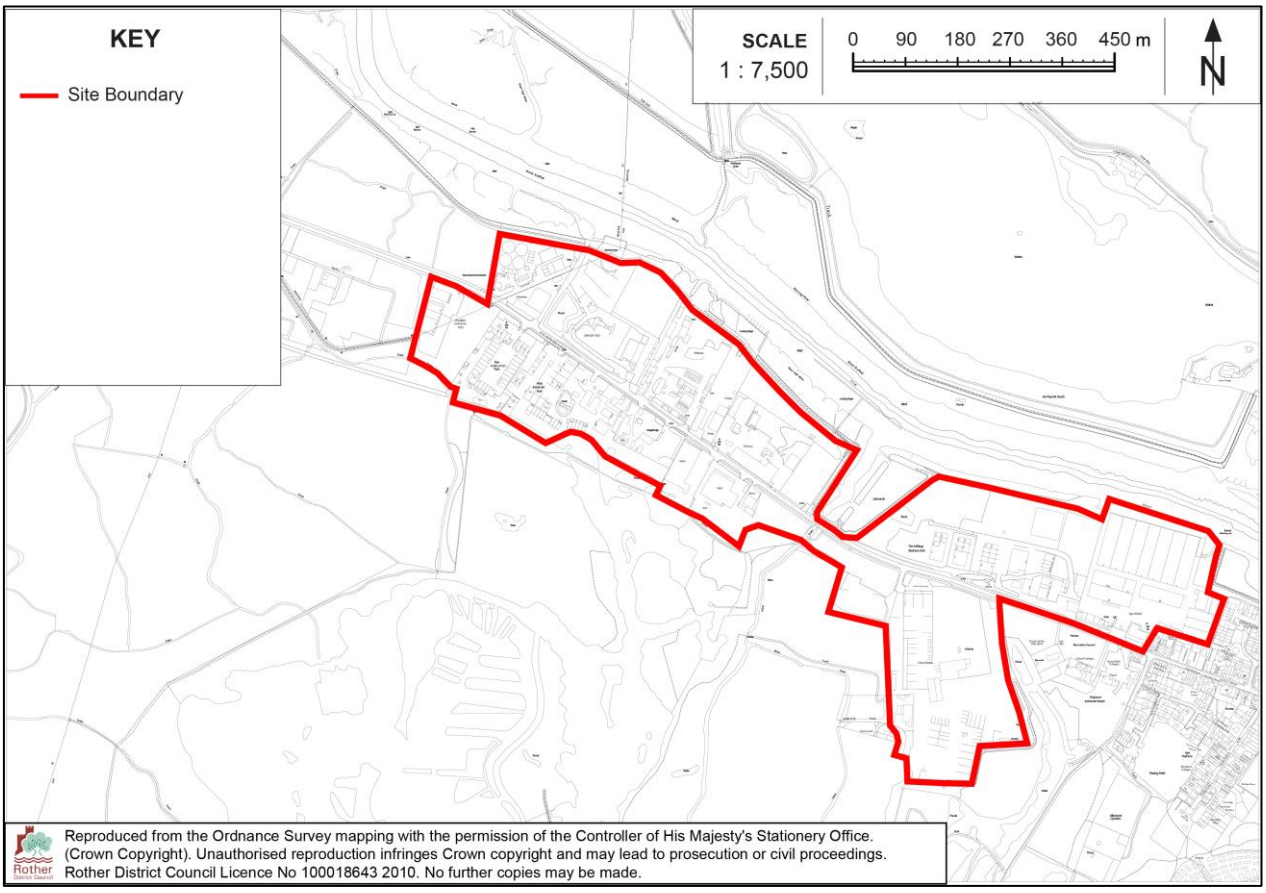
qualifying habitats or species; but that it is likely to accommodate protected species. Updated ecological surveys will need to be carried out to determine likely effects and required mitigation, which would also inform the site layout.

13.122 Site boundaries are generally defined by unmanaged vegetation although there is a substantial tree belt on the south-western boundary which separates the site from a waterbody within the adjacent Special Protection Area (SPA) and Ramsar site, and which should be retained and enhanced with native species to provide a buffer to the protected area.

13.123 The site is in close proximity to two Grade II listed buildings, the School House and Church of the Holy Spirits, located to the north-west. The development will need to respect the setting of both.

13.124 A public footpath adjoins the eastern boundary and a pedestrian link to the site would be beneficial, subject to the protection of wildlife. The site is within the Rye Harbour Minerals and Waste Consultation Areas and consequently, consultation with the Minerals and Waste Planning Authority will be carried out.

Policy RH2: Harbour Road Employment Area, Rye Harbour



The site is allocated for employment development in Use Classes E(g) (i, ii, iii), B2 and B8.

Within the Harbour Road Employment Area, as defined on the Policies Map, business development in Use Classes E(g) (i, ii, iii), B2 and B8 will be permitted where the following criteria are met:

i. Proposals which result in a significant increase in vehicle, especially HGV, movements along Harbour Road, adjoining the A259, will only be permitted where the relevant highways authorities are satisfied that any impacts are acceptable;

ii. A ground contamination assessment has been undertaken which demonstrates that pollution risks, including to the underlying aquifer, will be managed appropriately through the development process;

iii. Proposals with frontages to Harbour Road include a comprehensive landscaping strategy to improve the overall appearance of development;

iv. The development has no adverse effect on the integrity of the adjacent Dungeness, Romney Marsh and Rye Bay SSSI, Special Protection Area and Ramsar Site, the Dungeness SAC or the Rye Harbour SSSI, and accords with Policy ENV8 – Habitats and Species, and Policy ENV11 - Sustainable Access and Recreation Management Strategy (SARMS);

v. A site-specific flood risk assessment has been undertaken which demonstrates that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall;

vi. There are no adverse impacts on the capacity of wharves for the landing, processing, handling or associated storage of minerals; or on safeguarded waste management operations; and

vii. An appropriate foul and surface water drainage scheme is provided, in accordance with Policies ENV2, ENV3 and ENV4.

13.125 The Harbour Road employment area is a long-established concentration of industrial uses, bisected by Harbour Road. Much of the employment land has a very stark industrial appearance with many buildings close to the road. It is within Flood Zone 3; parts of it are affected by ground contamination; and it adjoins designated nature conservation sites. The area has been subject to a supportive employment policy since 2006 and given the importance of the area to the local economy, it is appropriate for this to continue.

13.126 There are opportunities for further intensification of employment uses on brownfield sites at Harbour Road as this would not encroach into the protected sites. All proposals will need to include a site-specific flood risk assessment and measures to alleviate the potential risks from flooding, appropriate to the scale and nature of the development.

13.127 The employment area incorporates two wharves (one of which is currently operational). One function of the wharf is the landing of minerals and, in accordance with the Waste and Minerals Local Plan, it will be necessary for proposals that could affect the wharf to demonstrate that the capacity for landing, processing, handling and associated storage of minerals is safeguarded and that there is no net loss of capacity within Rye Port. It is also important that future development does not prejudice operations at safeguarded waste

management sites. The area is within the Rye Harbour Minerals and Waste Consultation Areas and consequently, consultation with the Minerals and Waste Planning Authority will be carried out for all development proposals.

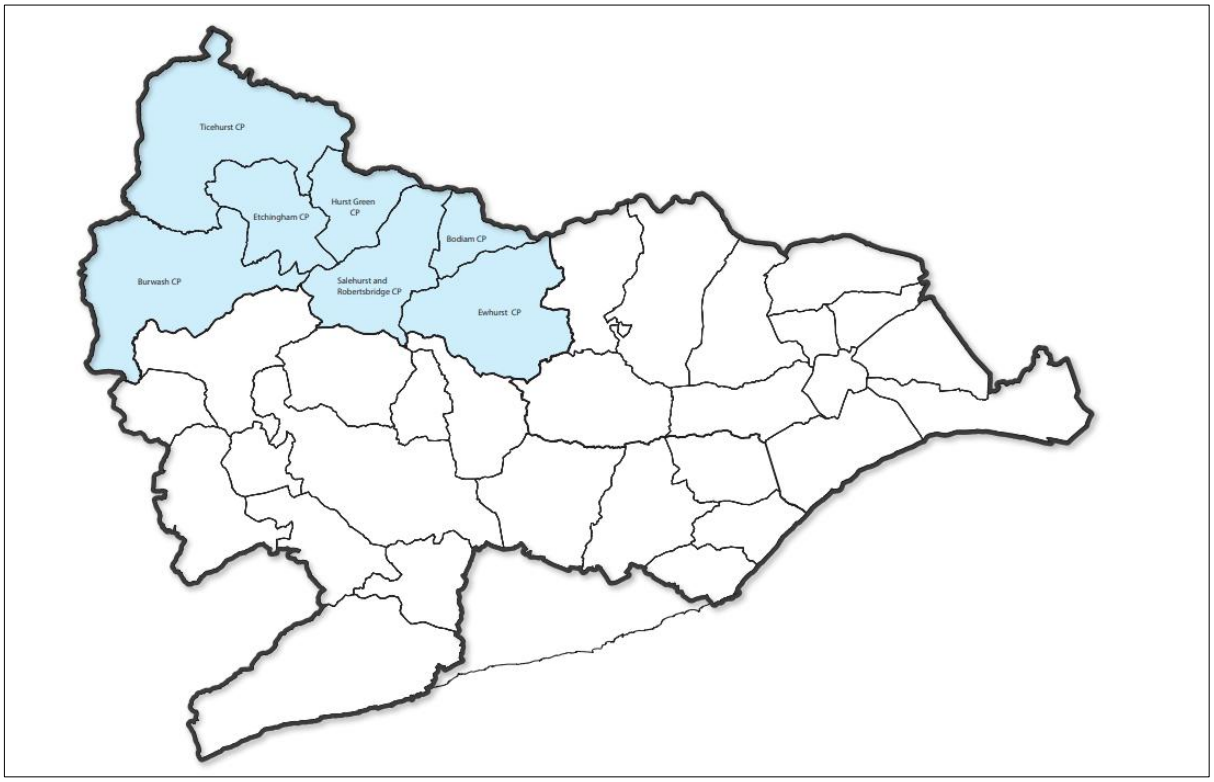
13.128 In view of the proximity of the site to the international wildlife designations and the potential for additional impacts, development will be required to ensure that there is no adverse effect on the integrity of the SPA/Ramsar site, in line with the Habitats Regulations and the provisions of Policy ENV11 (Sustainable Access and Recreation Management Strategy (SARMS)).

13.129 Development will also need to include provision for appropriate foul and surface water drainage, having regard to sewer provision and existing levels of contamination. The scheme should include elements of SuDS where practicable, although these will need to be carefully designed having regard to the high-water table and risk of underlying contamination.

13.130 There is currently some 17,480 sqm potential supply of employment floorspace in the Harbour Road Employment Area (comprised of areas with extant planning permissions and expired planning permissions) and while the individual sites are not specifically allocated through this Plan it forms part of the anticipated employment land supply over the plan period.

Chapter 14: Northern Rother Sub-Area: Vision, Strategy and Site Allocations

Includes the parishes of Bodiam, Burwash, Etchingham, Ewhurst, Hurst Green, Salehurst and Robertsbridge and Ticehurst



Vision for Northern Rother

Northern Rother's rural settlements and communities will continue to thrive, through sensitive residential development and growth in villages to create sustainable forms of development with a strong emphasis on protecting the landscape character and scenic beauty of the High Weald National Landscape. This will ensure that health and wellbeing and community cohesion is maintained and improved.

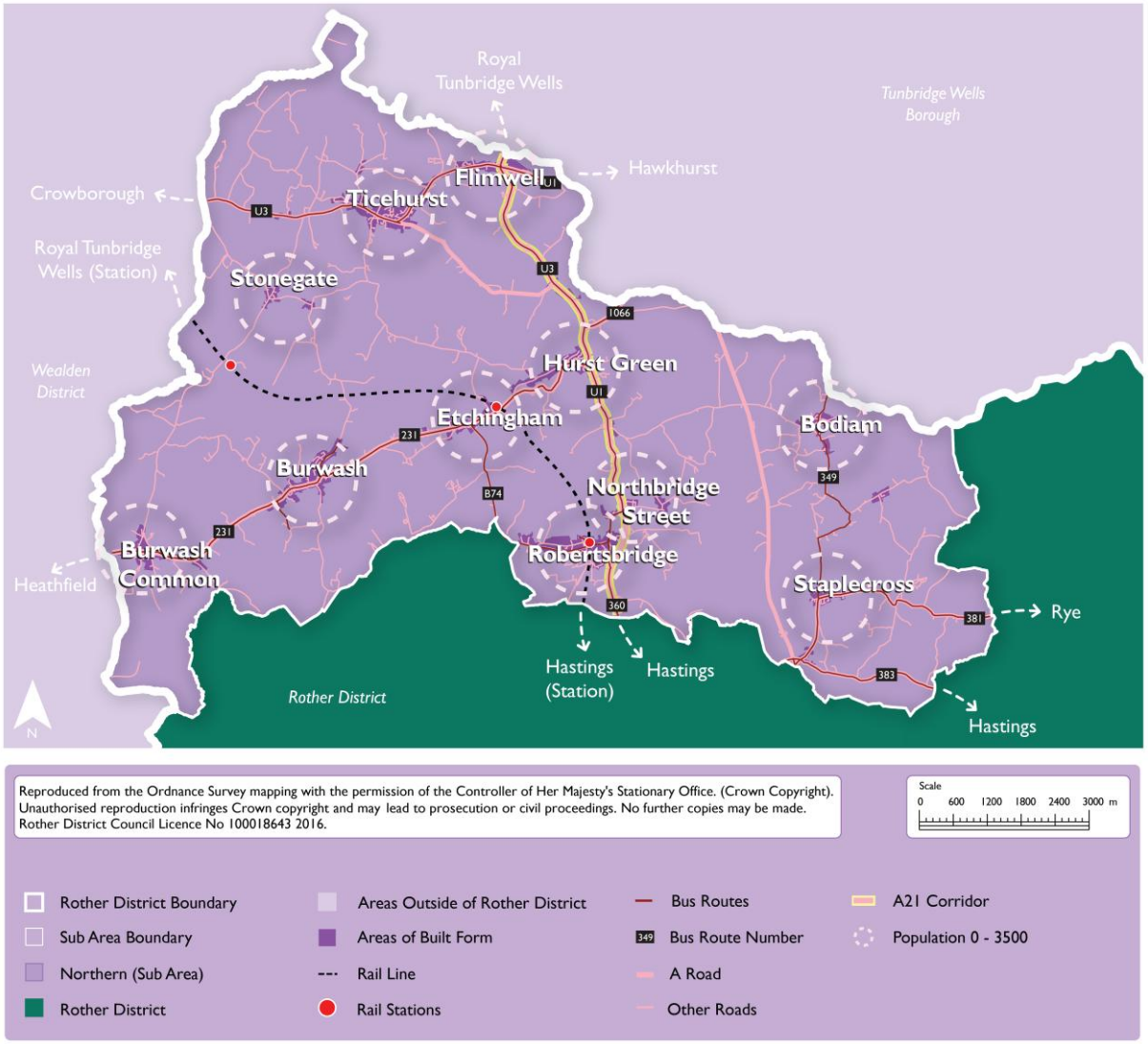
While many rural journeys continue to be undertaken by car, local environmental impacts are lessened due to an increase in the uptake of electric vehicles and a corresponding increase in available EV charge points. Connectivity between rural settlements and the Hastings-London rail line will be enhanced through promoting and improving sustainable and active transport infrastructure including walking, wheeling and cycling, enabling communities to lead healthy and active lifestyles.

The two stations at Etchingham and Robertsbridge will continue to act as transport hubs for wider villages in Northern Rother. Also, the area will continue to be served by Stonegate station.

There are opportunities for sensitive development in the sub-area during the timeframe of the Local Plan, where sustainable and related to an existing settlement, including those alongside the A21. Longer term (beyond the timeframe of the new Local Plan), and subject to funding, the delivery of significant improvements to create a sustainable transport corridor could open up opportunities for future development along the A21 corridor, which could be addressed in a plan review.

799 dwellings and 4,200 sqm of employment floorspace are allocated across the Northern Rother sub-area.

Figure 14.1: Northern Rother Settlements Development Strategy



14.1 The parishes which form the Northern Rother sub-area comprise Bodiam, Burwash, Etchingham, Ewhurst, Hurst Green, Salehurst and Robertsbridge, and Ticehurst.

14.2 Northern Rother is rural in its nature, with the largest villages being Ticehurst, Robertsbridge, Burwash and Hurst Green. Robertsbridge, along with Etchingham, have railway stations utilised for commuting and general travel south to Hastings and north to Tunbridge Wells and to London. These settlements are more sustainable locations for sensitive growth; however, this is dependent on there being appropriate sites available, having regard to the constraints of the area including in terms of landscape and flood risk.

14.3 Northern Rother is served by a strong network of village primary schools; however, many rural primary schools are operating under-capacity. Appropriate growth in these villages is therefore an important factor in securing the long-term viability of this rural school network and communities. Residents within Northern Rother are likely to use

services and facilities outside of the district to the north in Tunbridge Wells Borough and the west in Wealden District. Future growth will therefore need to have regard to impacts on neighbouring authority areas, including secondary school capacity and transport infrastructure, requiring ongoing cross-border working with relevant authorities.

14.4 The A21 provides road connections between the villages north and south. In the long-term, subject to funding, the A21 could become a sustainable travel corridor with buses given priority, linked to walking, cycling and wheeling routes. Development proposals on sites adjoining or near to the A21 can contribute towards this objective by incorporating active travel connections within their site layouts where appropriate.

14.5 The Transport for the South-East (TfSE) Strategic Investment Plan identifies bypasses on the A21 at Flimwell and Hurst Green as necessary transport interventions to decarbonise transport in the south-east by 2050. However, these are not currently funded and there is a lack of evidence they will come forward at any point, including during the timescale of the Local Plan.

14.6 Northern Rother experiences issues which are typical of rural communities, where some areas are isolated from services and facilities, and therefore there is a higher dependency on the private car for travel. There are, however, opportunities for sensitive growth, in Northern Rother's larger settlements and those settlements with the potential to be made more sustainable, where there are appropriate greenfield sites on the edge of villages, as well as in settlements with brownfield sites. The benefits of growth must be balanced against the need to protect the strong landscape character of the wider area, as it is wholly within the High Weald NL.

14.7 There is a need to support the rural economy and farming, and as such, opportunities for growth, intensification, and redevelopment of commercial areas along with the diversification of farming will be supported where they are sensitive to landscape character. This can ensure that local businesses remain viable, and job opportunities are available for local people.

14.8 It is important for the Local Plan's vision for the rural communities of Northern Rother to reflect the Council's objectives and aspirations for the residents and businesses within rural communities, including farming communities.

14.9 The Plan includes site allocations in the settlements of Burwash, Burwash Common, Etchingham, Flimwell, Hurst Green, Robertsbridge, Staplecross, Stonegate and Ticehurst. Development requirements are set out in detail in site allocation policies within this Plan.

14.10 Robertsbridge has the highest settlement growth figure within the Northern Rother sub-area. This reflects the fact that Robertsbridge is the largest and most sustainable settlement within the sub-area, containing a primary and secondary school and a train station on the Hastings to London line. The Settlement Study classified the sustainability of Etchingham and Ticehurst as 'Good', with each containing a primary school. Additionally, Etchingham has a train station while Ticehurst is a larger settlement and has a range of shops and services. However, the peripheral areas of both villages are significantly constrained in landscape terms and ultimately have fewer areas that are suitable for development than Hurst Green and Flimwell, which are only of 'Fair Sustainability' by comparison but include some sites where development could be accommodated in landscape terms.

14.11 The Northern sub-area contains a small number of large site allocations in the National Landscape. Hurst Green village, which benefits from a primary school, includes a site allocation at 'The Lodge' which will form a northward village extension east of London Road up to the junction with the A229 for a residential-led mixed use development. Robertsbridge includes two larger sites at 'Grove Farm' and 'Hodson's Mill, which are both extensions to existing Neighbourhood Plan allocations. Importantly, the larger allocations within Northern Rother are of a scale that they present an opportunity for comprehensively designed sites, including improved pedestrian connectivity and areas of green infrastructure, which will help to improve the sustainability of these settlements.

14.12 Sites of smaller scale are identified in the villages of Burwash and the villages of Staplecross, Stonegate and Burwash Common. Burwash, Staplecross and Stonegate have primary schools, while Stonegate village is one mile north of Stonegate railway station.

14.13 The table below identified the total development for Northern Rother in terms of the numbers of dwellings and the amount of employment floorspace allocated over the Plan period.

Figure 14.2: Northern Rother Settlements Development Strategy: Housing & Employment: Summary

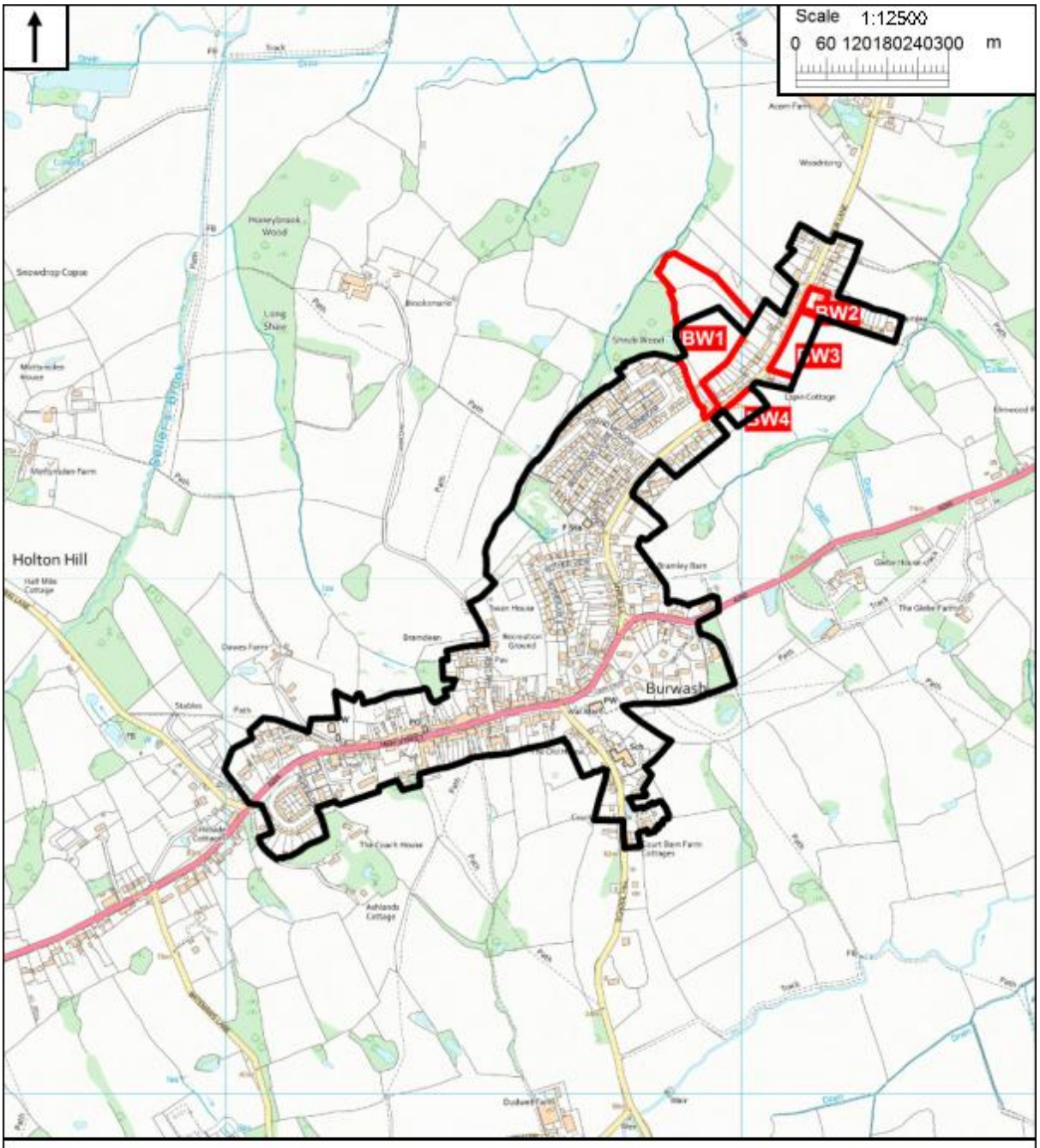
Settlement Area	Total housing (dwelling nos)	Total employment floorspace (sqm)
Etchingham	40	0
Robertsbridge	307	0
Ticehurst	47	0
Burwash	64	0
Flimwell	62	1,800
Hurst Green	203	0
Staplecross	35	0
Burwash Common	16	0
Stonegate	25	0
Ticehurst (countryside location within parish)	0	2,400
Total Growth	**799**	**4,200**

Sustainability Coding for Settlements (Source: Rother Settlement Study, 2024)

Highly sustainable	Very Good sustainability	Good sustainability	Fair sustainability	Poor sustainability	Very Poor sustainability

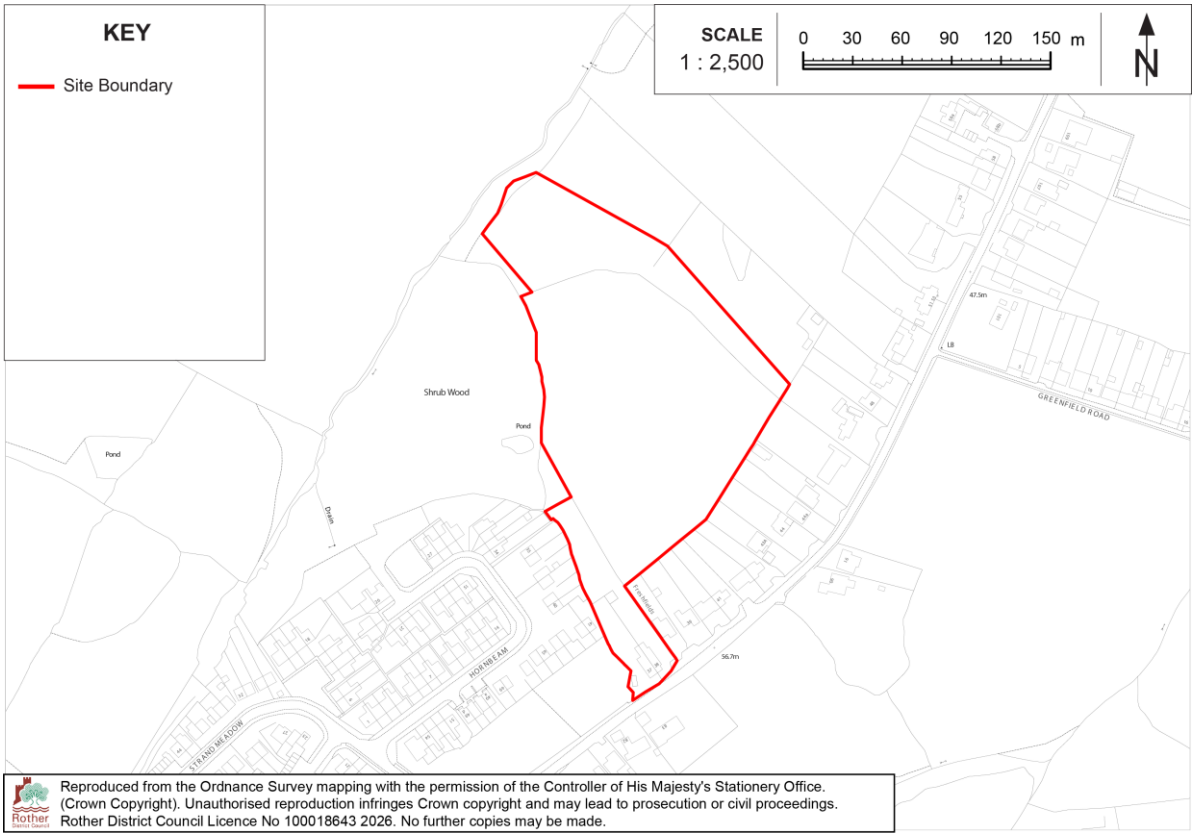
Burwash

Parish: Burwash



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy BW1: Land north of Shrub Lane, Burwash



The site is allocated for residential development comprising 35 dwellings and a new area of broad-leaved woodland.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include an area of public open space comprising (e.g. an amenity green space and a Locally Equipped Area of Play);

iii. Include new broad-leaved woodland of mixed native species of 30 meters wide to contain the new development from the north and the east;

iv. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the eastern boundary, between the edge of development areas and the Ancient Woodland within Shrub Wood;

v. Retain and enhance the trees and hedges that fall on the southeastern boundary between the site area and exiting ribbon development along Shrub Lane;

vi. Include a new vehicular access from Shrub Lane into the south-west corner of the site;

vii. Include new pedestrian and cycle connections to a new footway on Shrub Lane;

viii. Include the creation of a new footway along the frontage of Strand Meadow, linking the site with the bus stop to the southern end of Strand Meadow;

ix. Include a formalised footway link onto Hornbeam via existing path between 34 and 35 Hornbeam, subject to land availability;

x. Be planned to ensure future access to the existing sewerage infrastructure that crosses the site, for maintenance and upsizing purposes;

xi. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.

14.14 The site is a field to the rear of existing ribbon development along the north of Shrub Lane, towards the edge of Burwash village. It is well located in relation to services in Burwash and provides an opportunity for a small extension of the built form of the village.

14.15 The site is within the Village Area Type, has a site size of 2.7 hectares and an indicative developable area of 1.1 hectares. It is allocated for some 35 dwellings at an indicative residential density of 35 dwellings per hectare.

14.16 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The developable portion of the site lies adjacent to the east of an area of Ancient Woodland and Priority Habitat known as Shrub Wood. The Ancient Woodland and Priority Habitats within and adjacent to the site are Areas of Particular Importance for Biodiversity (APIB) and Areas that Could become of Importance for Biodiversity (ACIB) that are defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Any proposed

scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS.

14.17 There is an opportunity for the creation of a new woodland of native species within the site, providing a substantial area of green infrastructure, potential for significant Biodiversity Net Gain and a strongly defined village edge screening the site permanently in the landscape. This would form an area of new broad-leaved woodland planting of 30 meters wide to contain the new development from the north and the east, while forming an extension to the existing Shrub Wood.

14.18 A previous archaeological survey identified potential remains of local archaeological interest, including a possible kiln. Consequently, further investigative work will be required.

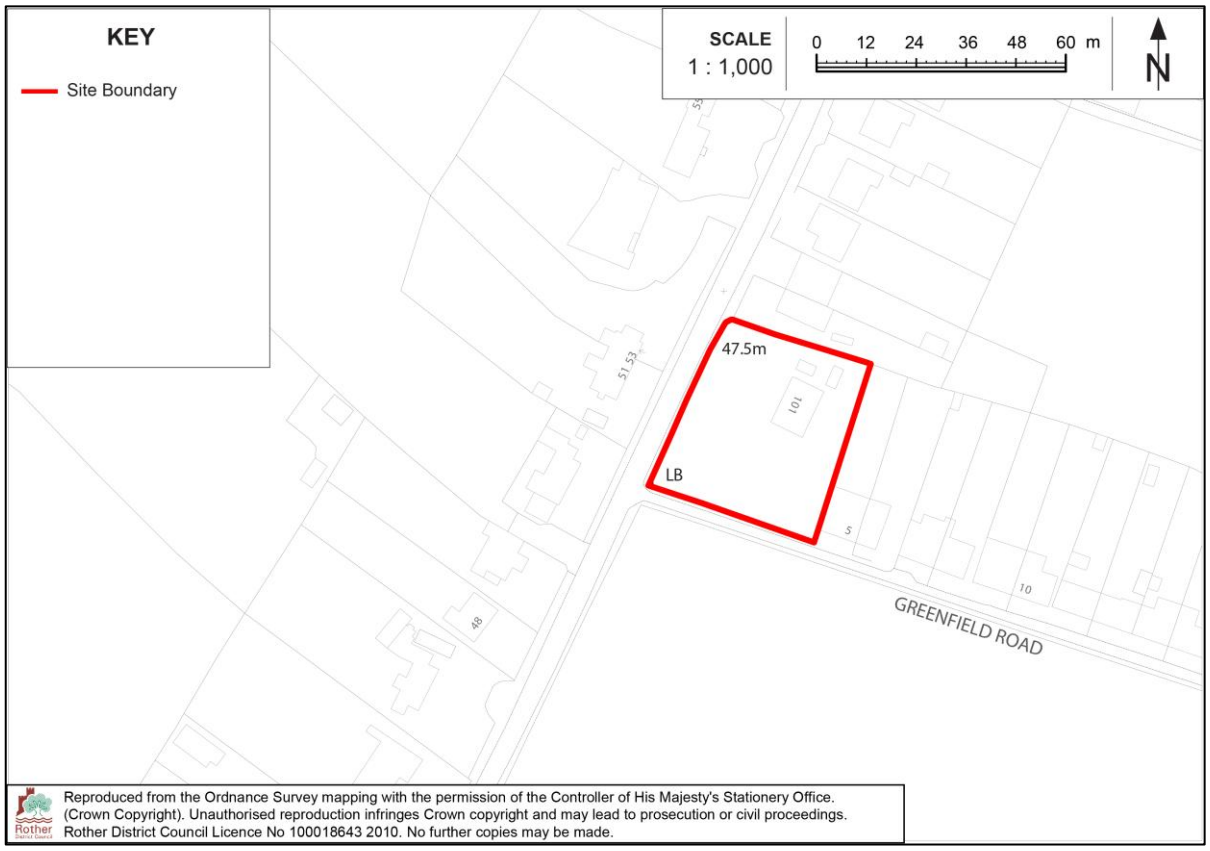
14.19 Other potential constraints include a small area of land within the eastern corner of the site that is vulnerable to surface water flooding. In addition, near to the northwest boundary of the site is a watercourse, within the catchment of the River Rother, which runs through the ancient woodland that bounds the site, which is also liable to surface water flooding, however no development is proposed in the northern end of the site.

14.20 The site would require a new vehicular and pedestrian access onto Shrub Lane, including the creation of a new footway along the northern side of the road to connect to the bus stop at Strand Meadow, and to encourage active travel.

14.21 Southern Water have made it known that a wastewater sewer crosses the site. Proposed layouts will need to take account of its location, including any required easements to ensure future access to existing sewerage infrastructure. Southern Water also advise that the site may have limited local network capacity, and consequently the occupation of development will need to be phased to align with the delivery of sewerage infrastructure, in consultation with Southern Water.

14.22 Overhead electricity cables, including a telegraph pole, are located along the site entrance along the front of 37 and 38 Shrub Lane. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

Policy BW2: Land at 101 Shrub Lane, Burwash



The site is allocated for residential development comprising 6 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Retain and enhance the existing roadside hedgerows along the boundaries of Shrub Lane and Greenfield Road;

iii. Ensure that the setting of the Grade II listed buildings, 51 and 53 Shrub Lane, to the west of the site, are protected;

iv. Have regard to the historic setting and design of the former workers cottages along Greenfield Road;

v. Include vehicular and pedestrian access from Shrub Lane;

vi. Include a new public footway alongside Shrub Lane behind the existing hedgerow frontage;

vii. Be planned to ensure future access to existing sewerage infrastructure that crosses the site, for maintenance and upsizing purposes.

14.23 The site comprises a single 20th century dwelling in a large plot, fronting Shrub Lane, within the built-up area of Burwash village and within the High Weald National Landscape. It provides an opportunity for redevelopment to provide a small number of additional dwellings without encroaching into the countryside or harming the High Weald National Landscape. The site is well located for services in Burwash although improvements to pedestrian infrastructure are required to encourage active travel.

14.24 The site is within the Village Area Type, has a site size of 0.18 hectares. It is allocated for some 6 dwellings at an indicative residential density of 36 dwellings per hectare.

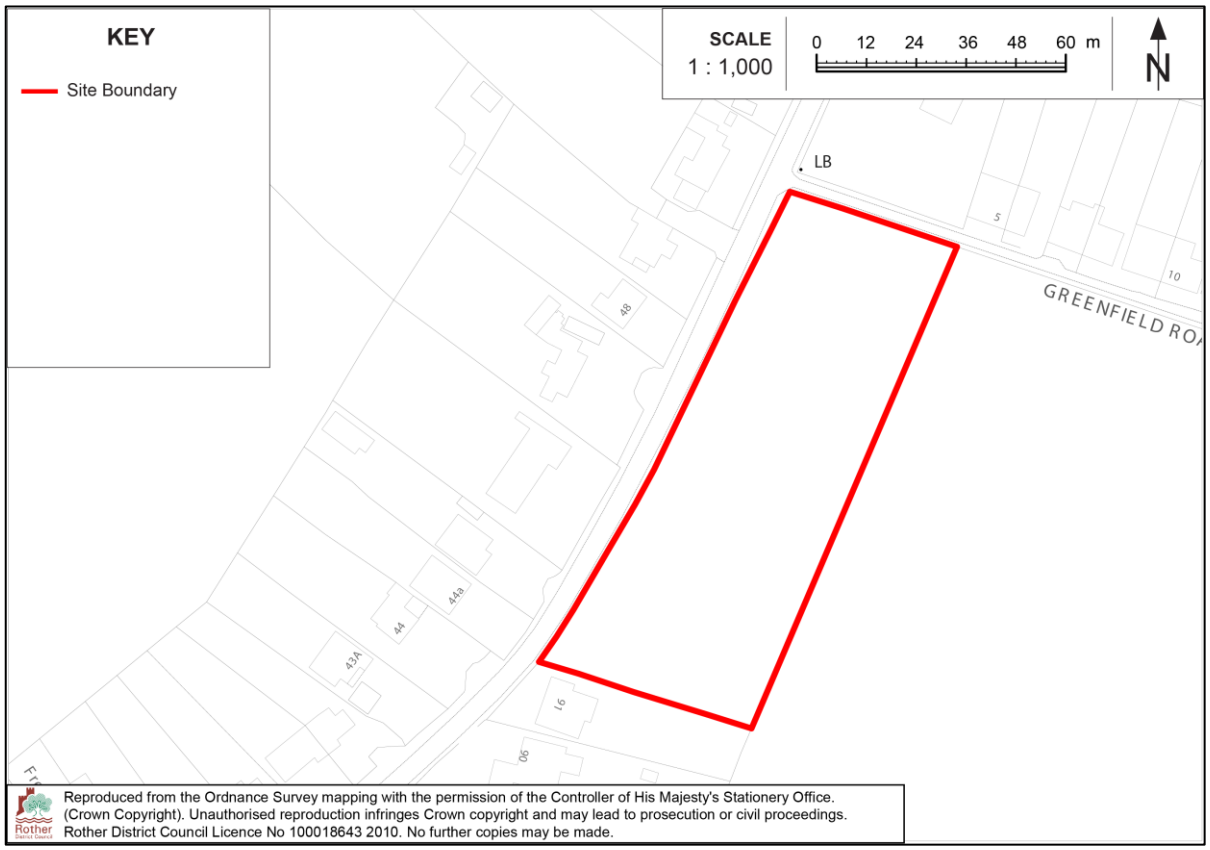
14.25 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The policy requirements detailed above include the requirement to protect the setting of the listed buildings opposite, to the west of Shrub Lane, as well as having regard to the setting of the former workers cottages adjacent along Greenfield Road to the east. In addition, the policy requires that the existing hedgerows along Shrub Lane and Greenfield Road are retained and enhanced, which are important for the site's rural setting.

14.26 A public footway should be delivered behind the hedgerow fronting Shrub Lane, as there is likely to be insufficient space alongside Shrub Lane itself. The footway should align with the corresponding footway as part of neighbouring allocation BW3 so that the continuation of the footway through each site is easily visible for users.

14.27 A Southern Water wastewater sewer crosses the site, just within its frontage with Shrub Lane. Proposed layouts will need to take account of its location, including any required easements to ensure future access to existing sewerage infrastructure.

14.28 Overhead electricity cables run along the site's frontage with Greenfield Road. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

Policy BW3: Land east of Shrub Lane (north), Burwash



The site is allocated for residential development comprising 15 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide vehicular parking for the dwellings through a shared use surface to the rear of the dwellings (within the site boundary) with a new vehicular access onto Shrub Lane;

iii. Provide active travel access via an appropriate path behind the hedgerow frontage;

iv. Provide an additional pathway to the rear of the site, leading southwards and then westwards from the site's eastern boundary, to connect to the

land subject to site allocation policy BW4 and then further south-westwards to connect to the existing footway alongside Shrub Lane by Morris Close;

v. Provide a new hedgerow along the site's eastern boundary;

vi. Retain and enhance the existing boundary hedgerow along Shrub Lane, except for any short sections which need to be removed to facilitate access which should be minimised as far as possible;

vii. Be laid out to ensure future access to existing sewerage infrastructure that crosses the site, for maintenance and upsizing purposes;

viii. Have regard to the setting and design of the former workers cottages along Greenfield Road;

ix. Include any necessary off-site highway works necessary to make the development acceptable.

14.29 The site comprises the roadside portion of an open field on the north-eastern edge of Burwash village with a hedgerow frontage. It provides an opportunity to sensitively extend the existing ribbon development along Shrub Lane, together with site allocation Policy BW4. It is important that development is limited to within the site area (other than a sensitively designed pedestrian path to link south-westwards), as encroachment into the wider field would be harmful to the landscape within the High Weald. Hence, the development boundary is drawn tightly around the south-eastern edge of the site.

14.30 The site is within the Village Area Type, has a site size of 0.59 hectares. It is allocated for some 15 dwellings at an indicative residential density of 25 dwellings per hectare.

14.31 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The roadside boundary hedgerow will need to be retained and the setting of the former workers cottages along Greenfield Road to the north should be respected. These features are important components of the area's rural setting, while the site itself is located within a medieval assart. To this extent, development must not extend beyond the depth of the existing ribbon development, which is reflected in the mapped site area. A new hedgerow is required on the site's eastern boundary to provide a clear edge to the development and prevent encroachment into the wider field.

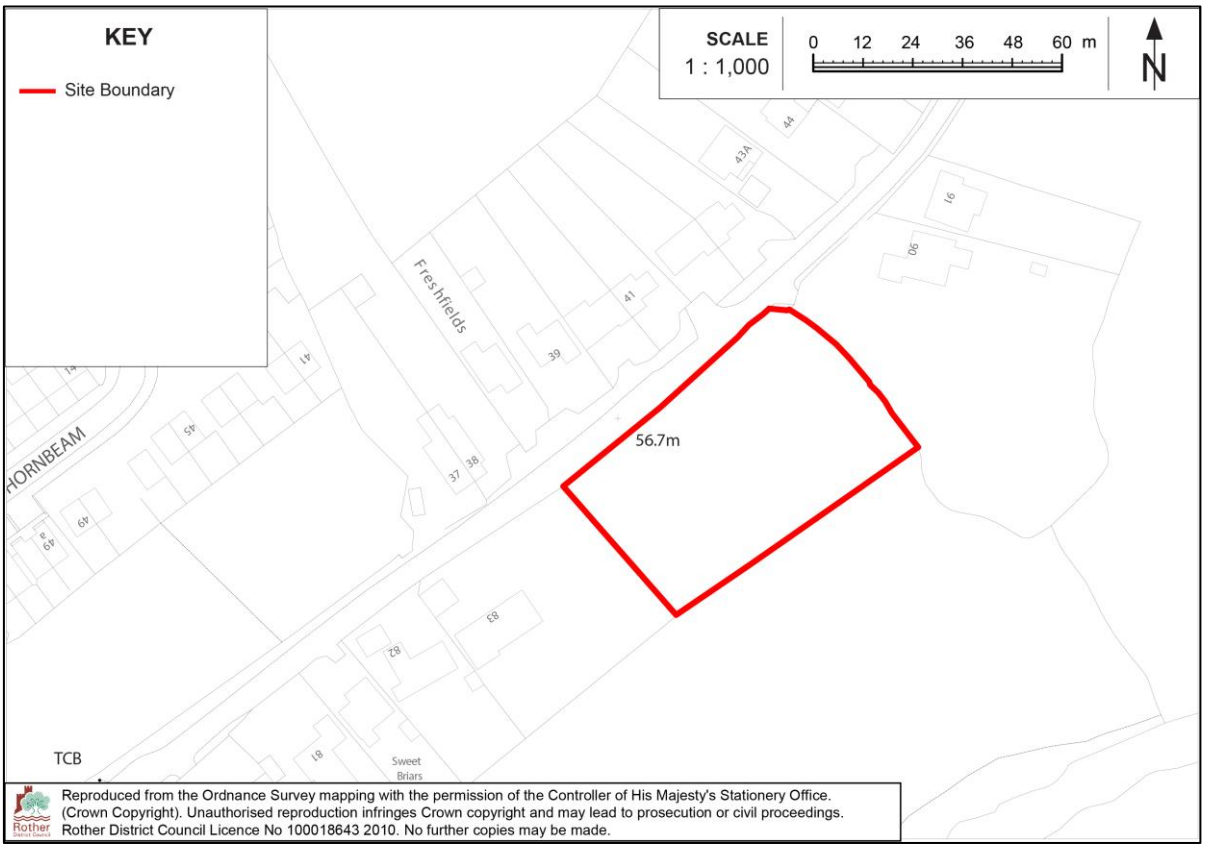
14.32 An appropriately designed pathway would need to be provided along the frontage, behind the hedgerow, to improve safety for active travel users (who currently utilise the carriageway on Shrub Lane). The Highway Authority have advised that the hedge height would need to be maintained at a sufficiently low level, while any footway behind the hedge would need to be visible to drivers using the site access. The path should align with the corresponding path provided as part of neighbouring allocation BW4 so that the continuation of the footway through each site is easily visible for users. The policy also includes a requirement for an additional, sensitively designed pathway, using a permeable surface, to be provided to the rear of the site to link to site BW4, and then to continue to the rear of the existing ribbon development to the southwest in order to connect to the footway along Shrub Lane through an undeveloped passage at Morris Close. This is required due to the lack of footways along this stretch of Shrub Lane, which the Highway Authority have advised is also too narrow to provide a new roadside footway here. This will provide active travel accessibility, for this site as well as existing residential development along this section of Shrub Lane, while enhancing public accessibility to the surrounding countryside.

14.33 Vehicular parking will need to be provided through a shared use surface to the rear of the dwellings (within the site area), connecting to Shrub Lane via a new vehicular access through a minimal portion of the hedgerow frontage. Further measures to improve pedestrian accessibility and safety may also be required, subject to the advice of the Highway Authority.

14.34 Site screening has identified that parts of the site are at risk from surface water flooding and this will need taking into account in the detailed design.

14.35 A Southern Water wastewater sewer crosses the site, just within its frontage with Shrub Lane. Proposed layouts will need to take account of its location, including any required easements to ensure future access to existing sewerage infrastructure.

Policy BW4: Land east of Shrub Lane (south), Burwash



The site is allocated for residential development comprising 8 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide vehicular parking through a shared use surface to the rear of the dwellings (within the site boundary) with a new vehicular access onto Shrub Lane;

iii. Provide active travel access via an appropriate path behind the hedgerow frontage;

iv. Provide an additional pathway to the rear of the site, to connect to site allocation BW3 and to the existing footway alongside Shrub Lane by Morris Close;

v. Provide a new hedgerow along the site's eastern boundary;

vi. Retain and enhance the existing boundary hedgerows and trees along Shrub Lane and the site's northeastern boundary, except for any short sections which need to be removed to facilitate access which should be minimised as far as possible;

vii. Be laid out to ensure future access to existing sewerage infrastructure that crosses the site, for maintenance and upsizing purposes;

viii. Include any necessary off-site highway works necessary to make the development acceptable.

14.36 The site comprises the roadside portion of an open field on the north-eastern edge of Burwash village with a hedgerow frontage. It provides an opportunity to sensitively extend the existing ribbon development along Shrub Lane, together with site allocation Policy BW3. It is important that development is limited to within the site area (other than a sensitively designed pathway to link south-westwards and north-eastwards), as encroachment into the wider field would be harmful to the landscape within the High Weald. Hence, the development boundary is drawn tightly around the south-eastern edge of the site.

14.37 The site is within the Village Area Type, has a site size of 0.32 hectares. It is allocated for some 8 dwellings at an indicative residential density of 25 dwellings per hectare.

14.38 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The roadside boundary hedgerow will need to be retained as an important component of the area's rural setting, while the site itself is located within a medieval assart. To this extent, development must not extend beyond the depth of the existing ribbon development, which is reflected in the mapped site area. A new hedgerow is required on the site's south-eastern boundary to provide a clear edge to the development and prevent encroachment into the wider field.

14.39 An appropriately designed pathway would need to be provided along the frontage, behind the hedgerow, to improve safety for active travel users (who currently utilise the carriageway on Shrub Lane). The Highway Authority have advised that the hedge height would need to be maintained at a sufficiently low level, while any footway behind the hedge would need to be visible to drivers using the site access. The path should align with

the corresponding path provided as part of neighbouring allocation BW3 so that the continuation through each site is easily visible for users. The policy also includes a requirement for an additional, sensitively designed pathway, using a permeable surface, to be provided to the rear of the site to link to site BW3 to the northeast, while continuing to the rear of the existing ribbon development to the southwest in order to connect to the footway along Shrub Lane through an undeveloped passage at Morris Close. This is required due to the lack of footways along this stretch of Shrub Lane, which the Highway Authority have advised is also too narrow to provide a new roadside footway here. This will provide active travel accessibility, for this site as well as existing residential development along this section of Shrub Lane, while enhancing public accessibility to the surrounding countryside.

14.40 Vehicular parking will need to be provided through a shared use surface to the rear of the dwellings (within the site boundary), connecting to Shrub Lane via a new vehicular access through a portion of the hedgerow frontage. Further measures to improve pedestrian accessibility and safety may also be required, subject to the advice of the Highway Authority.

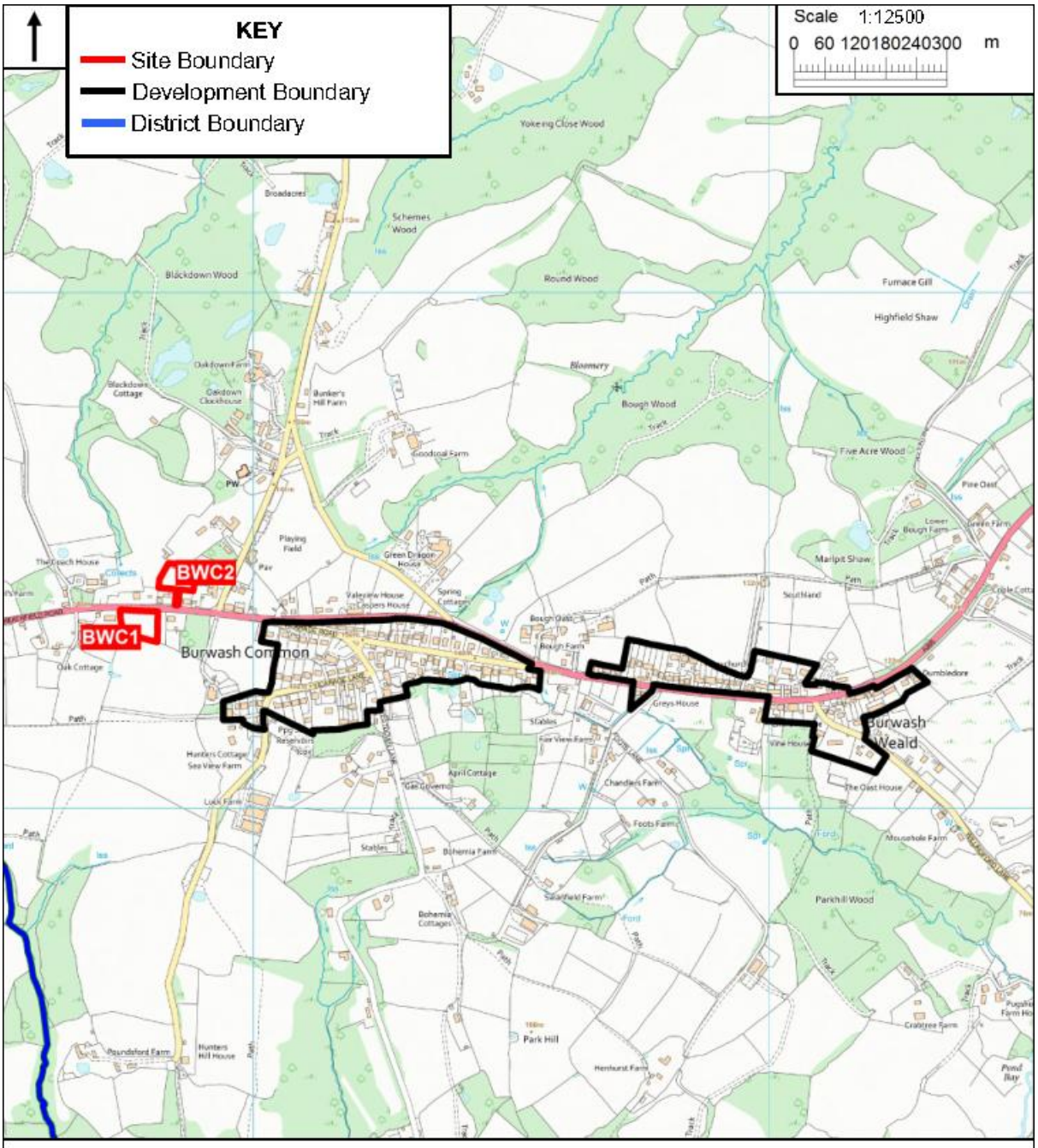
14.41 Site screening has identified that parts of the site are at risk from surface water flooding and this will need taking into account in the detailed design.

14.42 A Southern Water wastewater sewer crosses the site. Proposed layouts will need to take account of its location, including any required easements to ensure future access to existing sewerage infrastructure.

14.43 Overhead electricity cables run along the site's frontage with Shrub Lane. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

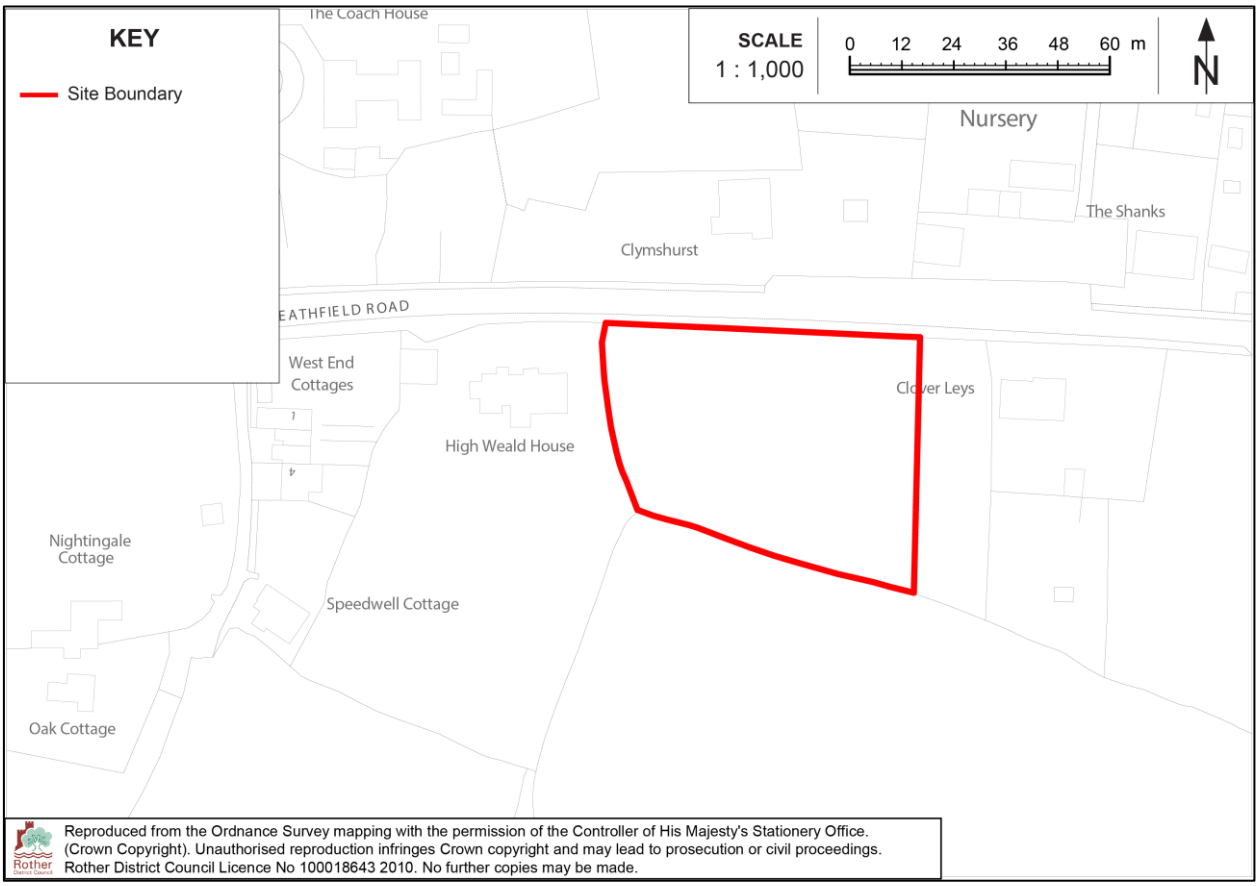
Burwash Common

Parish: Burwash



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy BWC1: Land south of Heathfield Road, Burwash Common



The site is allocated for residential development comprising 7 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include no development within the southern part of the site, which will form an area of green infrastructure;

iii. Retain and enhance the trees and hedgerows that form all site boundaries, most notably the historic field boundaries to the north, south and west, save for any removal on the roadside boundary hedgerow necessary to facilitate a safe access point;

iv. Create a new boundary hedge to define the site's eastern boundary and separate it from the remaining section of field outside the site;

v. Take account of the risk of surface water flooding in the northwestern part of the site;

vi. Include vehicular access onto the A265;

vii. Include appropriate pedestrian infrastructure inside and outside the site to link to the southern side of the A265;

viii. Include improvements to the existing footway outside the site.

14.44 This is a small field on the edge of Burwash Common adjacent to the south of the A265. The site sits between and opposite roadside residential development, with a row of trees forming the southern boundary. The site slopes gradually up in the direction of the ridgeline beyond the site further to the south.

14.45 The site is within the Village Area Type, has a site size of 0.36 hectares and an indicative developable area of 0.2 hectares. It is allocated for some 7 dwellings at an indicative residential density of 35 dwellings per hectare.

14.46 Burwash Common is a settlement with limited services, however the site is close to bus stops on the A265, and the village hall and recreation ground are within walking distance. The closest primary school is in Burwash, 3.5km to the north-east along the A265, with the town of Heathfield being just over 5km to the west. Stonegate Railway station is the nearest train access, at just over 4km to the north. Connections to the existing footway infrastructure to encourage active travel are required, as detailed above.

14.47 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Much of Burwash Common occupies part of an important ridgeline within the National Landscape, although this site sits topographically lower than adjacent areas of the village to the east, with the southern tree boundary and higher fieldscape forming the ridgetop further to the south.

14.48 In landscape terms there is scope for a small number of dwellings fronting the main road that retains the existing hedge and tree frontage, with an access road between the site boundary and dwellings to the south, without harming the character of the National

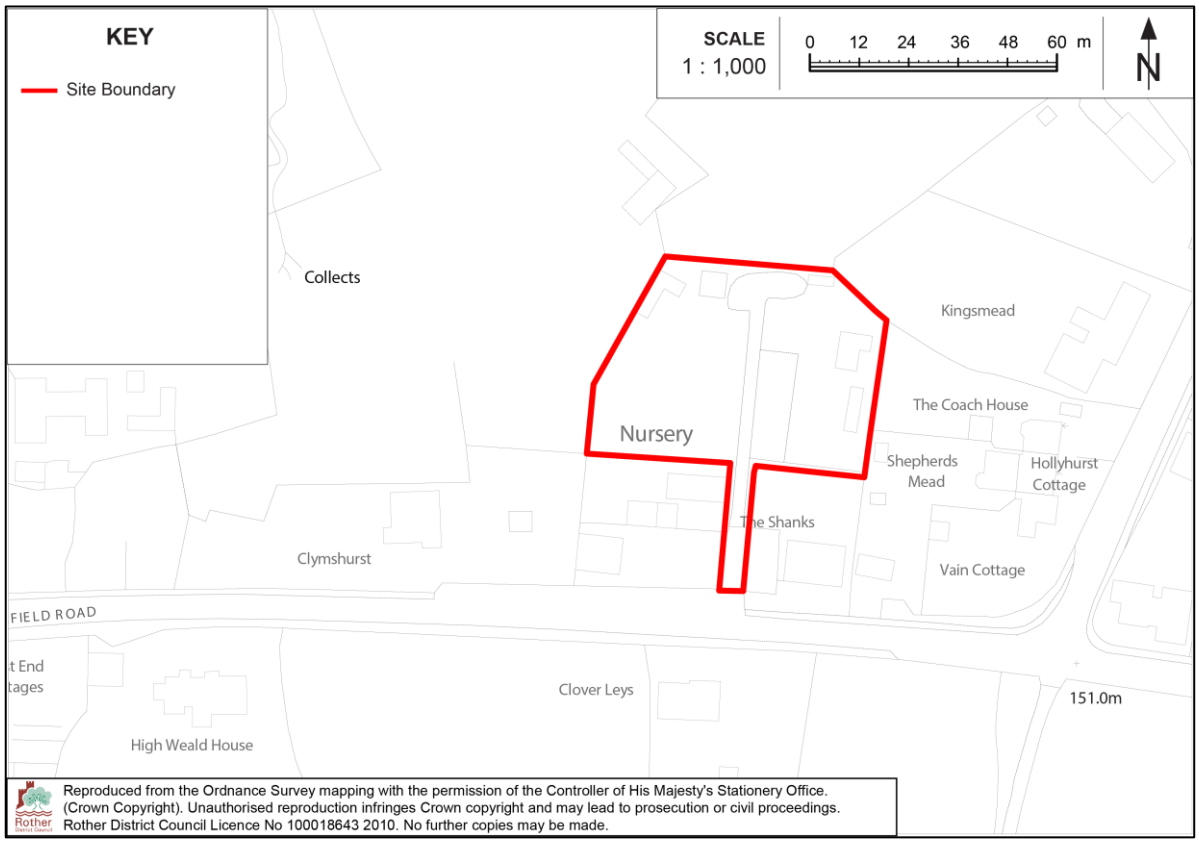
Landscape. It will be important that the southern areas of the site that are topographically higher are not developed in order to protect long distance landscape views from the north.

14.49 The site is wholly within an Area that Could become of Importance for Biodiversity (ACIB) that is defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS, within the southern undeveloped part of the site. Other environmental constraints include an area within the northwestern corner of the site that is at risk of surface water flooding.

14.50 The site's existing access point is within a 40mph stretch of the A265, while the speed limit rises to 50mph east of the site's western boundary. The delivery of vehicular and pedestrian access will therefore require consultation with the Highway Authority. Improvements to pedestrian infrastructure outside the site, as required through the policy, will encourage opportunities for active travel.

14.51 Overhead electricity cables run along the site's frontage with the A265. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

Policy BWC2: Old Orchard Nursery, Heathfield Road, Burwash Common



The site is allocated for residential development comprising 9 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include vehicular access onto the A265;

iii. Include appropriate pedestrian infrastructure inside and outside the site to link to the northern side of the A265;

iv. Retain the trees that are located along the site's eastern, northern and western boundaries.

14.52 This is an enclosed site located in Burwash Common north of the A265. The site was previously part of a plant and tree nursery but now forms vacant land that lies to the rear

of the remaining sections of the business. It is considered suitable for a small residential development of some 9 dwellings.

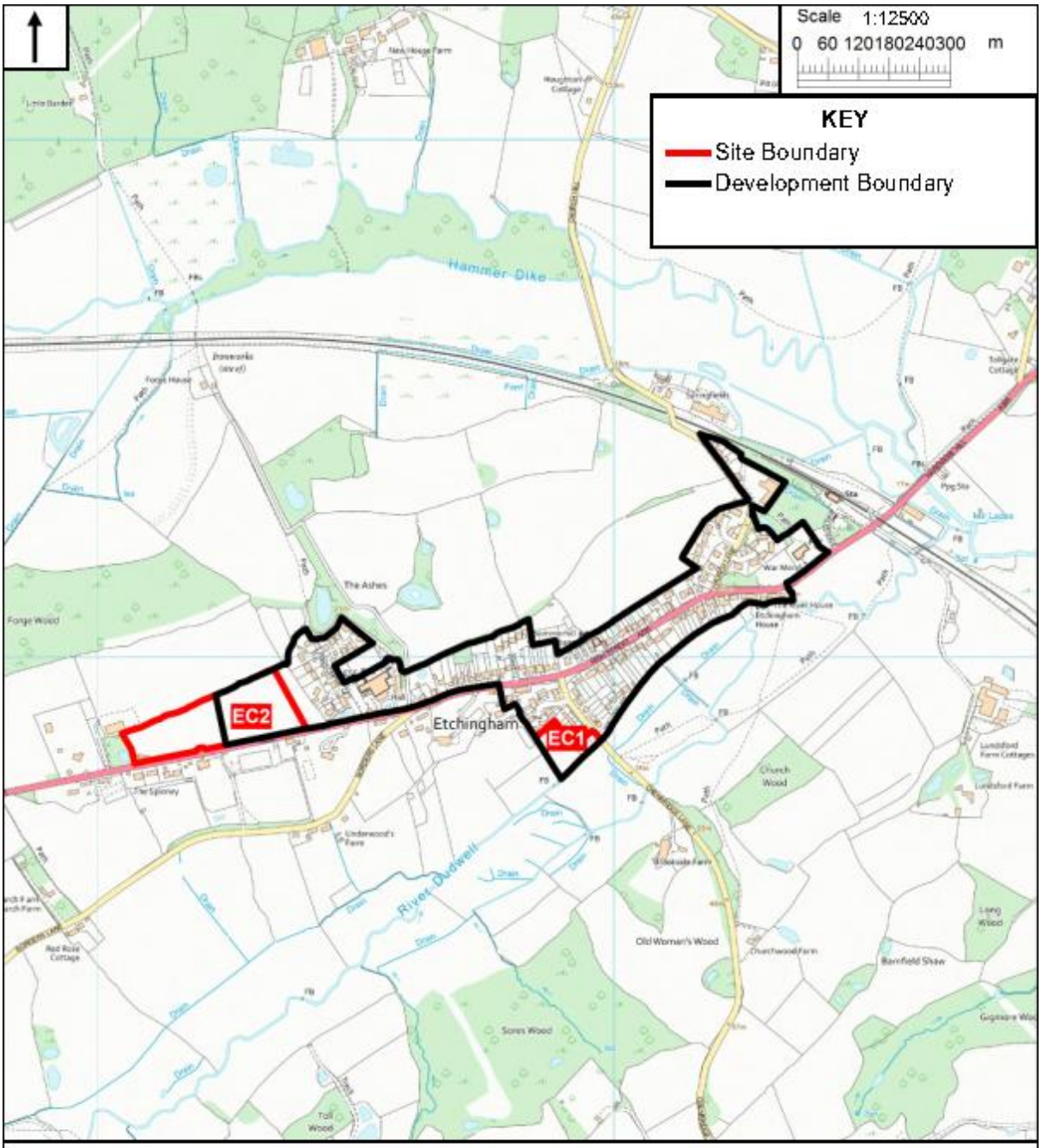
14.53 The site is within the Village Area Type, has a site size of 0.3 hectares. It is allocated for some 9 dwellings at an indicative residential density of 30 dwellings per hectare.

14.54 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site is a well contained, infill site with developed areas to the south, the east and northeast, while trees provide dense screening to the west, north and east. For this reason, it is important that these boundary trees are retained.

14.55 Given the site's former use, there is an existing access onto a wide layby alongside the A265. Necessary visibility splays will need to be determined in conjunction with the highway authority. The site is also served by an existing pedestrian footway that connects to a bus stop some 130m beyond the junction to the east. Connections to the existing footway infrastructure to encourage active travel are required, as detailed above.

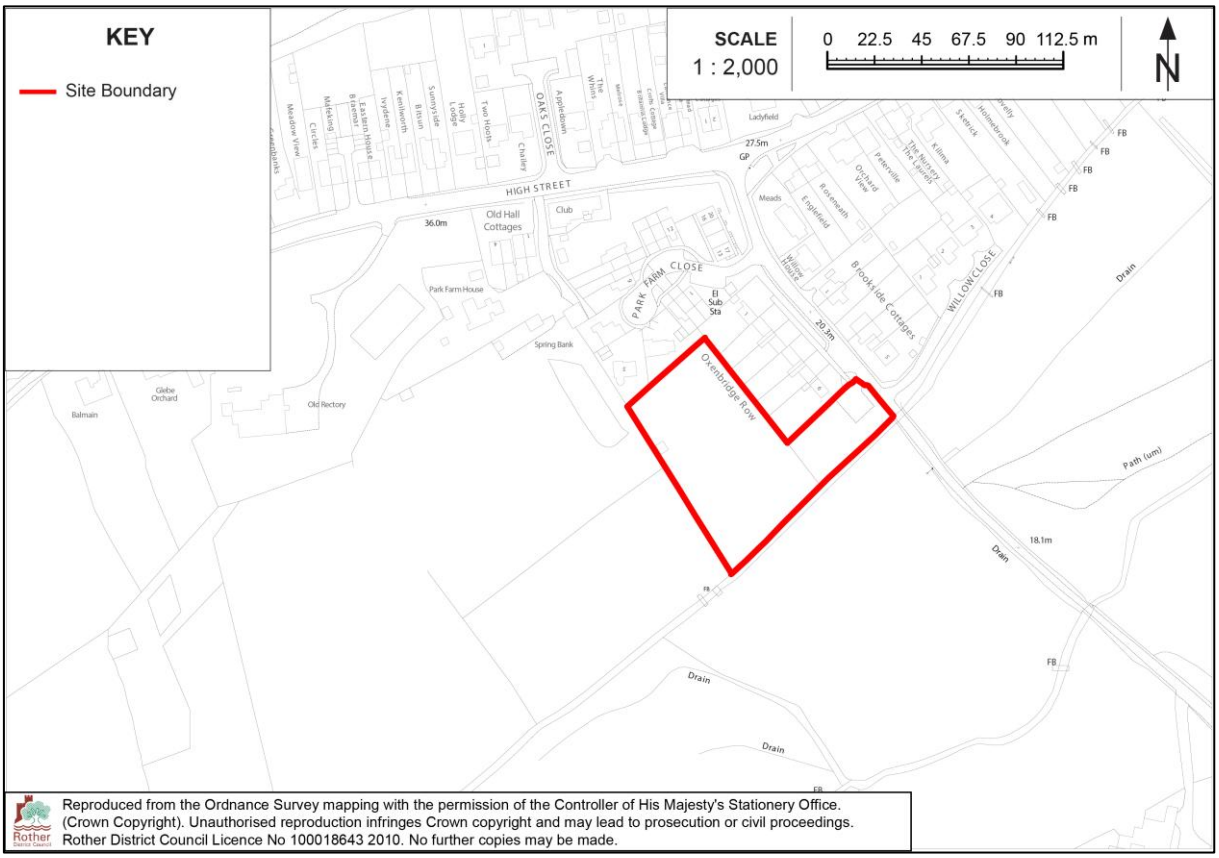
Etchingham

Parish: Etchingham



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy EC1: Land at Oxenbridge Lane, Etchingham



The site is allocated for residential development comprising some 10 new dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Retain the southern part of the site (within flood zones 2 or 3) as green infrastructure (excepting requirements for vehicular access via Oxenbridge Lane to the east and public car parking);

iii. Be carried out in accordance with the recommendations of a Flood Risk Assessment (FRA) across the site;

iv. Include a vehicular access from Oxenbridge Lane;

v. Include appropriate pedestrian infrastructure inside and outside the site to link to the western side of Oxenbridge Lane;

vi. Be designed sensitively, having particular regard to the landscape setting of the nearby River Dudwell;

vii. Retain the site's western boundary hedgerow;

viii. Provide space for public car parking within the site to replace the loss of existing parking in the public car park on Oxenbridge Lane;

ix. In consultation with the Environment Agency, ensure that the development does not have an adverse effect on the integrity of the tidal flood defences and tidal outfall; and that access to the defences and outfall is maintained, and where possible, improved, in order to allow for inspection, maintenance and future improvements to the defences and outfall;

x. Be planned to ensure future access to existing sewerage infrastructure that crosses the site, for maintenance and upsizing purposes.

14.57 The site lies on the southern edge of Etchingham village within the High Weald National Landscape. It comprises a small field behind existing dwellings at Oxenbridge Row and a small Council-owned public car park at the end of Oxenbridge Lane which would provide vehicular and pedestrian access. Connections to the existing footway infrastructure to encourage active travel are required, as detailed above. It provides an opportunity for a logical, small extension to the built form of the village, in a sustainable location within walking distance of village services including the primary school and mainline railway station.

14.58 The site is within the Village Area Type, has a site size of 0.61 hectares and an indicative developable area of 0.29 hectares. It is allocated for some 10 dwellings at an indicative residential density of 35 dwellings per hectare.

14.59 The site lies north of the River Dudwell[11] and the southern half of the site, including its access from Oxenbridge Lane is within Flood Zone 2, while its south-eastern boundary adjacent to the river, is in Flood Zone 3. There is limited land within Etchingham village that is not affected by flooding or other environmental constraints. For flood risk reasons, built development should be located within the higher, northern part of the site to the rear of Oxenbridge Row and a safe access will need to be demonstrated. Sustainable Drainage features will be required on site to not increase the risk of nearby

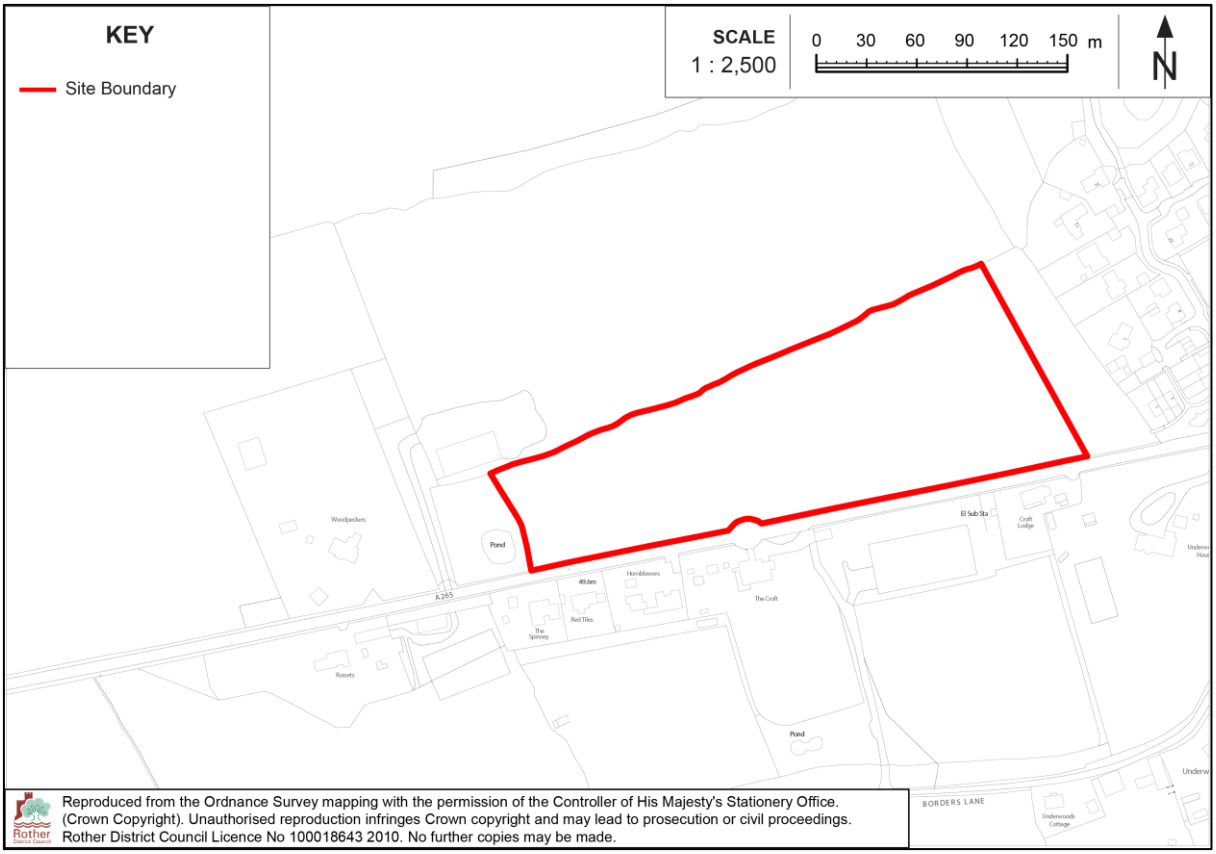
[11] Dudwell - Water Body ID: 107040013570

flooding. An emergency access may also need to be considered although this may be reliant on third-party land.

14.60 In relation to the adjacent Dudwell River, the Environment Agency has identified the presence of defences within and/or near to the site.

14.61 Southern Water has identified that its infrastructure crosses the site and may require easements or diversion, which will need to be reflected in the site layout.

Policy EC2: Croft Field, Etchingham



The site is allocated for residential development comprising some 30 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include a significant area of Green Infrastructure across the western two-thirds of the site, including biodiversity net gain and habitat enhancements

that protect and enhance the existing wildflower meadow and good quality semi-improved grassland Priority Habitat within the site;

iii. Limit built development to the eastern part of the site closest to Parsonage Croft;

iv. Provide vehicular and pedestrian access via the southeastern end of the site onto the A265;

v. Provide a new footway along the northern side of the A265 from the site access to connect eastwards to Parsonage Croft;

vi. Include any necessary off-site highway works and interventions necessary to make the development acceptable;

vii. Retain and enhance the hedgerows that form the southern, northern and western site boundaries, which are historic field boundaries, and supplement the northern site boundary with additional tree planting;

viii. Include an appropriate buffer between the site and the recently planted woodland to the east, as informed by a tree survey;

ix. Make an acceptable connection to the local sewerage system and ensure necessary capacity before occupation, in liaison with the service provider; and

x. Where necessary, relocate the overhead power cables in accordance with the requirements of UK Power Networks.

14.62 The site is a linear agricultural field that lies on the northern side of the A265, west of an area of recently planted woodland and grassland associated with the adjacent development at Parsonage Croft at the westernmost extent of Etchingham village. The field is formed by historic field boundaries to the north, west and south. It is located within a sustainable location, with the primary school and village hall nearby to the east.

14.63 The site is within the Village Area Type, has a site size of 3.05 hectares and an indicative developable area of 1 hectare. It is allocated for some 30 dwellings as an indicative residential density of 30 dwellings per hectare.

14.64 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site is relatively well

screened within the wider landscape, being bound by woodland to the west, recent residential development and associated planting to the east, and a treeline along the ridgeline to the north. The roadside (southern) boundary is less well screened but defined by a hedgerow.

14.65 Development would need to retain and enhance the existing boundary hedgerows, while a buffer will be required between the site's developable area and the recently planted woodland that bounds the site to the east. The existing treeline and hedgerow along the northern boundary should be retained and reinforced through additional tree planting in order to strengthen the site's containment within the landscape and maintain the ridgeline character of the site.

14.66 The site forms an area of good quality semi-improved grassland Priority Habitat, which is identified by the High Weald dataset as being wildflower meadow. It has been identified by the East Sussex Local Nature Recovery Strategy as an Area that Could become of Potential Importance for Biodiversity (ACIB). Consequently, a significant portion of the site will need to be left undeveloped as Green Infrastructure with an emphasis on biodiversity net gain and enhancement of the wildflower meadow to be maintained in perpetuity. Moreover, the western end of the site is more visible to countryside views from the south, meaning that development should be concentrated in the eastern section. Development of only the eastern third of the site would ensure that views across the site to the northern tree boundary are maintained. In any event, the layout and detailed design will need to be informed by a detailed landscape and visual impact assessment and ecological surveys.

14.67 The site lies alongside a section of the A265 that operates the national speed limit, being just west of the 30mph zone that runs through the village. Initial comments from ESCC Highways indicate that the site's development may require the westward extension of the 30mph zone from its current start point. Pedestrian connectivity to the nearby school and the remainder of the village will require the provision of a new short stretch of footway along the northern side of the A265 from the southeastern end of the site to connect to the footway at the front of Parsonage Croft, across third party land.

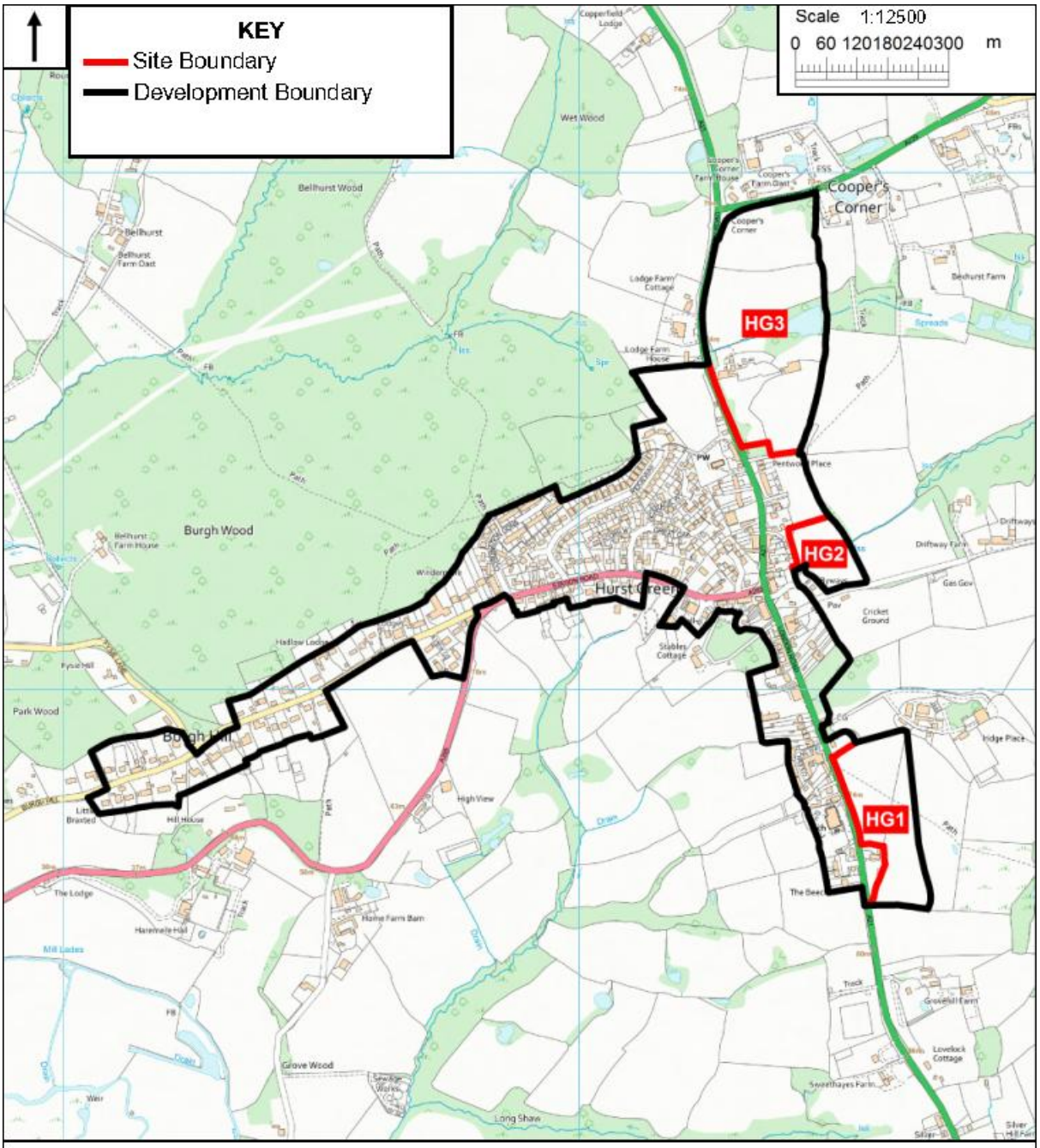
14.68 While there are no known notable surface water flooding issues within its boundary, the site slopes from its northern edge down to the southern boundary with the A265, and any proposals would need to ensure that development does not increase the risk of flooding onto the A265. Furthermore, it is understood there are concerns with sewerage capacity locally. The developer will need to work with Southern Water to ensure

appropriate sewerage infrastructure is provided to serve the development prior to its occupation.

14.69 Overhead electricity cables run along part of the site's frontage with the A265. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

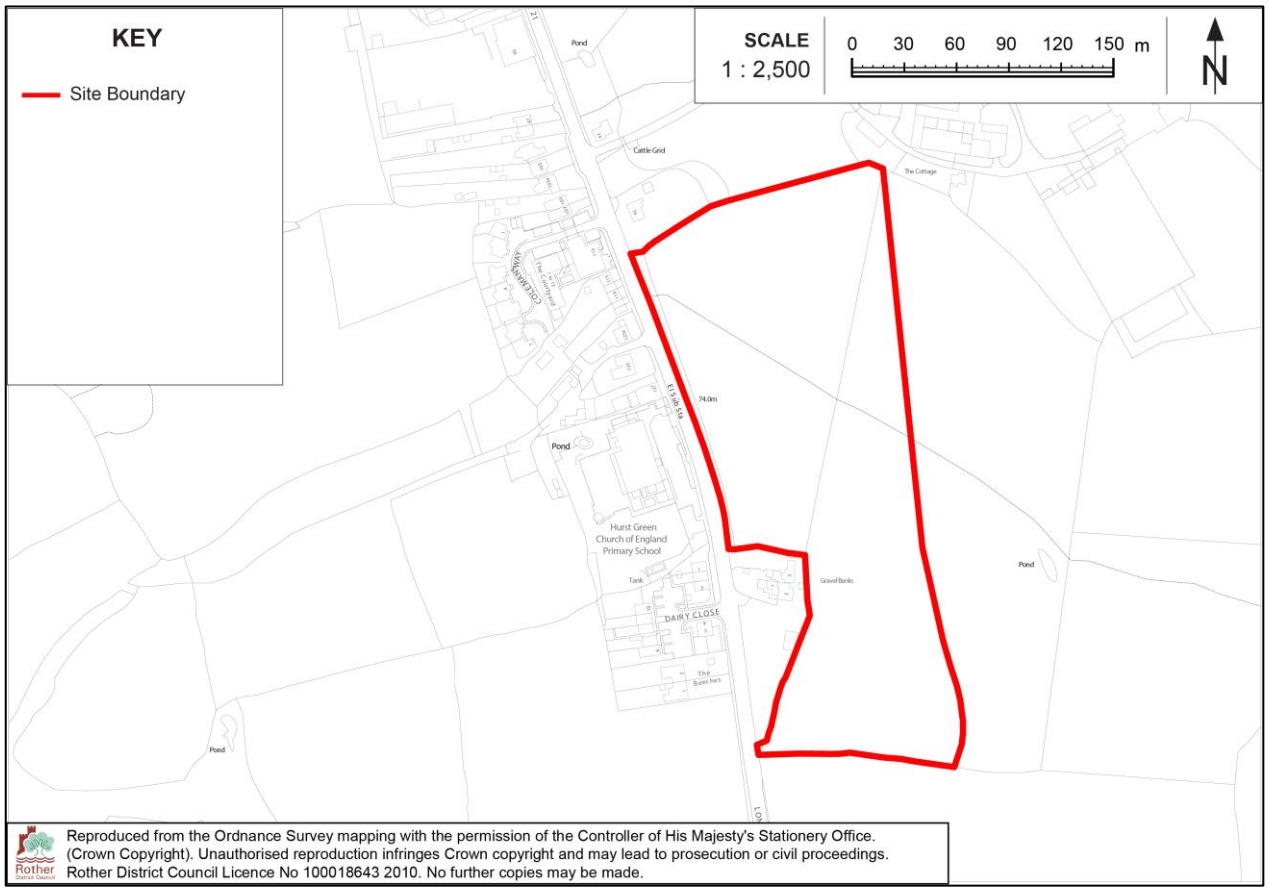
Hurst Green

Parish: Hurst Green



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy HG1: Land south of Iridge Place, London Road, Hurst Green



The site is allocated for residential development comprising 28 dwellings and Public open space (village green) of 1.35ha

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide a new village green, including community car parking area for those using the new village green;

iii. Provide for a drop-off point for the primary school and an associated crossing on the A21;

iv. Include vehicular and pedestrian access, including Travel Plan(s) and internal road layout, as agreed with the relevant highway authorities;

v. Retain Public Footpath Hurst Green 29;

vi. Be designed to ensure that the residential amenity of future occupiers is protected from any environmental impacts arising from the site's proximity to the A21 (including noise), and incorporate necessary mitigation measures;

vii. Be designed to protect the setting of the adjacent and nearby listed buildings;

viii. Include the retention of the ancient and/or veteran tree in the southeast corner of the site, including necessary buffers to development;

ix. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.

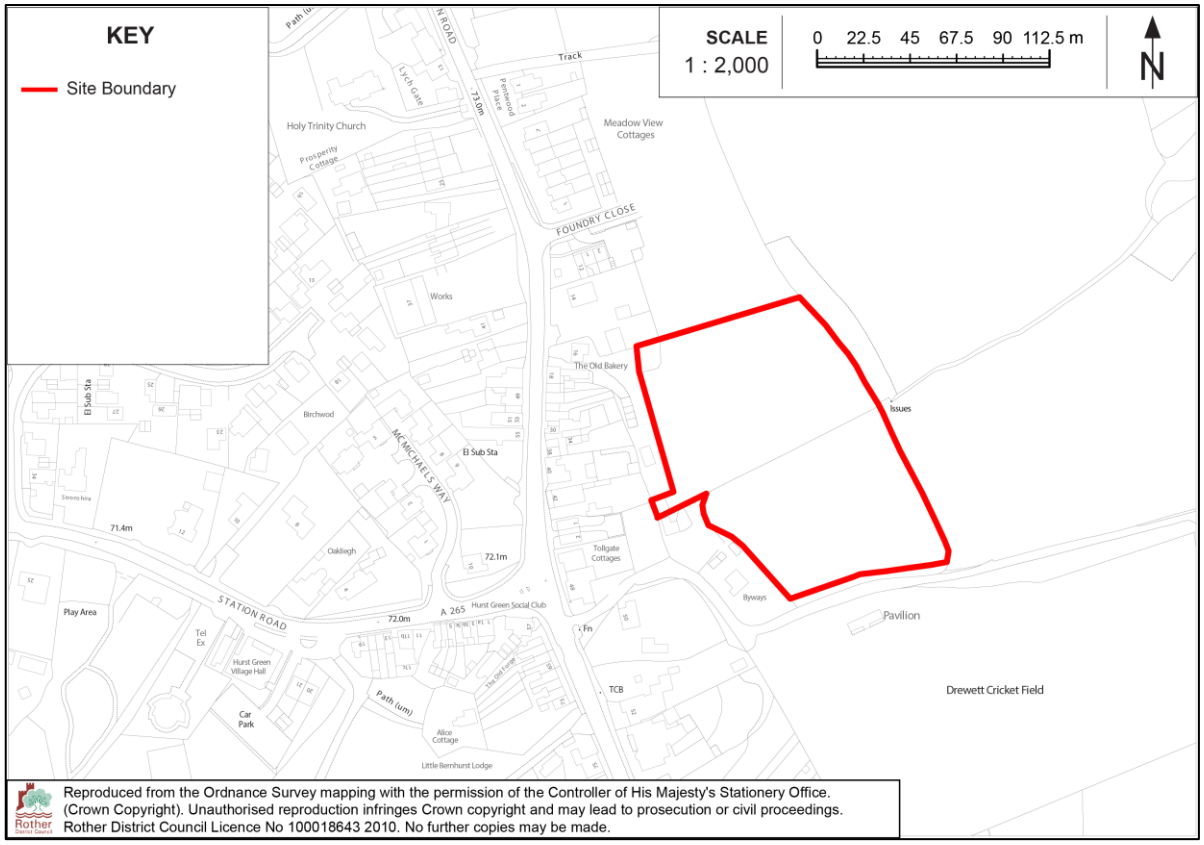
14.70 The site comprises a large linear section of a field on the eastern side of London Road (the A21 trunk road), in the southern part of Hurst Green village. The site is subject to a planning permission for 28 dwellings, a new village green, a community car park, and drop-off and crossing facility to serve the nearby primary school which has not yet been implemented. This also carries forward an allocation in the Hurst Green Neighbourhood Development Plan.

14.71 The site has some environmental constraints, including nearby listed buildings and its location within the High Weald National Landscape and an Archaeological Notification Area. A sensitive, well-designed scheme is therefore required, and the policy criteria reflect the requirements of the planning permission. A section within the west of the site is covered by an Area that Could be of Importance to Biodiversity (ACIB) that is defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). In addition, there is an ancient and/or veteran tree mapped in the south-east corner of the allocation. Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS. Other constraints include an Archaeological Notification Area (ANA) is slightly within the northeast of the site, while a smaller ANA is adjacent to the west of the site.

14.72 Vehicular access onto the A21 (part of the Strategic Road Network) will be required. The location and form of access(es) will need to be determined in consultation with National

Highways. A Transport Assessment will need to be demonstrated that the new site access will need to be fully assessed in line with the relevant guidance set out in DfT Circular 01/2022, the Design Manual for Roads and Bridges (DMRB) and Stage 1 Road Safety Audit (RSA), Walking, Cycling and Horse-riding Assessment and Review (WCHAR) etc. As the site abuts the A21, consultation will also be necessary for any boundary issues, including drainage, lighting, geotechnical, boundary treatments.

Policy HG2: Land to Rear of The Olde Bakery, London Road, Hurst Green



The site is allocated for residential development comprising 25 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Avoid development in areas most at risk of surface water flooding within the centre of the site;

iii. Retain and enhance the existing hedgerow and trees bounding the site, most significantly along the eastern site boundary;

iv. Retain the stream/ditch historic field boundary that sub-divides the two lower fields, and which is also to be incorporated within the layout as an area of green infrastructure;

v. Include a vehicular access from Pringle Close to the north;

vi. Include appropriate pedestrian infrastructure inside and outside the site to link to the footway on London Road, via Foundry Close and Pringle Close;

vii. Include additional active travel connection to the A21 via the southwest corner of the site (along existing footpath 31);

viii. Include any necessary off-site highway works necessary to make the development acceptable, and:

ix. Be planned to ensure future access to existing sewerage infrastructure that crosses the site, for maintenance and upsizing purposes;

x. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.

14.73 The site comprises two adjoining fields, east and to the rear of existing roadside development fronting London Road (which is part of the Strategic Road Network), within Hurst Green village. The site is relatively enclosed by boundary trees and hedges, and it provides an opportunity for additional dwellings in a sustainable location within the village.

14.74 The site is within the Village Area Type, has a site size of 1.43 hectares and an indicative developable area of 0.72 hectares. It is allocated for some 25 dwellings at an indicative residential density of 32 dwellings per hectare.

14.75 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site contains High Weald character features including intact historic field boundaries.

14.76 The central historic field boundary, which forms a hedgerow and ditch, bisecting the site is also an area that is vulnerable to surface water flooding which builds to the east, extending then further to the countryside to the east. The hedgerow and ditch should therefore be retained as far as possible (allowing for a necessary access through), while forming the centre of a new area of Green Infrastructure. Sustainable drainage features will be required on site not to increase the risk of flooding. Additional planting will be required to further screen the site from the countryside to the east, and to form a buffer to vegetation along the central field boundary and along the external boundaries.

14.77 In order to achieve the allocated number of dwellings while retaining the identified National Landscape features within the site, proposals should comprise a compact, terraced layout, reflective of the adjoining Pringle Close development, which accords with the Live Well Locally policies and the High Weald Housing Design Guide.

14.78 The site is currently overgrown and is likely to accommodate wildlife habitats and potentially protected species. Up-to-date ecological surveys and tree surveys will be required to inform development.

14.79 A wastewater pipe belonging to Southern Water is located just within the western boundary in the northern half of the site, which will also need to inform the site design and layout.

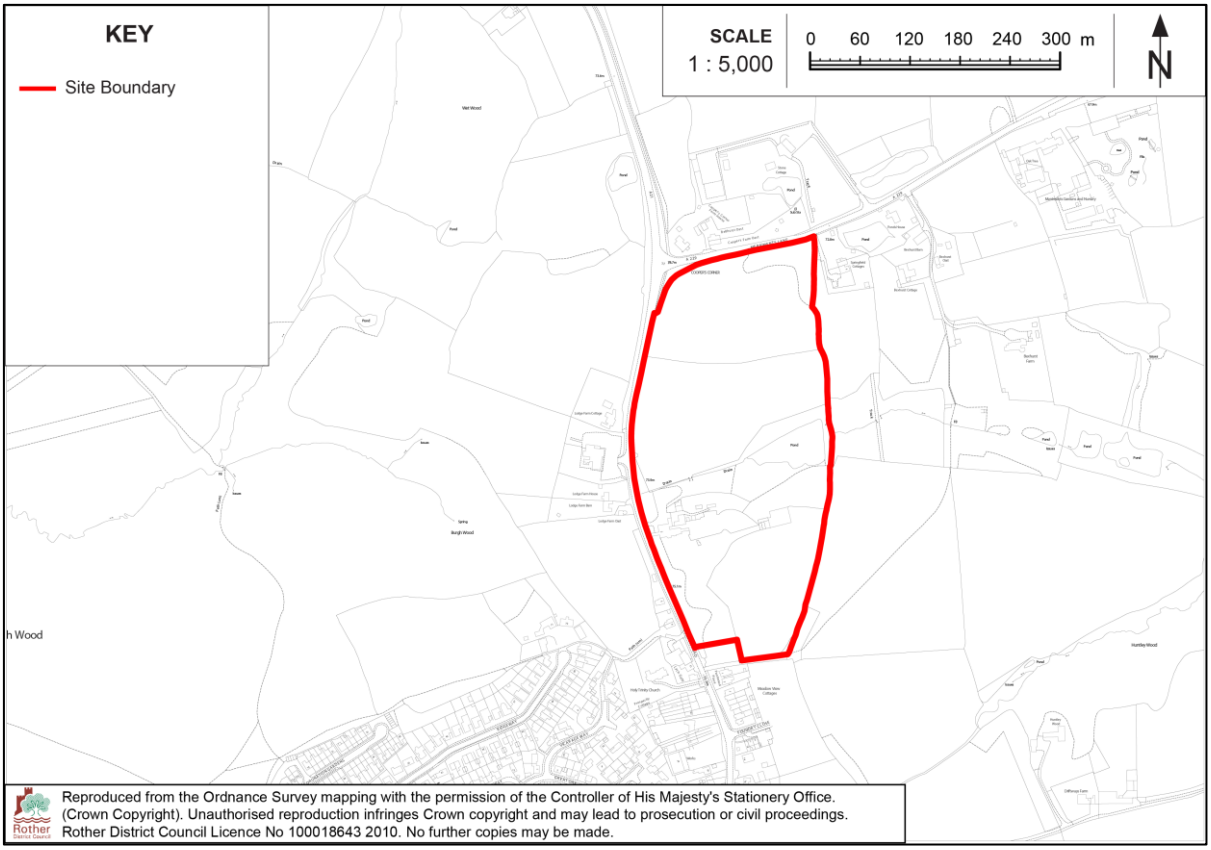
14.80 Adjoining the site to the north is a recently constructed housing development which is accessed via an extension to Foundry Close. Vehicular access will need to come through this development, via Pringle Close and Foundry Close as there is not an opportunity to provide a safe vehicular access to the south of site. It is understood there is in-principle landowner agreement to this access arrangement.

14.81 Access onto the A21 will need to be subject to a highways assessment to the approval of National Highways to ensure the proposed development does not adversely impact upon the A21. Any upgraded or improvement of the existing access onto the A21 from Foundry Close would need to be fully assessed in line with the relevant guidance set out in DfT Circular 01/2022 and DMRB.

14.82 Pedestrian infrastructure will be required through the site and will require a pedestrian access at the site's southern end to join up with the existing public footpath and onto the A21, to encourage active travel. The provision of additional bus stops may be required. National Highways also advise that there are currently no formalised pedestrian crossing

points within the vicinity of the site. As such, they state that formalised pedestrian crossings, including dropped kerbs and tactile paving, should also be considered to provide safe and accessible links to any new bus stops and to improve overall pedestrian connectivity in the area.

Policy HG3: Land at The Lodge, London Road, Hurst Green



The site is allocated for residential development comprising:

a. Some 150 new dwellings;

b. Ancillary use(s) subject to community or local economic needs, which may include community, employment, leisure or small-scale convenience retail;

c. A Local Equipped Area for Play (LEAP) of at least 400sqm (0.04ha);

d. Some 4.7ha of Green Infrastructure.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide ancillary use(s) to serve community or local economic needs;

iii. Retain The Lodge as a non-designated heritage asset within the site layout;

iv. Retain and protect the existing watercourse and lake in the centre of the site and provide an appropriate buffer to any built development including roadways;

v. Include significant areas of Green Infrastructure (with public access provided where appropriate) across some 50% of the site area, notably including the central area containing an existing watercourse and lake.

vi. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the eastern boundary, between the edge of development and the Ancient Woodland;

vii. Be informed by a tree survey and layout which seeks to retain existing mature trees within the site where possible, having regard to incorporation of the site's parkland features;

viii. Retain and enhance existing hedgerows and trees bounding the site, including the provision of additional planting on the eastern boundary of the site to create a strongly defined village edge screening the site in the National Landscape;

ix. Provide suitable vehicular and active travel access to serve the development, to be determined in consultation with National Highways, having regard to the operation and safety of the Strategic Road Network, the setting of nearby heritage assets, and the conservation of the National Landscape;

x. Include appropriate active travel infrastructure inside and outside the site in accordance with the policies in this Local Plan, to enable improved pedestrian and cycle connections north-southwards to the A229;

xi. Include an eastern boundary pedestrian connection to the footpath east of the site: public right of way "Hurst Green 33".

xii. Include any necessary off-site highway works necessary to make the development acceptable, including traffic and infrastructure improvements to the A21 and the A229, where required;

xiii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

14.83 The site comprises fields and associated outbuildings that form the private estate of a large residential dwelling and non-designated heritage asset known as 'The Lodge', totalling nearly 10 hectares. It has a parkland character containing mature trees and hedgerows. The site extends adjacent to and along the eastern side of the A21 which is part of the Strategic Road Network, between Pentwood Place to the junction with the A229 to the north of the village.

14.84 The site is within the Village Area Type, has a site size of 9.52 hectares and an indicative developable area of 4.8 hectares. It is allocated for some 150 dwellings at an indicative residential density of 35 dwellings per hectare.

14.85 In addition to providing new housing within walking distance of the village centre, development also provides an opportunity to provide complementary, non-residential development, potentially including community and/ or economic uses, to improve local services and facilities. The exact form of such development would be for determination at planning application stage and should be subject to consultation with the Parish Council and informed by an assessment of local needs. A community hall, for example, may not be necessary given the existing provision on Station Road but a multifunctional building which could accommodate uses such as a children's nursery, medical uses or flexible workspace, together with a neighbourhood retail element and transport hub could be appropriate, or potentially small, class E units. In addition, a LEAP will be required.

14.86 The site also offers the opportunity to provide safer and more attractive active links within the site, between the village and the A229, to encourage active travel. The existing non-designated heritage asset, the Lodge, should be retained and incorporated any proposed development as integral to the site's parkland setting.

14.87 While the site would represent a northwards extension to the village, it is generally well enclosed within the wider High Weald landscape, protecting longer views. However, the allocation is likely to be considered major development in the HWNL, meaning that

securing appropriate mitigation and public benefit would be fundamental. This scale of development is justified, given the site's proximity to village services and the need to provide housing.

14.88 The site is bound to the west and north by the A21 and A229 respectively, while its border with the countryside to the east is well defined by trees and hedgerows, which offer screening and also forms a historic field boundary along the southern half of the east facing boundary. This boundary would be retained and enhanced to protect views from the open fieldscape beyond to the east. There is a small area of woodland within the eastern boundary, which is identified as a Priority Habitat and an Area that Could be of Importance for Biodiversity, as defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). There is also an area of Ancient Woodland adjacent to the eastern boundary that is defined as an Area that is of Particular Importance to Biodiversity (APIB) in the LNRS. Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS. Lighting for the development will need to be designed with reference to the High Weald National Landscape Unit's Technical Advice Note on Dark Skies in the High Weald.

14.89 There is a watercourse that flows west to east through the site's centre, and into a small lake that abuts ancient woodland at the site's eastern boundary, before it continues an eastward path down through the Kent Ditch catchment[12]. The area around the lake within the site is densely planted with trees, while the immediate area is vulnerable to surface water flooding. This area should form part of the site's Green Infrastructure, with the potential to deliver a landscaped belt of public open space. The site layout should also create a pedestrian connection to public right of way "Hurst Green 33", footpath to the south and east of the site, to connect residents to the surrounding countryside. Overall, the site's parkland setting presents an opportunity to incorporate existing features and the use of Green Infrastructure to create a distinctive and high-quality development in accordance with Policy LWL5.

14.90 In relation to the site's High Weald setting, there are Grade II listed farm buildings adjacent to the north on the other side of the A229 at Cooper's Corner, comprising Cooper's Corner Farmhouse & Cooper's Farm Oast and Bellhurst Oast. The setting of

[12] Kent Ditch - Water Body ID: 107040013600

these heritage assets will need to be an integral consideration as part of any site design with a view to the preservation of their rural context.

14.91 Southern Water's initial checks indicate that the site may have limited local network capacity, and phasing of development may therefore be needed alongside network reinforcement prior to occupation of the total number of dwellings.

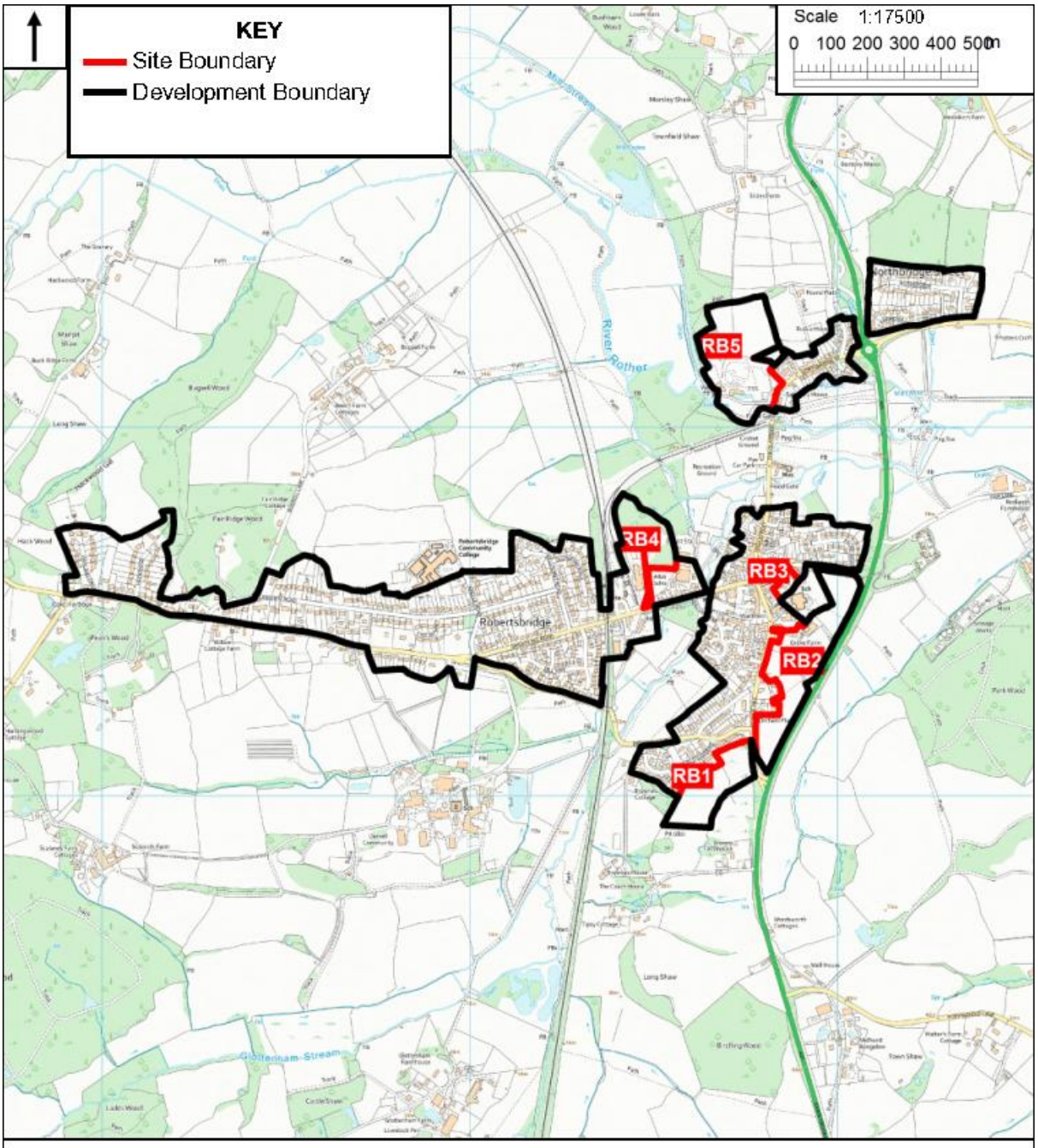
14.92 The location and form of access(es) or associated junctions will need to be determined in consultation with National Highways. Any proposed upgrade/improvement of an existing SRN access will need to be fully assessed in line with the relevant guidance set out in DfT Circular 01/2022, the Design Manual for Roads and Bridges (DMRB) and Stage 1 Road Safety Audit (RSA), Walking, Cycling and Horse-riding Assessment and Review (WCHAR) etc. The preferred access solution should be informed not only by considerations of highway safety and network operation, but also by its effects on the setting of nearby listed buildings, the retention of important landscape features, and the conservation and enhancement of the High Weald National Landscape. As the site abuts the A21, consultation with the National Highways will also be necessary for any works to the boundary.

14.93 The primary active travel access should be included towards the southern end of the site to link towards the village centre. Early comments from National Highways indicate that A21 crossing points should be considered within the vicinity of the pedestrian site access, as well as the implementation of new bus stops, which are otherwise situated some 300m to the south at present. Development at this scale would also be required to make any necessary off-site road infrastructure improvements, to be determined in consultation with National Highways and the Parish Council.

14.94 An east to west overhead electricity line runs along and within the northern site boundary, which will need to be safeguarded, and therefore early engagement will be required with the National Grid Electricity Transmission.

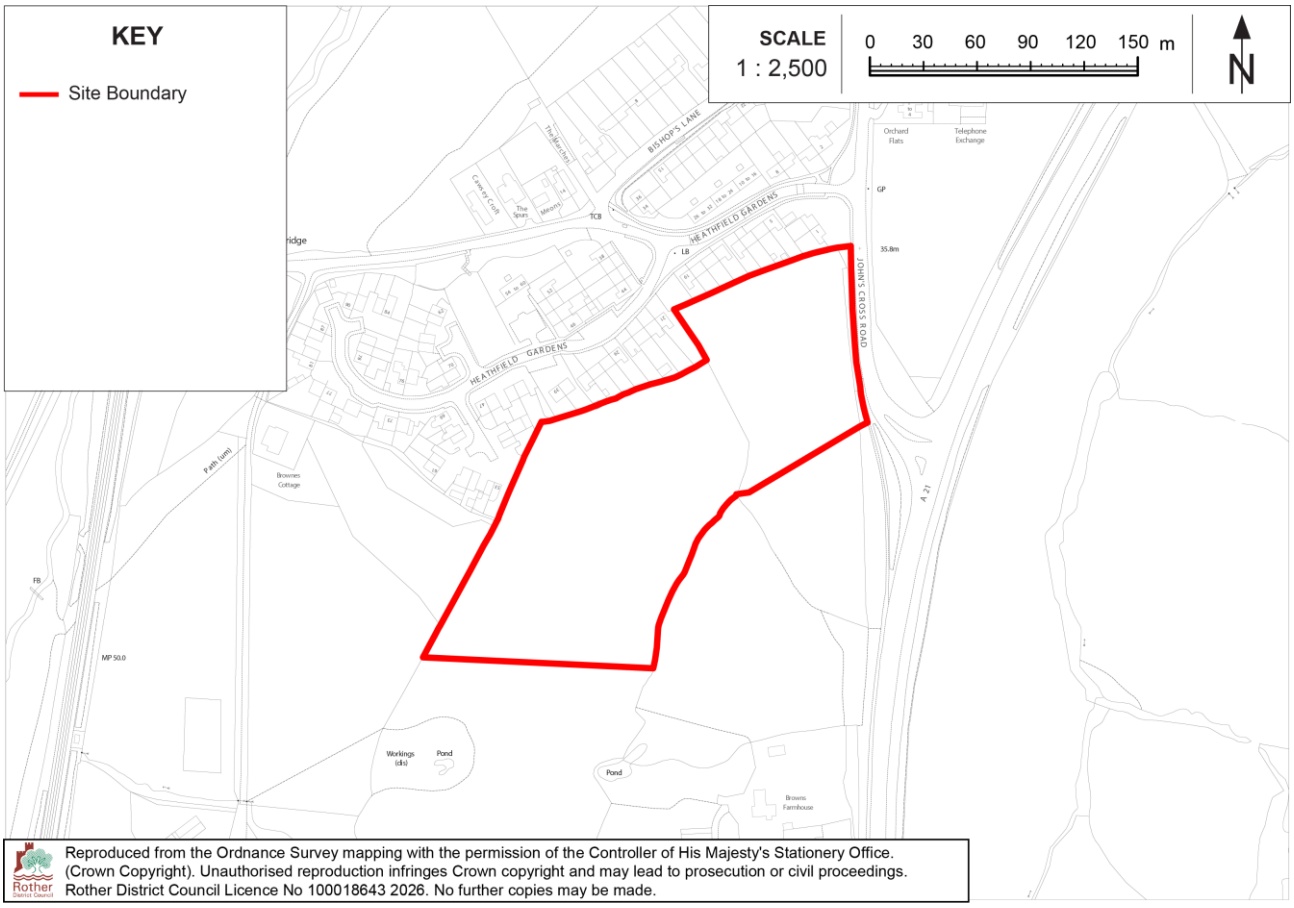
Robertsbridge

Parish: Salehurst & Robertsbridge



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy RB1: Land south of Heathfield Gardens, Robertsbridge



The site is allocated for residential development comprising 55 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan

ii. Retain and enhance the existing hedgerows and trees bounding and subdividing the site, including those corresponding to historic field boundaries within the eastern half of the site area, and the "Locally important trees and hedgerows outside the Conservation Area" as designated through the Salehurst and Robertsbridge Neighbourhood Plan;

iii. Create a new landscape buffer along the western part of the southern boundary, to the wider field to the south;

iv. Include vehicular access from George Hill in the northeast of the site in accordance with requirements of the Highway Authority.

v. Include appropriate pedestrian infrastructure inside and outside the site to link to footways on the western side of George Hill and the southern side of Heathfield Gardens;

vi. Include any necessary off-site highway works necessary to make the development acceptable;

vii. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.

14.95 The site comprises two separate but contiguous fields on the western side of George Hill, in the southern part of Robertsbridge village. The site slopes up from north to south. The northern portion of the site, including a section of both fields, carries forward an allocation in the Salehurst and Robertsbridge Neighbourhood Plan. The new site area extends the site southward further into the western field and provides an opportunity for further residential development and Biodiversity Net Gain in this sustainable location.

14.96 The site is within the Village Area Type, has a site size of 2.7 hectares and an indicative developable area of 1.57 hectares, with the remaining 1.13 hectares to provide areas of Green Infrastructure. It is allocated for some 55 dwellings at an indicative residential density of 35 dwellings per hectare.

14.97 The site is within the High Weald National Landscape, and a sensitive form of development is required to protect landscape character and also biodiversity. The western field within the site is open agricultural land, and development here would need to be sensitive to the site's rural setting, sitting below the topographical ridge to the south of the site. Edge locations should feature a reduced development density to provide a softer edge between the site and the surrounding countryside. The policy also requires the creation of a new landscape buffer to the wider field along the southern boundary to the western field, while trees and hedgerows that bound the overall site area will also require buffers to development that will form areas of Green Infrastructure and Biodiversity Net Gain. Particular regard should be had to preserving, as far as possible, the north-south belt of trees that subdivides the northern part of the site which also

forms a historic field boundary. This will be important to maintain the landscape structure and character of the area.

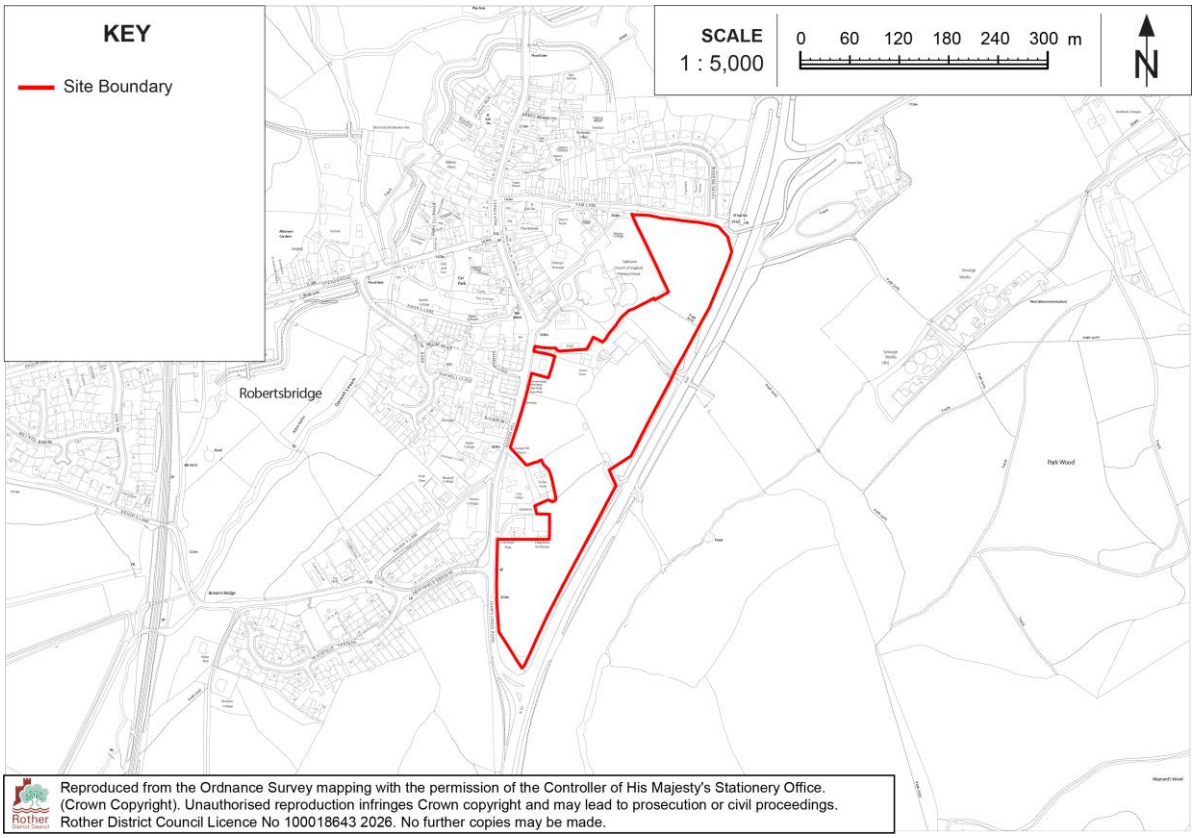
14.98 The site will require a new access to the northeast onto George Hill, while active travel connections will also be required to Heathfield Gardens. Improved crossing points should be incorporated on George Hill, as appropriate, to enhance the safety and usability of the pedestrian environment while encouraging active travel. East Sussex County Council have also recommended that bus service contributions are likely to be required.

14.99 In relation to vehicular access, the site's proximity to the A21 means that a Transport Assessment will be necessary to consider impact on the nearby junction in compliance with DfT Circular 01/2022. Furthermore, as the site abuts the A21, development proposals would need to consider any boundary issues in consultation with National Highways.

14.100 An Archaeological Notification Area that covers the historic core of the village is located some 150m to the north.

14.101 Overhead electricity cables run east-west through the northern end of the site. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

Policy RB2: Grove Farm, Robertsbridge



The site is allocated for residential development comprising 96 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Provide for the retention and conversion of the Grade II listed barn within the site, to secure the conservation and long-term viable use of this heritage asset and its setting;

iii. Include areas of green infrastructure totalling some 2.74 hectares, including significant areas within the northern and southern end of the site, which will remain undeveloped;

iv. Allow for a comprehensive scheme to be developed across the whole site in the event the parcels of land come forward separately;

v. Retain and enhance the existing hedgerows and trees bounding the site, including those corresponding to historic field boundaries within the eastern half of the site area, and the "Locally important trees and hedgerows outside the Conservation Area" as designated through the Salehurst and Robertsbridge Neighbourhood Plan;

vi. Maintain key views towards surrounding wooded skylines through the layout and design of the development;

vii. Include vehicular access from George Hill to the west of the site, in accordance with requirements of the Highway Authority;

viii. Include appropriate active travel infrastructure inside and outside the site to link to the footways on the eastern side of George Hill and to Fair Lane, including a pedestrian connection to Public Right of Way 'Salehurst and Robertsbridge 46' within the north of the site;

ix. Be designed to ensure that new residents are not adversely impacted by noise or other forms of pollution from the A21 trunk road, in consultation with the Environmental Health department. Any physical structures forming part of any noise reduction scheme must respect the landscape character of the National Landscape;

x. Include any necessary off-site highway works necessary to make the development acceptable;

xi. Take account of Southern Water's underground infrastructure in the design and layout of the site to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes. Easements would be required, which may affect the site layout or require diversion, and these should be clear of all proposed buildings and tree planting.

xii. Be informed by an odour assessment in respect of the nearby wastewater treatment works, in consultation with the wastewater operator for the works.

xiii. Preserve the setting of nearby listed buildings and the Robertsbridge Conservation Area;

xiv. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment;

xv. Incorporate the existing memorial bench on George Hill.

14.102 This is a large site comprising a network of sloping fields, also containing buildings relating to the Grove Farm farmstead, including a Grade II listed barn and modern agricultural buildings, on the eastern edge of Robertsbridge. It is bordered by the A21 on its eastern boundary, bounding George Hill to the southwest and Fair Lane to the north. The western portion of the wider site (only) carries forward an allocation of 30 dwellings from the Salehurst and Robertsbridge Neighbourhood Plan. The site is in a sustainable location, in walking distance of services in the village and the mainline railway station, and this extended site provides an opportunity for additional residential development in this location.

14.103 The site is within the Village Area Type, has a site size of 5.28 hectares and an indicative developable area of 2.74 hectares. It is allocated for some 96 dwellings at an indicative residential density of 35 dwellings per hectare.

14.104 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site slopes up from the north to the south, with the southern section being higher topographically. The site includes a network of hedgerows, and the road-frontage of the site currently comprises a native hedgerow interspersed with a few trees, which will need to be retained as far as possible. Additionally, the site falls within the medium-risk impact (amber) zone for great crested newts and therefore an appropriate ecological survey will need to be undertaken.

14.105 Towards the centre of the site there are buildings relating to the Grove Farm farmstead, including a Grade II listed barn and modern agricultural buildings. Furthermore, the northern portion of the site is adjacent to the Robertsbridge Conservation Area and is also within an Archaeological Notification Area. Development should create a sympathetic edge to Robertsbridge and be informed by a farmstead-inspired approach to layout and design, with opportunities to reference local materials within Robertsbridge Conservation Area. A previous planning permission included the residential conversion of the listed barn, and proposals will be required to secure the conservation and long-term viable use of this heritage asset and its setting.

14.106 The northern and southern sections of the site are the most sensitive in landscape terms and should be retained and enhanced for public open space and biodiversity net gain,

helping to reinforce the site's landscape setting, maintain important views towards surrounding wooded skylines and improve recreational connectivity. A connection should be made to public right of way "Salehurst and Robertsbridge 46", which crosses the northern field. Treed areas and hedgerows along the site boundaries and within the site should be retained, with an adjacent buffer to development.

14.107 Suitable vehicular access will need to be provided from George Hill. Previously, two separate vehicular accesses were approved for the area covering the Neighbourhood Plan allocation: on land between Yew Lodge and George Hill Cottage and utilising an existing farm track north of George Hill Cottage. The preferred vehicular access strategy is for this larger allocation is to use of these existing approved accesses. This would help reduce the landscape impact of a new access on George Hill and also reflects the Highway Authority's general preference to minimise the number of new access points. In any event, the site's proximity to the A21 (part of the Strategic Road Network) means that a Transport Assessment to include assessment of the impact on the A21/George Hill junction, will be required in compliance with DfT Circular 01/2022. Furthermore, as the site abuts the A21, development proposals would need to consider any boundary issues in consultation with National Highways.

14.108 Fair Lane is unsuitable to provide vehicular access to the site but should be used for pedestrian and cycle access, with a further pedestrian and cycle access to be provided to the southeast of the site, opposite Heathfield Gardens to encourage active travel. The footway on the eastern side of George Hill is relatively narrow and crossing facilities should be improved to encourage active travel trips to facilities within Robertsbridge and access to public transport. East Sussex County Council have also recommended that bus service contributions are likely to be required.

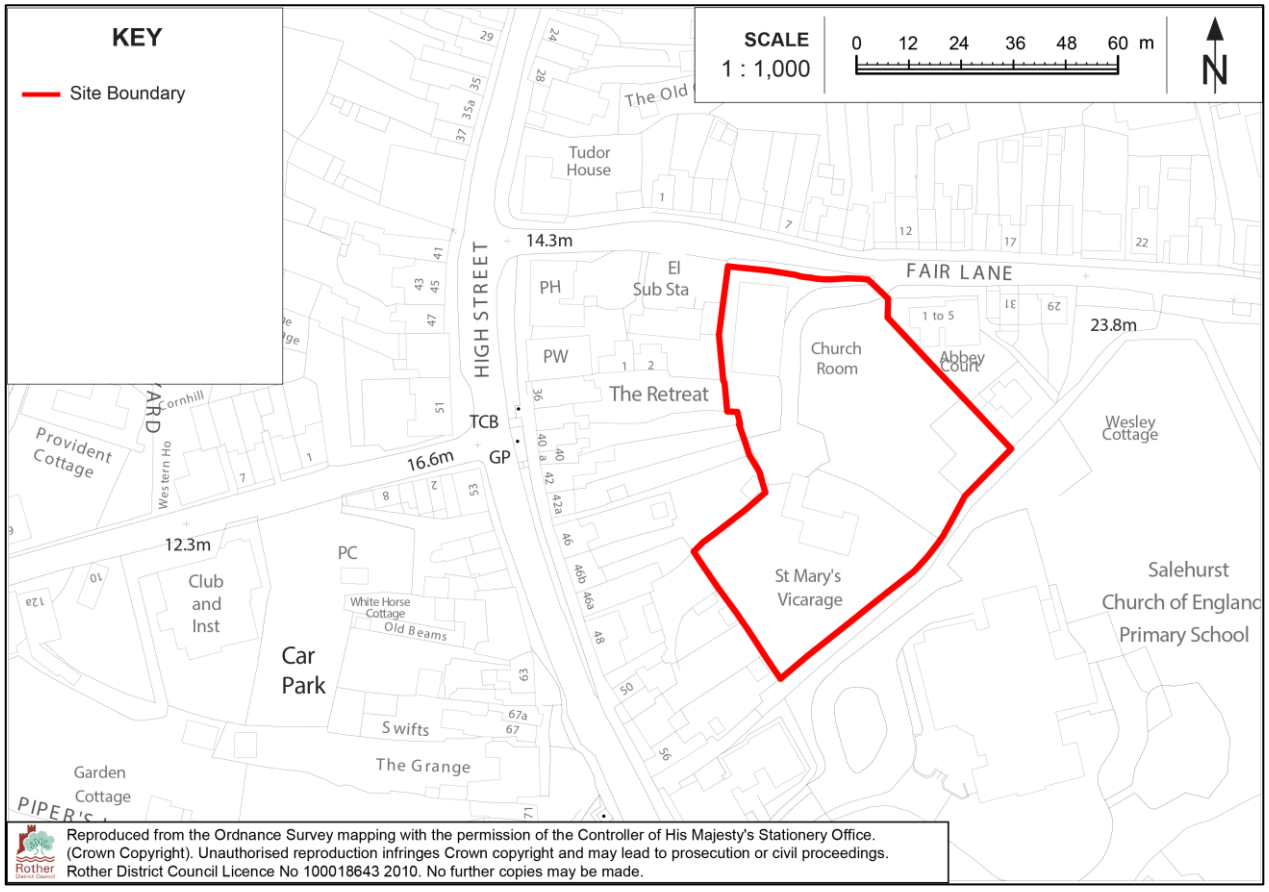
14.109 The site undulates gradually downwards both from east to west and from south to north, and any development will need to incorporate sustainable drainage measures to ensure that any surface water is managed within the site and does not cause flooding downstream in the village, in accordance with Policy ENV2.

14.110 A water main runs below the site which is likely to require an easement of 6 metres. Proposed layouts will need to take account of its location. Additionally, the site is within 500m of the wastewater treatment works on the eastern side of the A21. The site's layout will need to be informed by an odour assessment to be undertaken in consultation with Southern Water.

14.111 Additionally, the site will need to be designed in a way that adequately protects future residents from noise and other forms of pollution arising from traffic on the A21 trunk road adjacent to the site. A scheme to this effect will need to be developed in coordination with the Environmental Health department, while ensuring that any physical measures such as noise attenuation fencing does not have an adverse impact on the National Landscape or the rural setting of the village.

14.112 Overhead electricity cables run along part of the site's frontage with the George Hill. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

Policy RB3: Vicarage Land, Land south of the western end of Fair Lane, Robertsbridge



The site is allocated for residential development comprising 10 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Be informed by a landscape assessment to determine an appropriate layout, form and detailed design to ensure the conservation and enhancement of the landscape and character of the High Weald National Landscape;

iii. Retain and enhance the existing hedgerow/ trees along the site frontage and the south east facing boundary;

iv. Include a new vehicular and pedestrian access off Fair Lane, to the approval of the Highway Authority;

v. Ensure design is sensitive in respect of the nearby listed buildings, and the site's location within the Robertsbridge Conservation Area;

vi. Provide a new public right of way connection through the southern boundary to join up with Salehurst and Robertsbridge 45a;

vii. Be informed by an odour assessment in respect of the nearby wastewater treatment works, in consultation with the wastewater operator for the works;

viii. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.

14.113 This is a part brownfield, part greenfield site, containing a vicarage and 'mission hall', which would likely need to be demolished to accommodate a reasonable density of new dwellings. The allocation carries forward Policy HO2 of the Salehurst and Robertsbridge Neighbourhood Plan, which established the principle of accepting the loss of the mission hall.

14.114 The site is within the Village Area Type, has a site size of 0.39 hectares and is allocated for some 10 dwellings at a density of 25 dwellings per hectare.

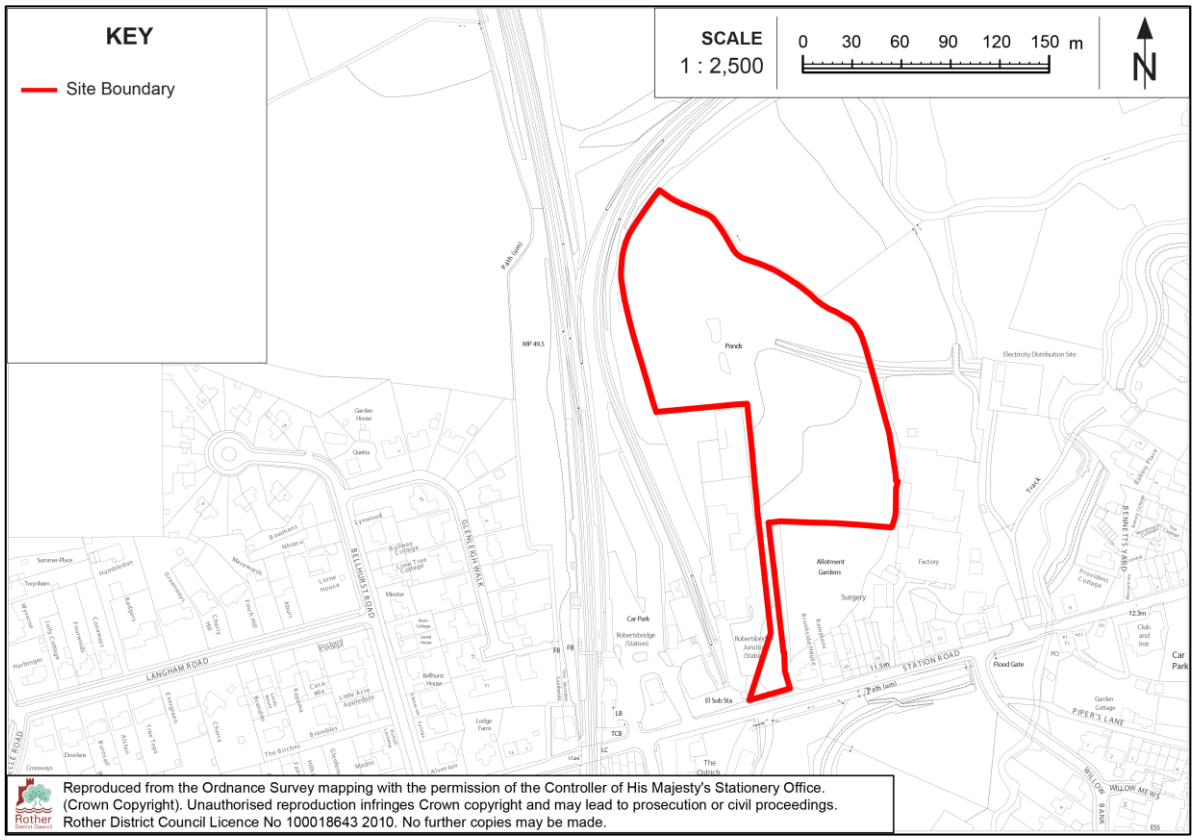
14.115 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site is of a constrained nature, sloping south to north, while access on to Fair Lane is not straightforward, given its narrow width, concentration of listed buildings and the difference in level between the

site and the road, and a sensitive design will be required. The site is also within the Robertsbridge Conservation Area and an Archaeological Notification Area.

14.116 Development will additionally need to retain trees and hedgerow along the site's frontage as well as the trees along the site's southeastern boundary alongside footpath 'Salehurst and Robertsbridge 45a', which runs adjacent. A pedestrian connection to the footpath should be included in addition to pedestrian access onto Fair Lane to encourage active travel.

14.117 The site is within 500m of the wastewater treatment works on the eastern side of the A21. The site's layout will need to be informed by an odour assessment to be undertaken in consultation with Southern Water.

Policy RB4: Culverwells, Land north of Station Road, Robertsbridge



The site is allocated for residential-led development comprising:

a. Some 21 new dwellings

b. A doctors surgery containing 6 consulting rooms.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Incorporate any recommendations from a site-specific flood risk assessment;

iii. Have no adverse effect on the integrity of the flood defence embankment; and maintain and where possible improve access to it, in order to allow for inspection, maintenance and future improvements;

iv. Ensure that the residential amenity of future occupiers is protected from any environmental impacts arising as a result of the site's proximity to the railway;

v. Retain and protect the existing ponds in the site and provide an appropriate buffer to any built development including roadways, as informed by an ecological survey to be completed;

vi. Retain and enhance as far as possible existing trees and hedgerows within the site area;

vii. Incorporate biodiversity improvements/ green blue infrastructure in the eastern part of the site;

viii. Include a vehicular access from Station Road;

ix. Include appropriate active travel infrastructure inside and outside the site to link to Station Road;

x. Provide the doctor's surgery at the southern end of the site;

xi. Be planned to ensure future access to existing sewerage infrastructure that crosses the site, for maintenance and upsizing purposes;

xii. Provide separate parking for the doctor's surgery.

14.118 The site comprises some 2 hectares of undeveloped land on the northern edge of Robertsbridge, in close proximity to the railway station, an industrial estate, allotment gardens and residential properties.

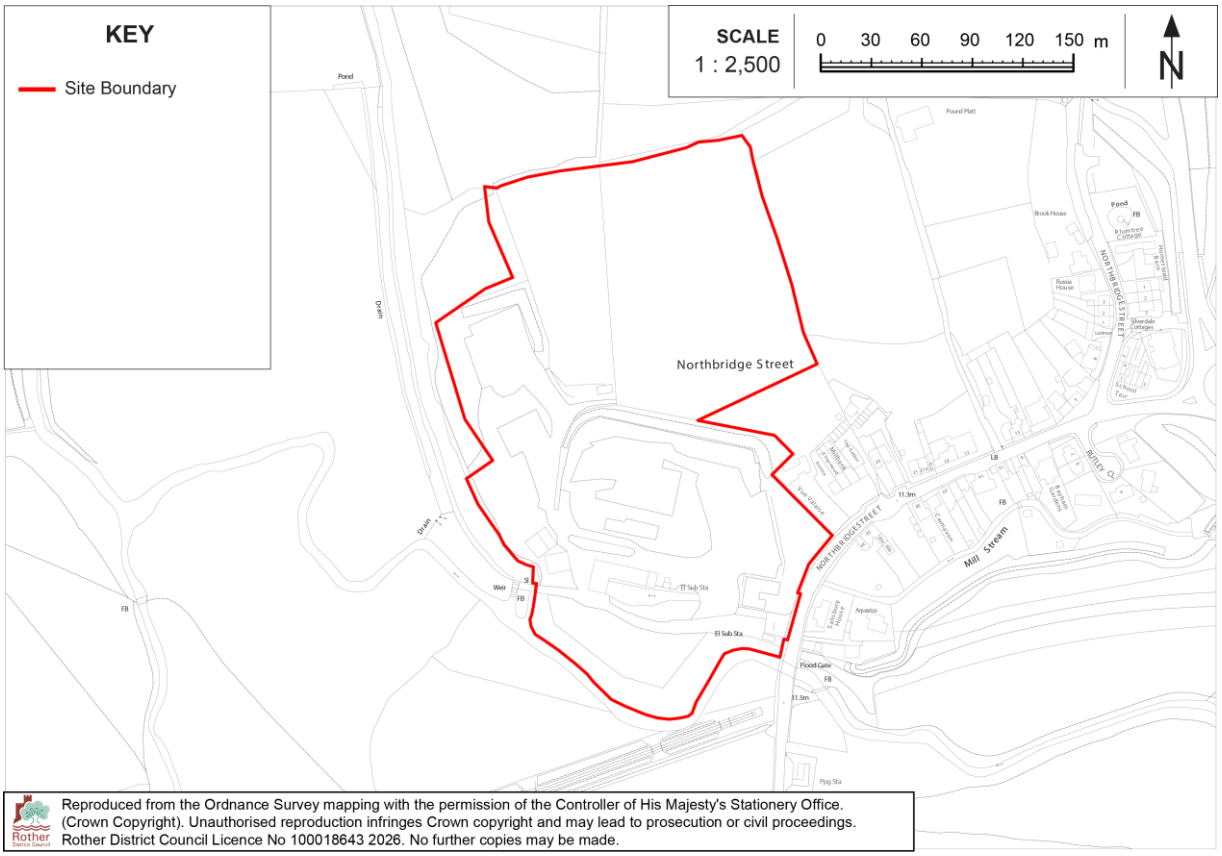
14.119 It is suitable for some 21 dwellings and a doctor's surgery and benefits from planning permission for this use.

14.120 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site comprises areas of semi-improved grasslands, isolated semi-mature trees and tree groups, species-poor hedgerow and overgrown planting, and a pond to the northern portion of the site. These will require specific care to be made regarding the retention and enhancement of biodiversity within the site. In addition, there is an area of deciduous woodland adjacent to the eastern boundary which is identified as a Priority Habitat. An area overlapping within the site's eastern boundary, and then adjacent to the eastern boundary, is an Area that Could be of Importance to Biodiversity (ACIB), that is defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS.

14.121 The northeast and eastern parts of the site are located in Flood Zone 3, with an adjacent strip of land in Flood Zone 2. New housing will need to be located on within higher areas of the site, outside Flood Zone 3. It will need to be demonstrated through a site-specific flood risk assessment that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.

14.122 A flood protection embankment to the River Rother/ Darwell Stream has been constructed adjacent to the eastern boundary of the site, which has been reflected in the policy requirements. Additionally, Southern Water infrastructure crosses the site and may require easements or diversion, while an overhead power line crosses the site east to west.

Policy RB5: Hodson's Mill, Northbridge Street, Robertsbridge



The site is allocated for residential and some commercial development, including the conversion of Hodson's Mill, comprising:

a. Some 125 dwellings

b. Flexible commercial, retail and/or community floorspace within the Former Mill Building

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include flexible commercial, retail and/or community floorspace within the Former Mill Building;

iii. Secure the conservation and long-term viable use of the Former Mill Building and the Grade II listed Former Oast House to Mill Farm;

iv. Conserve and, where possible, enhance the setting of the Northbridge Street Conservation Area and the site's heritage assets;

v. Protect, retain and incorporate the existing WWII pillbox within the development;

vi. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment;

vii. Incorporate any recommendations from a site-specific flood risk assessment;

viii. Have no adverse impacts on the integrity of flood defence assets relating to the River Rother, and maintain and where possible improve access, in order to allow for inspection, maintenance and future improvements;

ix. Ensure that there is no culverting of the River Rother and to avoid any deterioration to the water body during and after development;

x. Provide vehicular, pedestrian and cycle access from Northbridge Street and demonstrate safe access during flood events, including any emergency access arrangements if required;

xi. Retain and enhance existing trees, woodland and hedgerows, including the historic north-south hedgerow, which should be maintained as a continuous landscape and ecological corridor;

xii. Protect and enhance the deciduous woodland priority habitat and associated ecological networks and deliver a strategic green infrastructure network that retains and incorporates Public Rights of Way Salehurst and Robertsbridge 8a, 8b and 28.

14.124 This is a large, partly brownfield site on the northwestern edge of Northbridge Street comprising the derelict Hodson's Mill and land to its immediate north including an adjacent open, undeveloped field. The overall site area is expected to deliver some 125 across 5.4 hectares, which includes ten homes within the Mill building itself and within the listed oast, along with the conversion of the ground floor to provide an area of flexible commercial, retail or community floorspace.

14.125 The allocation carries forward Policy HO2 of the Salehurst and Robertsbridge Neighbourhood Plan which relates to the south-western half of the site only ("the Mill site"). However, the redevelopment of the Mill site is subject to a range of development costs, including those relating to heritage, flood risk and site preparation which means that development has not yet come forward. The inclusion of the adjacent field in the Local Plan allocation is intended to facilitate the comprehensive redevelopment of the site and assist in securing a viable development scheme.

14.126 All of the site area is within the High Weald National Landscape, and it contains priority habitat, while northern sections of the undeveloped field are topographically higher potentially visible from certain points within the wider landscape. Additionally, the historic field boundaries form the eastern, southern and most of the northern edges of this northern field, while being bisected by historic boundary hedgerow. Given its landscape sensitivity, development within this northern field should be limited to that which is demonstrated to be necessary to facilitate the appropriate redevelopment of the Mill Site in viability terms. There is also a public footpath running through the south, west and north of the wider site, which will need to be retained. An appropriate site design and layout will need to be informed by a Landscape and Visual Impact Assessment.

14.127 There is an area of woodland within the northwest of the site, and adjacent to the north of the site, which is identified as a Priority Habitat. In addition, much of the south and west of the site included in an Area that Could be of Importance to Biodiversity (ACIB) that is defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS.

14.128 The River Rother[13] runs through the south of the site, while also being adjacent to the site's western boundary, with areas adjacent areas of the site being within Flood Zones 2 and 3 (medium to high risk of flooding). It will need to be demonstrated through a site-specific flood risk assessment that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall. Development proposals would need to demonstrate that safe access can be achieved in the event of flooding. There must be no increase in flood risk (depth or frequency) on or off site, and the scheme must provide flood storage compensation as required by the Environment Agency. As the River Rother

[13] Lower Rother from Etchingham to Scot's Float - Water Body ID:GB107040013640

is a 'main river', proposals will need to take account of the environmental permitting regulations and associated Environment Agency Assets. Depending on the final design, it is possible that flood mitigation measures may require the developer to improve performance or resilience of these assets. The Environment Agency also note that that the river is heavily modified in this location and that there may be opportunities to improve the watercourse here.

14.129 The site contains the Grade II listed Former Oast House to Mill Farm (the only surviving building of Mill Farm) and the locally listed Former Mill Building. It is also partially located within the Robertsbridge and Northbridge Street Conservation Area and an Archaeological Notification Area. An archaeological survey of the site will be required and should inform the layout and design of development. Development of the site should secure the conservation, enhancement and viable reuse of its heritage assets, whilst preserving or enhancing the character and appearance of the Conservation Area.

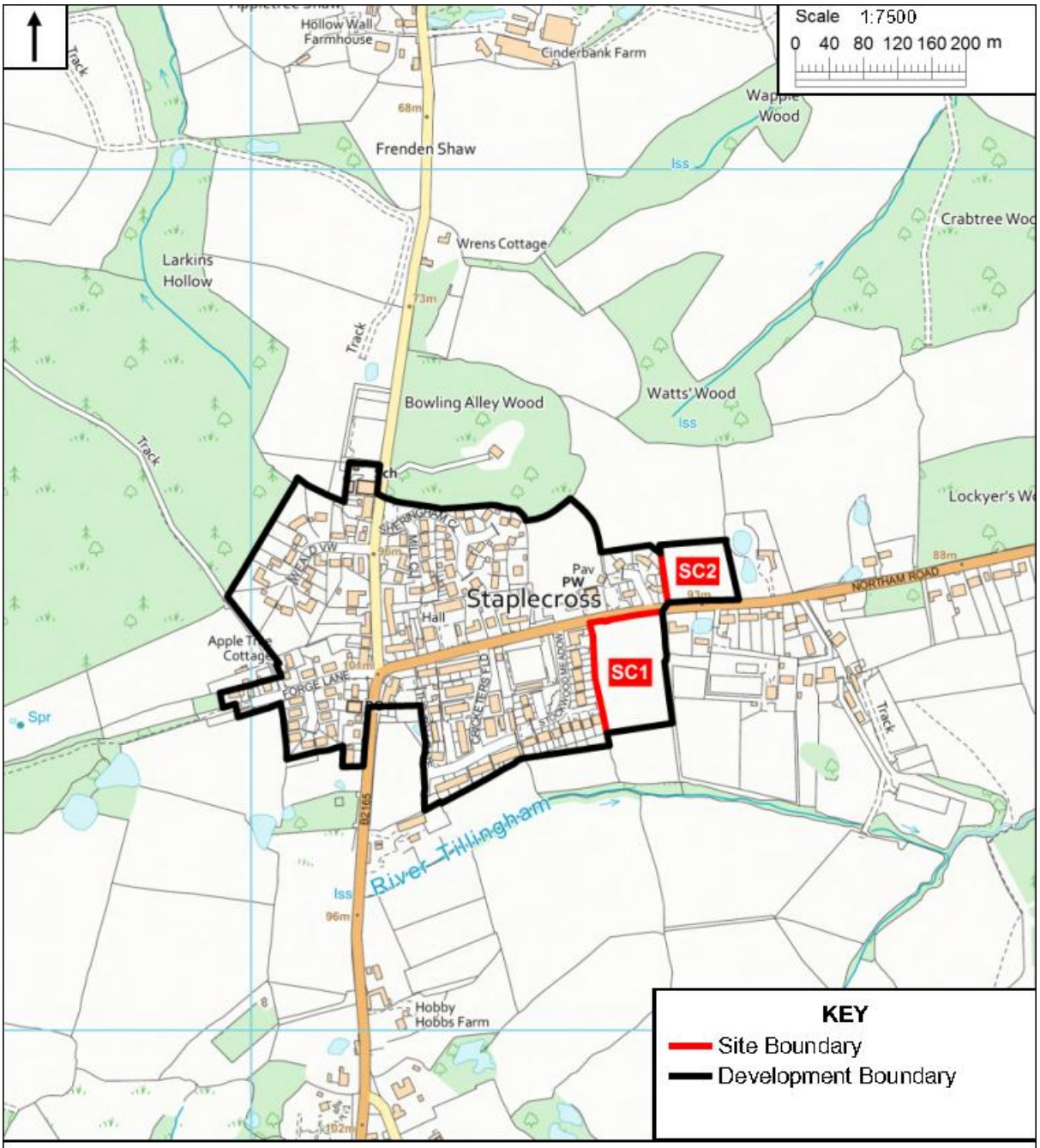
14.130 East Sussex County Council have recommended that bus service contributions are likely to be required, while given the quantum of development proposed and the site's proximity to the A21 (part of the Strategic Road Network) it is likely that a Transport Assessment to be approved by National Highways will be required where the proposed development could have a material impact on the roundabout where Northbridge Street joins the A21. Development proposals should also take opportunities to improve active travel connectivity between the site and Robertsbridge Railway Station where feasible and practicable. This may include the provision of a more direct walking and cycling connection to the station, subject to the availability of a deliverable route.

14.131 Vehicular access, incorporating pedestrian and cycle access, will require an upgrade of the existing access onto Northbridge Street.

14.132 Overhead electricity cables run along the site's frontage with Northbridge Street. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

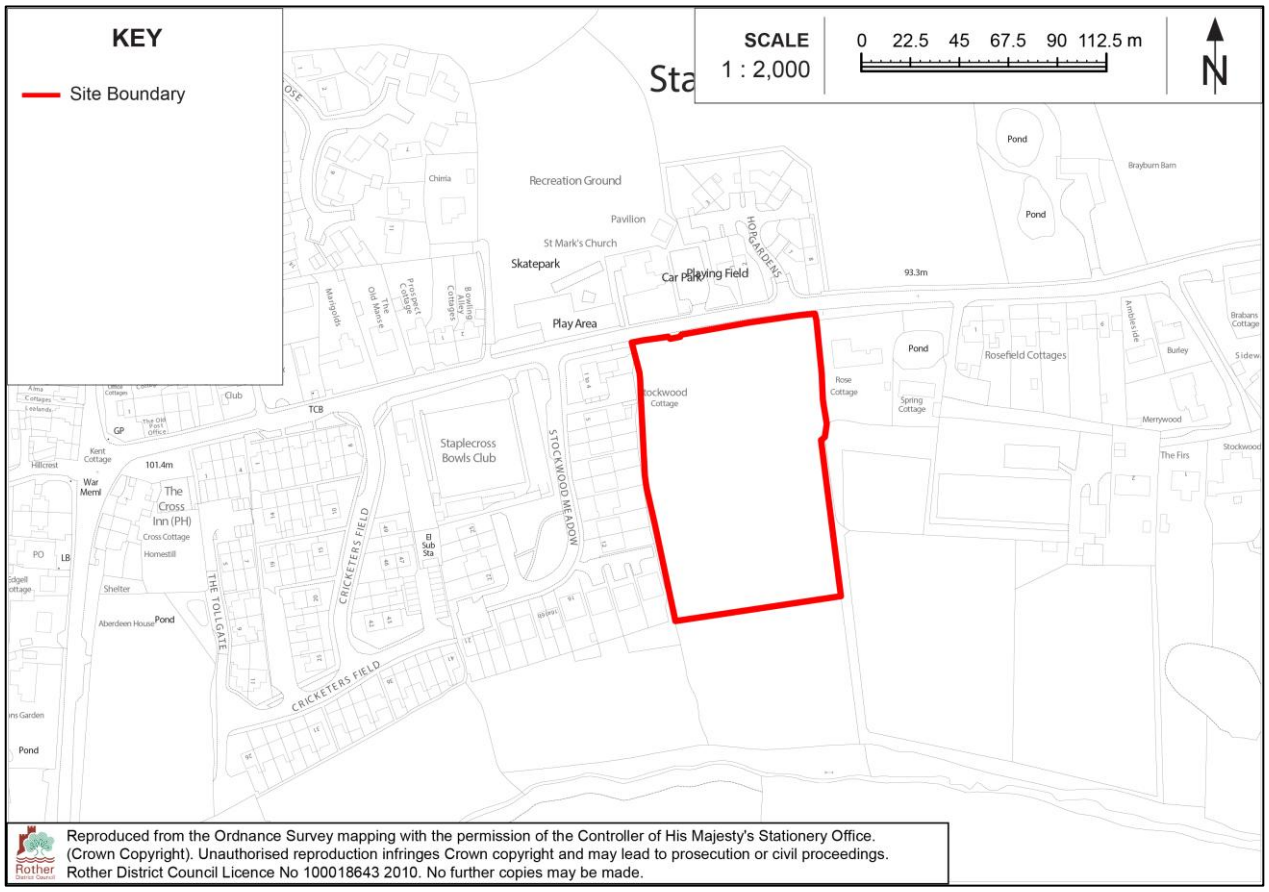
Staplecross

Parish: Ewhurst



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy SC1: Land east of Stockwood Meadow, Northiam Road, Staplecross



The site is allocated for residential development comprising 25 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Include vehicular access from Northiam Road (the B2165)

iii. Improve pedestrian access to join up with existing footways in consultation with the highway authority, which may include crossing points and extension of 30mph speed limit along Northiam road (the B2165);

iv. Be designed to retain an open aspect across the site to the south to retain views across the countryside to the south, with dwellings constructed to share a central access road;

v. Include no built development in the northwestern part of the site which is shown to be at risk of surface water flooding;

vi. Retain and enhance the existing hedgerow and trees that bound the developable area of the site to the east, west and along the frontage on the northern boundary, which include historic field boundaries;

vii. Be designed to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

viii. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.

14.133 This is an open field in the eastern part of Staplecross village, adjacent to a recently constructed housing development at Stockwood Meadow, south of Northiam Road (the B2165). It is well located within walking distance of village services including the primary school. Connections to the nearby footway infrastructure to encourage active travel are required, as detailed above.

14.134 The site is within the Village Area Type, has a site size of 1.07 hectares and an indicative developable area of 0.7 hectares. It is allocated for some 25 dwellings at an indicative residential density of 35 dwellings per hectare.

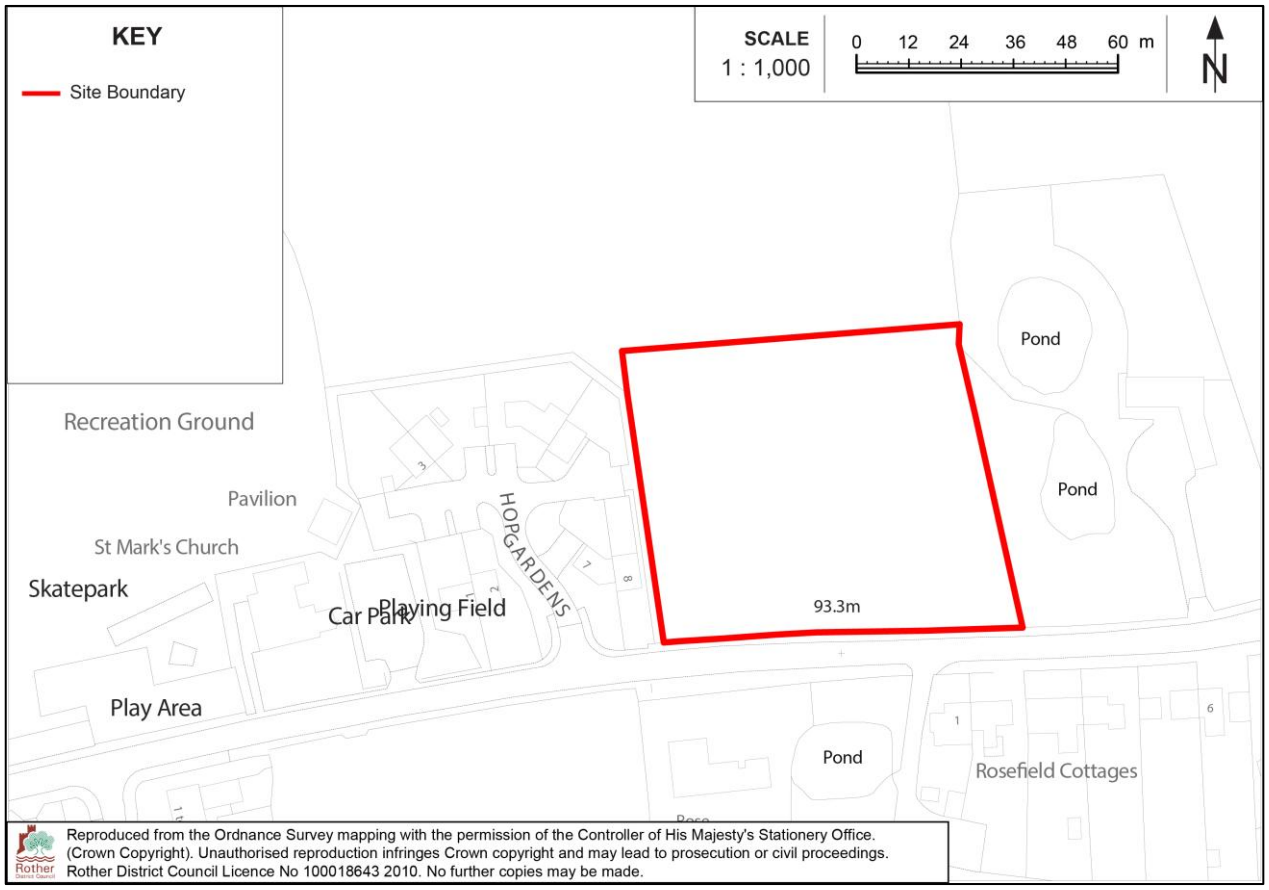
14.135 Given the presence of some development on either side of the site and on the opposite side of Northiam Road, there is scope for additional residential development at this location, in line with the southern extent of the Stockwood Meadow development.

14.136 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site is bound by historic field boundaries to the north, west and the northern section of the eastern boundary. Its development will be subject to the retention and enhancement of existing hedgerows and trees along the site's boundaries, and most notably the roadside hedgerow, which is an important feature in the streetscape in this part of the village. Furthermore, the site will need to be carefully designed to retain views across the countryside to the south. Development should also avoid the northwest portion of the site which is at risk of surface water flooding.

14.137 Southern Water's sewerage infrastructure crosses the site in several places and may require easements or diversion, which will need to be factored into the layout of any proposed development. Consultation with Southern Water will therefore be required.

14.138 An archaeological Notification Area covering the historic core of the village is located some 40m to the west of the site.

Policy SC2: Land east of Hop Gardens, Northiam Road, Staplecross



The site is allocated for residential development comprising 10 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Be laid out to retain views north-south across the site;

iii. Include a new vehicular access from Northiam Road (B2165);

iv. Include an area of green infrastructure in the south-western corner of the site to allow the retention of the mature oak tree within this part of the site;

v. Retain and enhance the existing trees and hedgerows on the southern and eastern boundaries of the site which are historic field boundaries, except for the section that will have to be removed to form a singular vehicular and pedestrian access onto Northiam Road. The access point shall avoid the western corner of the site to protect the mature Oak tree;

vi. Be designed to ensure that the setting of the Grade II listed "Brayburn Farm Barn" to the east is protected;

vii. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment;

viii. Include any necessary off-site highway works necessary to make the development acceptable.

14.139 The site forms part of an open field on the northern side of Northiam Road, in the eastern part of the village of Staplecross. It is set between Hop Gardens, a small housing development to the west, and the curtilage of a Grade II listed barn to the east.

14.140 The site is within the Village Area Type, has a site size of 0.55 hectares and an indicative developable area of 0.35 hectares. It is allocated for some 10 dwellings at an indicative residential density of 30 dwellings per hectare.

14.141 It provides an opportunity for a small number of dwellings in a sustainable location within walking distance of services within the village, including the primary school.

14.142 The site is within the High Weald National Landscape, and the wider field allows for far reaching views across the wider landscape to the north. Consequently, a sensitive form of development is required in line with Local Plan policies, while the site design and layout will need to allow a substantial portion of the views to be retained across the site from the roadside, and a slightly lower indicative site density of 30 dwellings per hectare is therefore required. The southern frontage and eastern boundaries are formed by historic

field boundaries. Policy requirements detailed above will ensure the retention of boundary hedgerows.

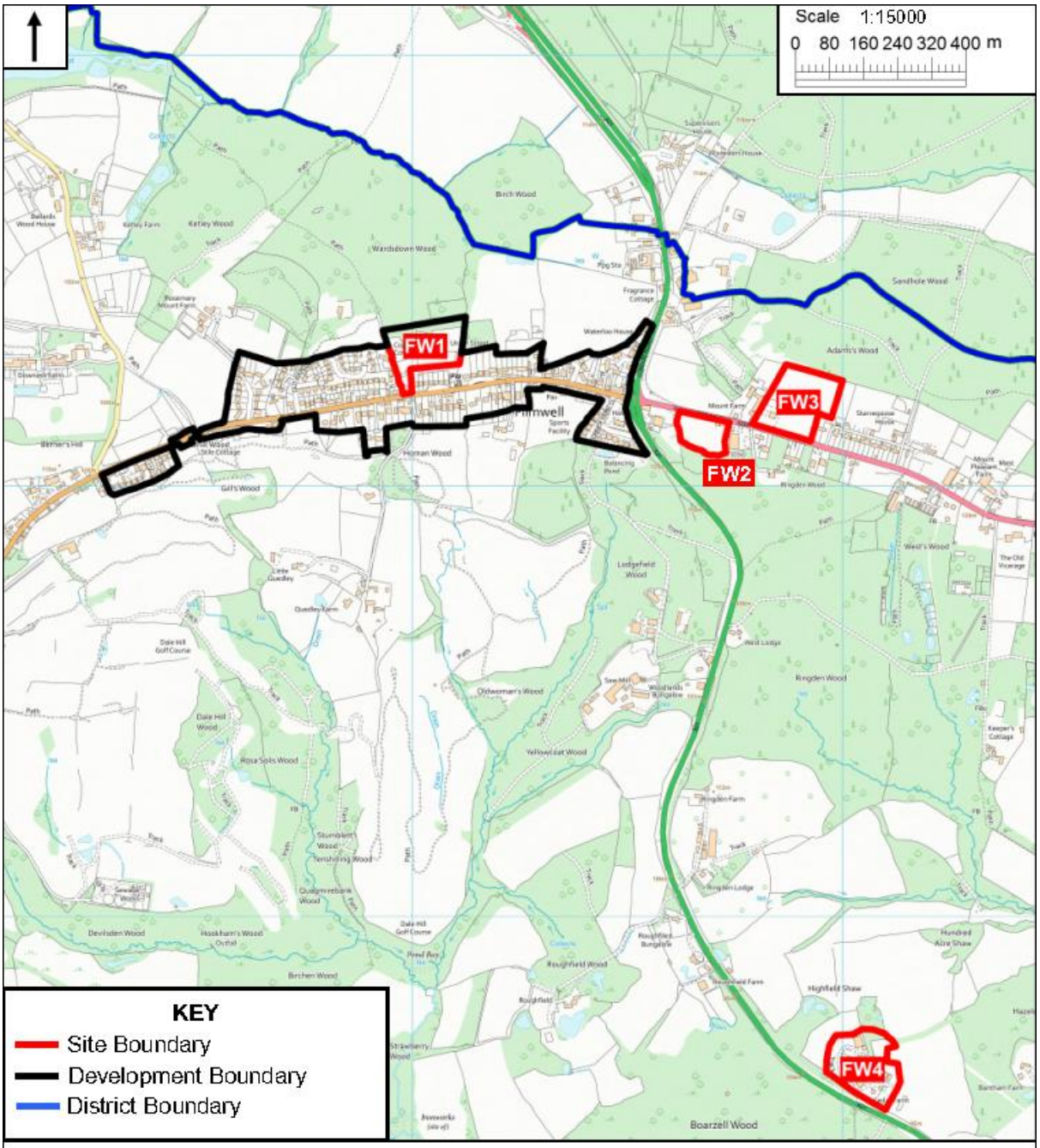
14.143 A portion of the hedgerow will need to be removed in order to provide vehicular access, while connections to the existing footway infrastructure fronting the site will be required, and to encourage active travel.

14.144 An archaeological Notification Area covering the historic core of the village is located some 135m to the west of the site. Proposals will need to ensure that the rural setting of the listed barn to the east of the site is not adversely impacted.

14.145 Overhead electricity cables run through the site and along part of the site's frontage with Hawkhurst Road. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

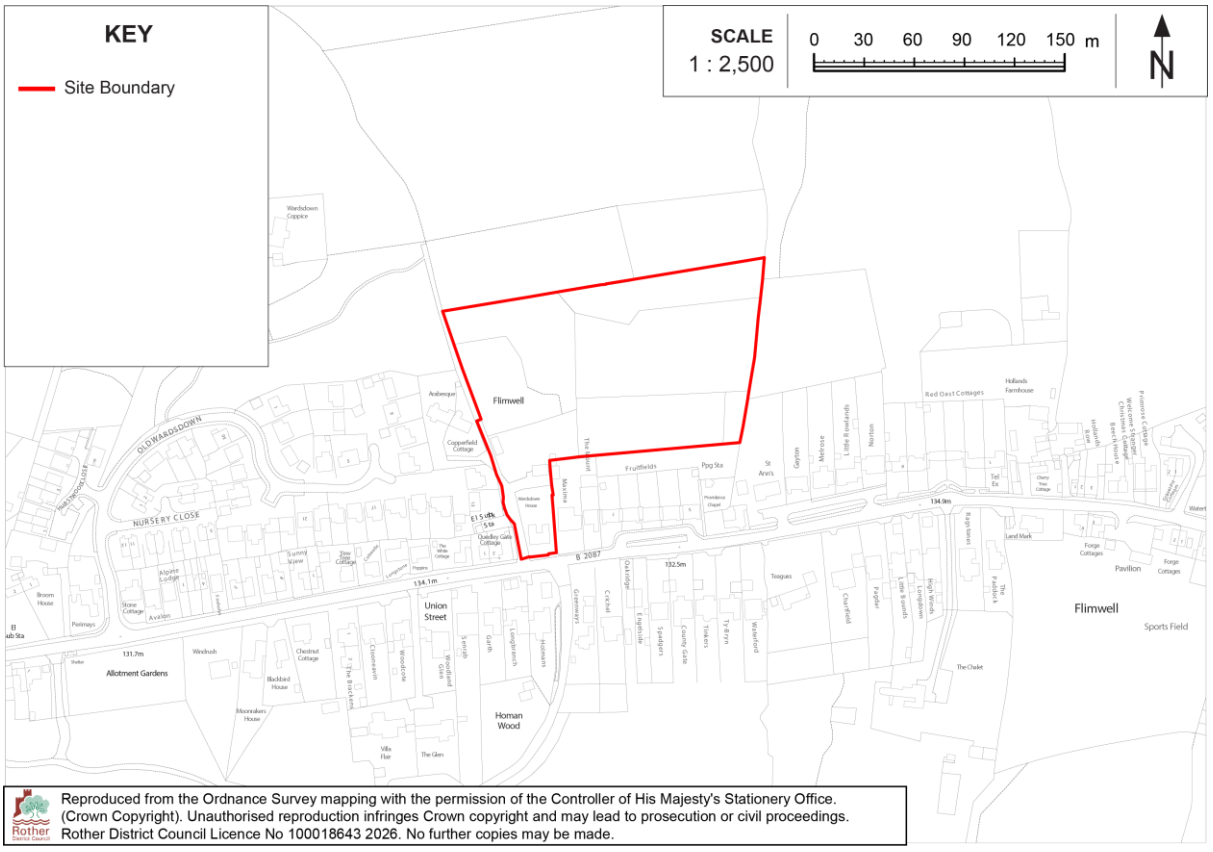
Flimwell

Parish: Ticehurst



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy FW1: Land rear of Fruitfields, High Street, Flimwell



The site is allocated for residential development comprising 27 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Focus built development to the southern half of the site, with the northern half to comprise green infrastructure and necessary buffers to woodland, as detailed in criterion (iii);

iii. Include an area of green infrastructure, to include the retention and enhancement of treed areas and hedgerows within the site, including deciduous woodland priority habitat, the trees forming the east and west site boundaries, and any other significant trees or groups of trees within the site. This will be inclusive of the provision for the retention and future management of a buffer zone of semi-natural habitat, of at least, or

potentially more than, 15 metres wide, within the north of the site, between the edge of development and the ancient woodland;

iv. Be designed to protect the residential amenity of the occupiers of existing dwellings adjacent to the site;

v. Provide new vehicular and active travel access onto Union Street while retaining Public Right of Way 'Ticehurst 11b' separate from the site's vehicular access;

vi. Include any necessary off-site highway works necessary to make the development acceptable.

14.147 This site takes forward an allocation in the Ticehurst Neighbourhood Development Plan and includes additional land to the east, to the rear of properties fronting Union Street. The original allocation is extended in order to improve viability and enable the site to come forward. The extended site provides an opportunity to provide additional dwellings in the village without harming the landscape or character of the High Weald National Landscape, subject to the policy requirements.

14.148 The site is within the Village Area Type, has a site size of 1.91 hectares and an indicative developable area of 0.9 hectares. It is allocated for some 27 dwellings at an indicative residential density of 30 dwellings per hectare. While the site is well contained in the wider landscape by existing development and woodland, there are a number of constraints on site which ultimately reduce the developable area.

14.149 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The northern areas of the site have considerable tree cover, including Wardsdown Wood. There is an area of woodland within the northern boundary and adjacent to the eastern boundary which is identified as a Priority Habitat and defined as Area that Could be of Importance to Biodiversity (ACIB) in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). There is also an area of Ancient Woodland adjacent to the whole northern boundary that is defined as an Area that is of Particular Importance to Biodiversity (APIB) in the LNRS. Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS. There are further areas of tree cover within the site and along the boundaries that will also need to be retained, to ensure the protection of landscape character and

biodiversity. The more substantially treed sections of the site are included within the area that is suitable for Green Infrastructure. Consequently, development should be focused within southern areas of the site.

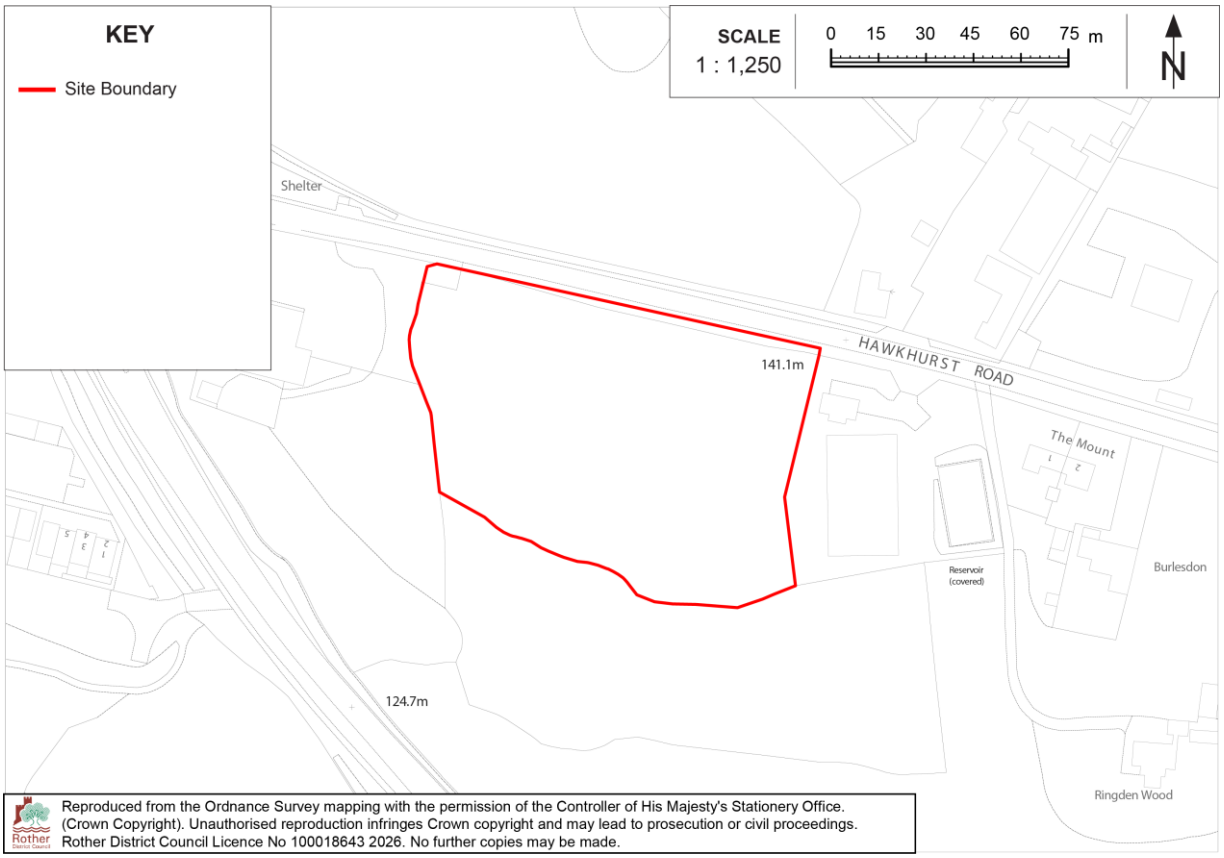
14.150 Given the presence of ancient woodland and deciduous woodland priority habitat, it is important that the developable sections of the site are designed in line with the High Weald National Landscape Unit's Technical Advice Note on Dark Skies in the High Weald.

14.151 There are areas within the east and notably the northeast of the site that are vulnerable to surface water flooding, which gathers northward of the site in a downhill direction as a tributary of the ecologically sensitive River Bewl, 165 metres to the north. It is understood that the adjacent dwellings at Fruitfields have a channel underneath to allow water run-off from Union Street to flow down to the fields. Existing surface water management arrangements will need to be taken into account in designing an appropriate Sustainable Drainage scheme to serve the site, to ensure the proposal does not increase the risk of flooding on adjacent land.

14.152 Vehicular access to the site would be provided from Union Street to the south. Development would need to safeguard the continued use of the existing access route extending north of the site and retain any associated third-party vehicular access rights. The existing Public Right of Way (Ticehurst 11b), which runs from Union Street to Wardsdown Woods, would also need to be retained and remain separate from the site's vehicular access.

14.153 Connections to the nearby footway infrastructure to encourage active travel are required, while East Sussex County Council have advised that bus service contributions will be required.

Policy FW2: Land south of Hawkhurst Road, Flimwell



The site is allocated for employment development comprising some 1,800 sqm of employment floorspace (use class E(g), B2 or B8).

Development on this site must:

i. Contain an area of Green Infrastructure, to include a suitable buffer zone of semi-natural habitat on the southern boundary, between the edge of development and the deciduous woodland which would include biodiversity net gain;

ii. Retain the existing trees bounding the site, including a buffer to development, especially along the western and northern boundaries;

iii. Provide a new vehicular access onto Hawkhurst Road in agreement with the Highway Authority, also taking into account any comments of Kent County Council;

iv. Include appropriate active travel infrastructure inside and outside the site to link to footways on the northern side of Hawkhurst Road;

v. Include any necessary off-site highway works necessary to make the development acceptable.

14.155 The site forms a small field on the southern side of Hawkhurst Road, which is bound on all sides by trees, including deciduous woodland to the south and a mature tree belt along the frontage with Hawkhurst Road. The site sits adjacent to a furniture showroom to the west and a covered reservoir to the east.

14.156 The site is 0.87 hectares in size, with an indicative developable area of 0.45 hectares, with the remaining area allocated for green infrastructure, and is allocated for some 1,800sqm of employment floorspace. The allocation provides flexibility in terms of the specific employment use class delivered. The most appropriate use class, or mix of uses, will be determined at planning application stage, having regard to market demand and site-specific considerations.

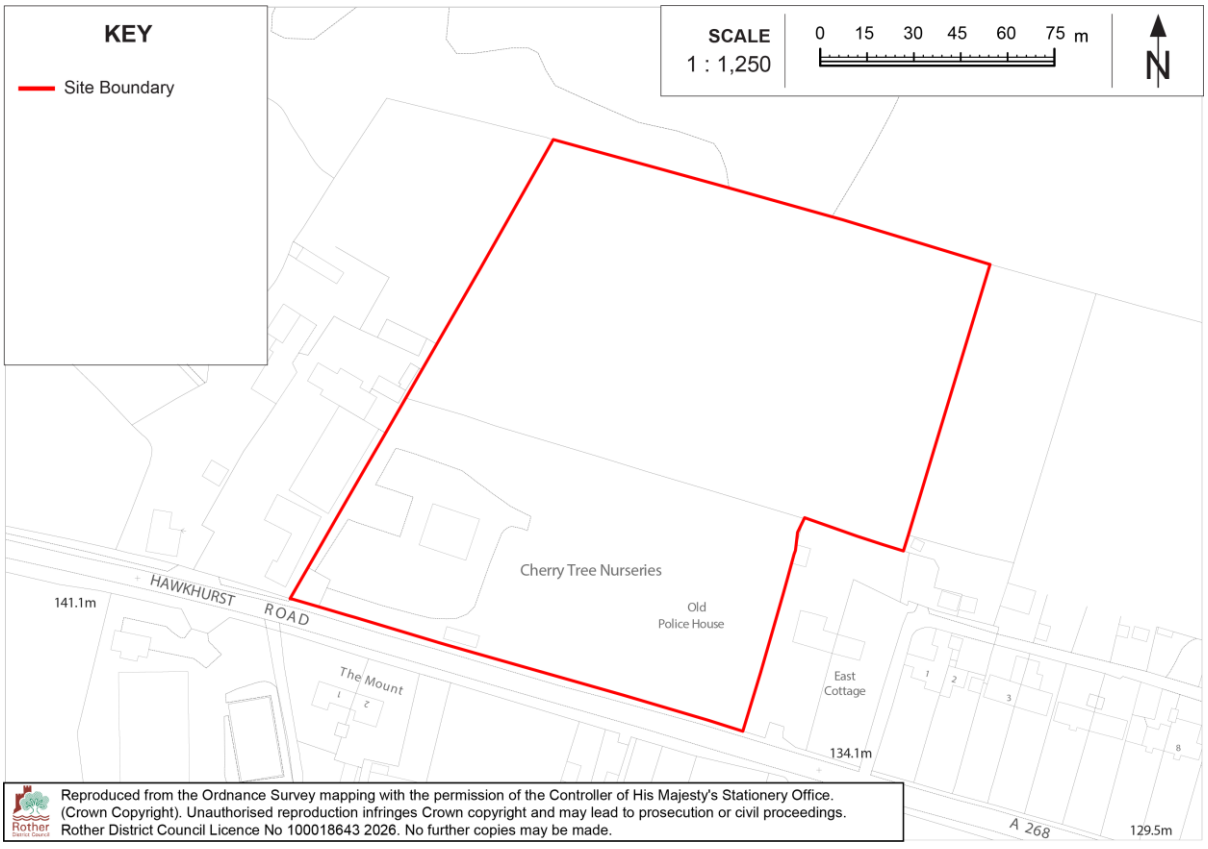
14.157 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. There is an area of woodland adjacent to the southern boundary which is identified as a Priority Habitat. This and much of the area within the site is also defined as an Area that Could be of Importance to Biodiversity (ACIB) as defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS.

14.158 Given the bounding vegetation and woodland, the site is well enclosed within the landscape and could accommodate a sensitive commercial development. This is subject to the retention of mature boundary trees and the protection of the adjoining woodland, including buffers and an additional area of green infrastructure along the southern boundary with the woodland.

14.159 Achieving safe vehicular access and the potential impacts on the capacity of the nearby A21 crossroads will require detailed highways assessments. In addition, footway improvements on the southern side of Hawkhurst Road between the site and the A21, in combination with enhancements provided on the north of Hawkhurst Road as required

by Policy FW3, will need to enable safe and convenient pedestrian access, and to encourage active travel. A full safety risk assessment covering impacts on the Strategic Road Network (the A21) will require a Transport Assessment at the planning application stage, while early engagement with National Highways is also encouraged at pre-application stage. The Transport Assessment will need to include an assessment of the site's impact on the A21/Hawkhurst Road junction in compliance with DfT Circular 01/2022 and the DRMB. In addition, East Sussex County Council have advised that bus stop upgrades in the form of Real Time Passenger Information and service contributions are likely to be required.

Policy FW3: Land north of Hawkhurst Road, Flimwell



The site is allocated for residential development comprising 35 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan within the site to the north of Hawkhurst Road.

ii. Include an area of green infrastructure and on-site Biodiversity Net Gain, which includes provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the northern boundary, between the edge of development and the ancient woodland;

iii. Retain and enhance existing hedgerows and trees bounding and within the site area, having particular regard to the site frontage;

iv. Create a new tree belt along the eastern boundary of the northern field;

v. Provide new vehicular access onto Hawkhurst Road in agreement with the Highway Authority, also taking into account any comments of Kent County Council;

vi. Include appropriate active travel infrastructure inside and outside the site to link to footways on the northern side of Hawkhurst Road;

vii. Include any necessary off-site highway works necessary to make the development acceptable.

14.160 The site comprises two rectangular fields on the northern side of Hawkhurst Road. The southern field, adjacent to the roadside, is currently in use as a plant nursery and contains associated structures. A retail use lies to the west, with dwellings to the east.

14.161 The site is within the Village Area Type, has a site size of 2.19 hectares and an indicative developable area of 1.1 hectares. It is allocated for some 35 dwellings at an indicative residential density of 32 dwellings per hectare.

14.162 The site gradually slopes down in an easterly direction, but also to the north where the site is bound by an extensive area of Woodland. Given the extent of this woodland, the site is relatively well contained within the landscape and could accommodate a residential development without significant impacts on landscape character and views.

14.163 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The two fields forming the site comprise sections of a wider medieval fieldscape, although now impacted upon by

existing development along Hawkhurst Road. Of additional potential significance to the National Landscape is the location of the former Mount Farm to the northwest of the site, which is identified as an Historic Farmstead within the High Weald National Landscape dataset, however this is reported to be significantly lost.

14.164 The policy requirements require the retention of roadside boundary hedgerows (where present) and an appropriate buffer to the ancient woodland to the north. Existing trees and hedges forming field boundaries within and at the edges of the site will also need to be retained, including buffers to development, while a new tree belt along the east and south facing eastern boundary will create a buffer to the landscape and existing residential gardens to the east.

14.165 There is an area of Ancient Woodland adjacent to the whole northern boundary which is identified as an Area that is of Particular Importance to Biodiversity (APIB) as defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). There is also an area covering the southern half of the site that is identified as an Area that Could be of Importance to Biodiversity (ACIB) in LNRS. Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS.

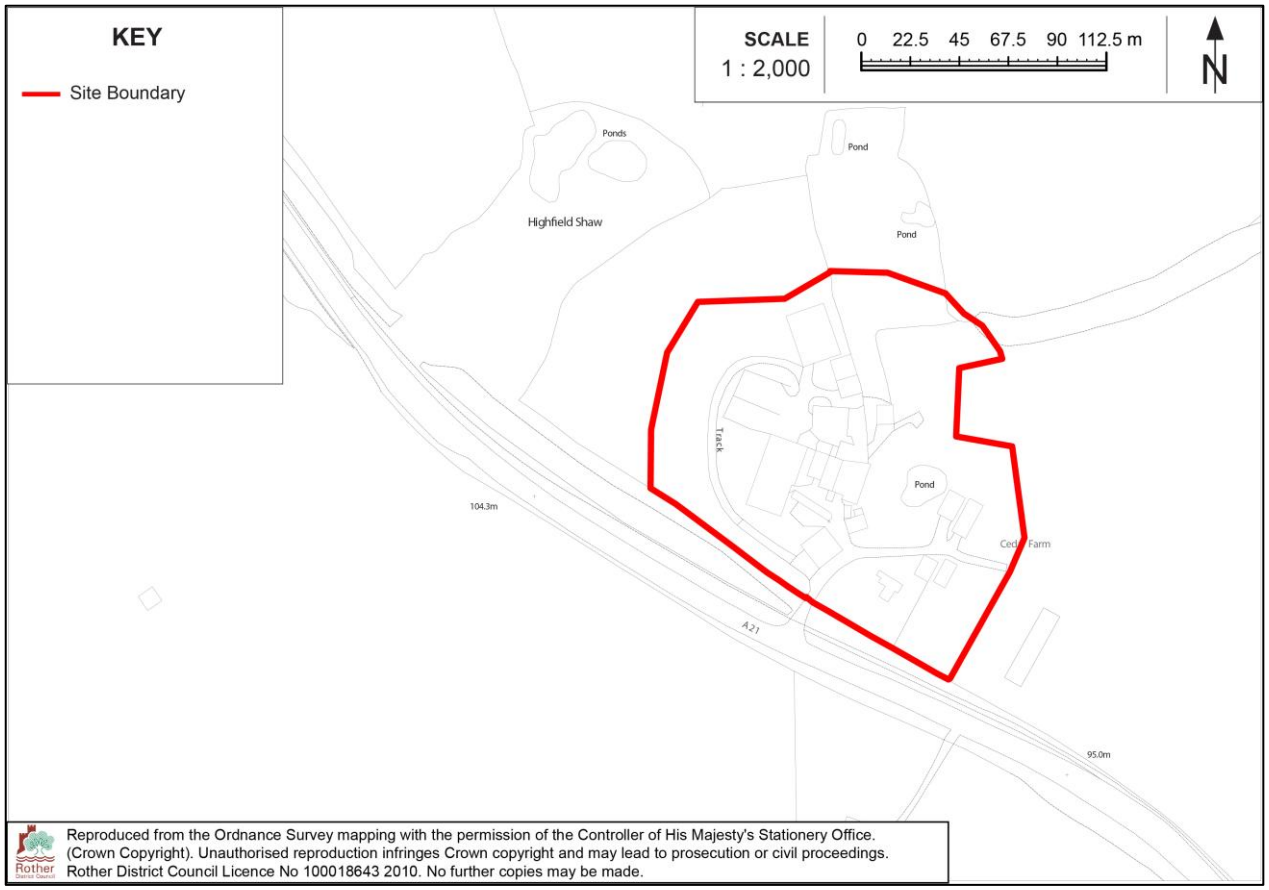
14.166 While the proposal would result in the loss of the plant nursery that occupies the southern part of the site, the land is understood to be available for redevelopment within the Plan period. Additional dwellings here would not be out of character with the locality. The nursery is relatively recently established, and having regard to the need for housing, its redevelopment can be accepted.

14.167 Achieving safe vehicular access and mitigating potential impacts on the capacity and operation of the nearby A21/Hawkhurst Road crossroads will require detailed highways assessment. In addition, footway improvements on the northern side of Hawkhurst Road between the site and the A21 will be required to provide safe and convenient pedestrian access and support active travel. Whilst vehicular access would be taken from Hawkhurst Road, the site's proximity to the A21, which forms part of the Strategic Road Network, means that a Transport Assessment will be required, and early engagement with National Highways is encouraged at pre-application stage. The Transport Assessment should assess the impact of the development on the operation and safety of the A21/Hawkhurst Road junction in accordance with DfT Circular 01/2022 and the Design Manual for Roads and Bridges (DMRB). Supporting work is expected to include a Stage 1 Road Safety Audit and a Walking, Cycling and Horse-Riding Assessment. East Sussex County Council has also

advised that bus stop upgrades, including Real Time Passenger Information, together with contributions towards local bus services, are likely to be sought.

14.168 Southern Water's initial checks indicate that the site may have limited local network capacity, and therefore the phasing of development may be needed alongside network.

Policy FW4: Land at Cedar Farm, London Road



The site is allocated for employment development comprising some 2,400 sqm of employment floorspace (use class E(g), B2 or B8).

New employment development on this site must:

i. Be restricted to the area currently occupied by farm buildings and areas of hardstanding within the west of the site;

ii. Be designed to be in keeping with the agricultural character of the site, including through the style of new buildings;

iii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres to the Ancient Woodland in the north of the site;

iv. Retain and enhance the pond and surrounding trees within the site and provide an appropriate buffer to any built development including roadways, as informed by ecological surveys, to be completed to support the planning application;

v. Utilise the existing farm access onto the A21, subject to the approval of National Highways;

vi. Include appropriate pedestrian infrastructure to link to the existing footway along the eastern side of the A21;

vii. Include any necessary off-site highway works necessary to make the development acceptable.

14.169 The site comprises a collection of agricultural buildings and hardstanding, associated with an established agricultural enterprise, on the eastern side of the A21 London Road, in the south of Flimwell. Some of the buildings are expected to fall out of agricultural use over the coming years, which will provide an opportunity for their redevelopment for employment use.

14.170 While the total site area is 2.26 hectares, the developable area is 0.6 hectares for up to 2,400 sqm, which reflects its rural location and the presence of landscape features and other uses within the site area. The allocation provides flexibility in terms of the specific employment use class delivered. The most appropriate use class, or mix of uses, will be determined at planning application stage, having regard to market demand and site-specific considerations.

14.171 The site is not within walking distance of a settlement, however it benefits from an existing access from a trunk road, while this section of the A21 includes footways alongside the A21 that connect to Flimwell, some 1.8km to the north, and Hurst Green, some 2km the south. Providing a connection from the site onto this footway therefore provides opportunities for active travel. Moreover, national planning policy supports the sustainable growth and expansion of all types of business in rural areas, recognising that sites in rural areas may have to be found beyond existing settlements.

14.172 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site is generally well contained within the landscape due to the presence of woodland that envelops the site from the west to the north, with the addition of a dense tree belt that forms the northeast boundary of the A21 in this location. To the east of the site area is a cluster of trees centred around a pond at the centre of the farmstead, as well as a residential building and polytunnels, all of which further contribute to the site's screening from the wider landscape.

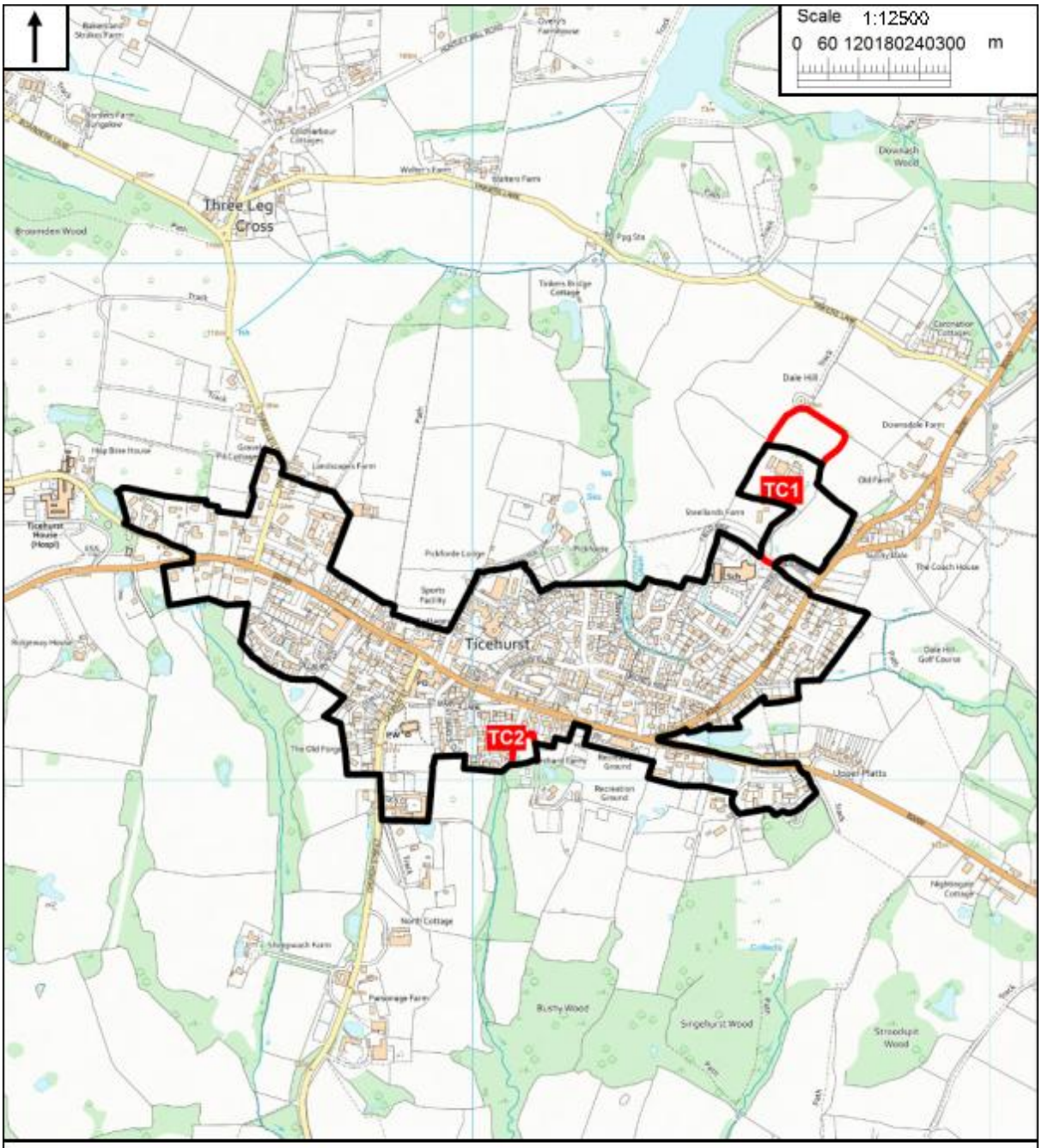
14.173 There is an area of Ancient Woodland within the northern part of the site which is identified as an Area that is of Particular Importance to Biodiversity (APIB) as defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). There is also an area covering the southeastern half of the site that is identified as an Area that Could be of Importance to Biodiversity (ACIB). Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS. The policy requirements detailed above require their retention of the identified landscape features.

14.174 Given the countryside location, it is also important that any new employment buildings reflect the form of the existing farmstead. This includes consideration of building heights, scale and design, as well as any natural boundary treatments that would reduce the visibility of new development within the landscape.

14.175 Vehicular access onto the A21 trunk road will be required. Any proposed upgrade/improvement of the existing access will need to be fully assessed in line with the relevant guidance set out in DfT Circular 01/2022, the Design Manual for Roads and Bridges (DMRB). As the site abuts the A21, consultation with National Highways will also be necessary for any boundary issues.

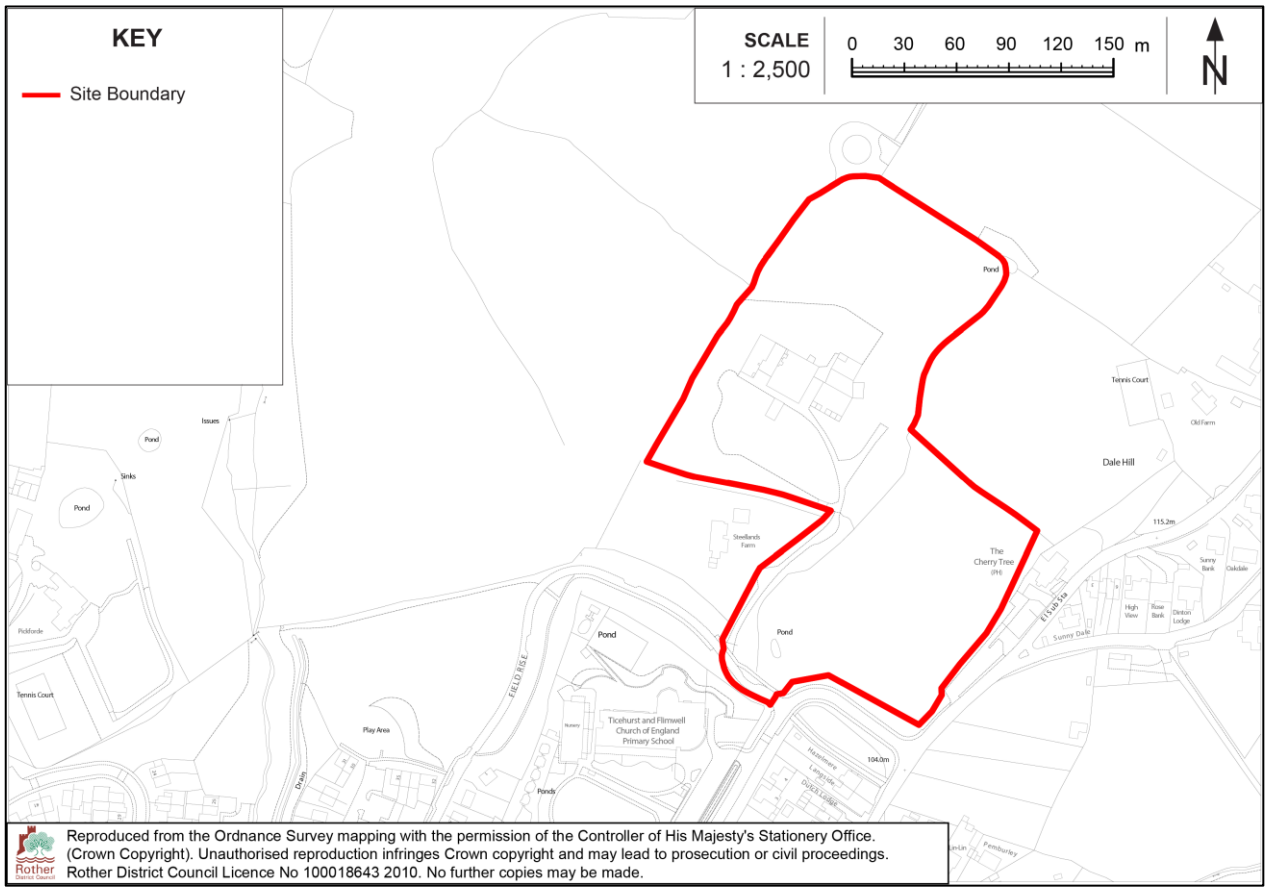
Ticehurst

Parish: Ticehurst



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy TC1: Land at Steellands Farm, Field Rise, Ticehurst



The site is allocated for residential development comprising 42 dwellings, including some 15 within the southern field and 27 in the northern field.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Focus development to the southern halves of both the southern and northern fields;

iii. Retain and reinforce existing hedgerows, tree belts and scrub vegetation around the site perimeter, which form historic field boundaries, including reinforcement of currently weak boundary sections;

iv. Include an area of green infrastructure, to include biodiversity net gain, across the northeastern corner of the southern field, including the planting of a new tree belt along the eastern boundary;

v. Include an area of green infrastructure within the northern half of the northern field to include a new tree boundary along the site's northeast edge;

vi. Retain and protect the existing ponds within the site's southern boundary and provide an appropriate buffer to any built development including roadways, as informed by an ecological survey to be completed;

vii. Include vehicular and pedestrian access from Field Rise using the route of the existing farm track;

viii. Include appropriate active travel infrastructure within the site, including a new pedestrian and cycle path leading from Field Rise northwards through the site, and providing for a link beyond the northeastern boundary towards Tinkers Lane (subject to land availability);

ix. Be designed to ensure future access to any existing sewerage infrastructure for maintenance and upsizing purposes.

14.176 The site is formed of two adjacent fields that share a central access track, leading north from Field Rise, a modern housing development opposite Ticehurst and Flimwell Primary School. It would represent a logical extension to the village in a sustainable location.

14.177 The site is within the Village Area Type. It has a site size of 3.88 hectares and a developable area of 1.5 hectares and is allocated for some 42 dwellings at an indicative residential density of 30 dwellings per hectare. Across the two fields that make up the site, the developable area comprises some 0.5 hectares in the southern field and 1 hectare in the northern field.

14.178 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. Both fields are almost entirely enclosed by historic field boundaries, dividing the site into two distinct areas. This dividing boundary, together with the trees and hedgerows on the outer site boundaries, will need to be retained and enhanced as character features of the HWNL, while they also serve to help screen each side of the site from longer views. Development proposals will also need to include appropriate landscape buffers between built development and existing

trees, hedgerows, ponds and other retained landscape features. Across both fields, development should respond to the historic settlement pattern of Dale Hill and be informed by a farmstead-inspired approach to layout, scale and design.

14.179 The southern portion of the site forms an open field which slopes up from south to north, although it is relatively well contained other than on its southern boundary. However, the site itself is topographically prominent to the immediate landscape and village to the south. Additionally, this part of the site lies adjacent to a grade II listed public house to the east. Consequently, development opportunities here are more limited, and this part of the site could be more suited to some single-storey dwellings, together with areas of Green Infrastructure including new tree planting along the eastern boundary. The prominent northern end of the site should remain undeveloped. A landscape buffer should also be provided adjacent to the Cherry Tree Public House to preserve its setting which would form an area of Green Infrastructure and habitat creation. The existing ponds and adjoining vegetation at the western end of the field should be retained, enhanced and incorporated within the overall Green Infrastructure network.

14.180 The northern portion of the site is enclosed by trees to the east, south and west. Development should be limited to its southern section, focused around the footprint of the existing farm buildings, with the northern part retained as Green Infrastructure with further boundary planting to strengthen landscape containment and screen views from the north. This part of the site contains a number of modern farm buildings, which will need to be removed.

14.181 Vehicular, pedestrian and cycle access should be made via the formalisation of the existing track to Steellands Farm. Initial comments of the Highway Authority suggest that a vehicular access is likely to be achievable but the impact of development traffic on the nearby school drop and pick up periods, alongside other development traffic, would need to be assessed.

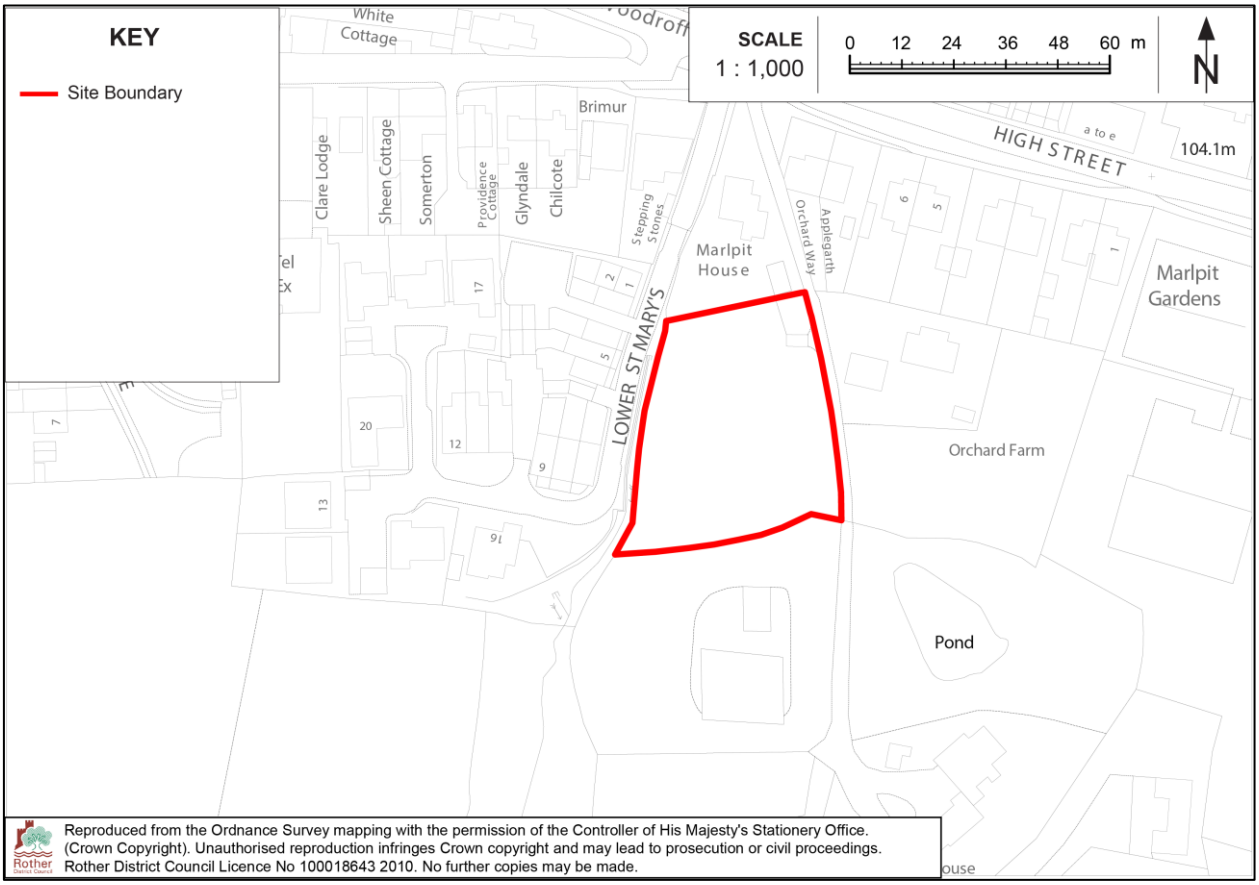
14.182 Given the scale and location of the development, it is also appropriate to require off-site improvements to pedestrian and cycle infrastructure, as currently there is no footway on a long stretch of the B2087 between Flimwell (to the northeast) and Ticehurst Primary School (to the south). While a new footway spanning the journey from Flimwell is unfeasible, measures to improve active travel connections could include a new pedestrian connection leading from and beyond the northeastern boundary of the site towards Tinkers Lane, subject to land being available. East Sussex County Council have advised

that bus stop upgrades in the form of Real Time Passenger Information and service contributions are likely to be required.

14.183 Southern Water's initial checks indicate that there may be limited local network capacity, and therefore the phasing of development may be needed alongside network reinforcement prior to occupation of the total number of dwellings indicated in each policy. Southern Water have also advised that sewerage infrastructure crosses the site, and therefore easements or diversion may be required within the layout of development proposals.

14.184 The site is also crossed by overhead electricity cables, running northwest to southeast, which are located along the treed northeastern boundary of the southern field and through the centre of the northern field. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

Policy TC2: Orchard Farm, Ticehurst Village



The site is allocated for residential development comprising at least 5 dwellings.

Development on this site must:

i. Retain and protect boundary trees and hedgerows, including the mature tree lines along the site boundaries, and provide replacement planting where loss is unavoidable;

ii. Maintain an appropriate landscaped buffer to adjoining deciduous woodland on the southern boundary;

iii. Provide vehicular and pedestrian access from Lower St Mary's and/or the existing private drive serving Orchard House;

iv. Incorporate the recommendations of the Level 2 Strategic Flood Risk Assessment;

v. Incorporate measures to protect existing watercourses and ensure that development does not increase the risk of flooding nearby;

vi. Include no built development in areas that are shown to be at risk of significant surface water flooding within west and north of the site.

14.185 This is a small site of former nursery land to the south of the High Street in Ticehurst, surrounded by existing development on all sides except to the south. The policy takes forward an allocation (Policy H2) of the Ticehurst Neighbourhood Development Plan.

14.186 The site is within the Village Area Type, has a site size of 0.23 hectares and is allocated for at least 5 dwellings.

14.187 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The site contains a number of mature trees, hedgerows and other ecological features. There is also an area of woodland adjacent to the southern boundary and adjacent to the eastern boundary which is identified as a Priority Habitat and Area that Could be of Importance to Biodiversity (ACIB) as defined and mapped in the East Sussex and Brighton & Hove Local Nature Recovery Strategy (LNRS). Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS. The policy requirements require the protection of boundary

trees, tree groups and hedgerows, including the established tree lines along the site boundaries, while replacement planting should be undertaken where losses are unavoidable. A suitable buffer to the adjoining deciduous woodland will be required.

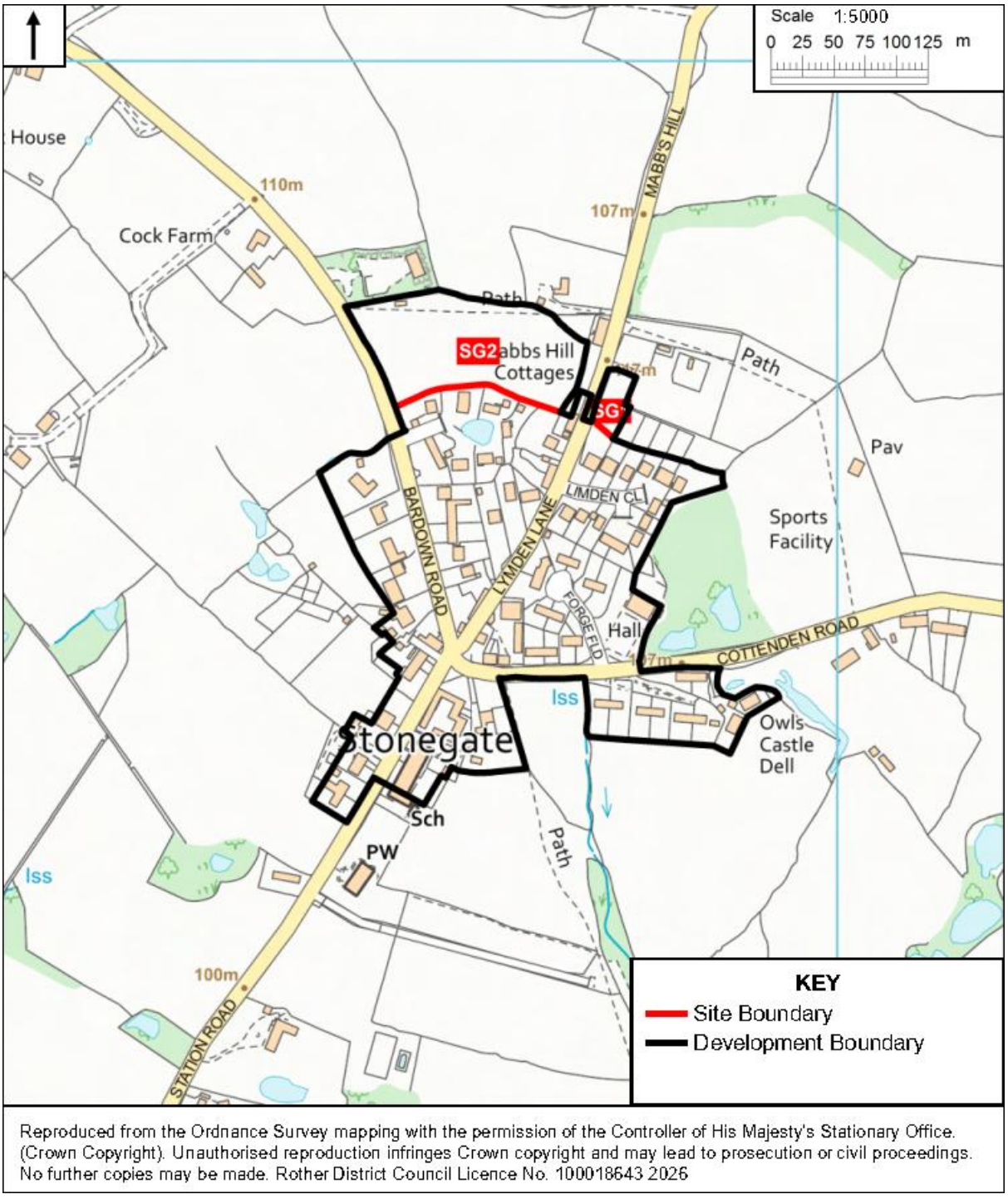
14.188 Watercourses and drainage ditches are present along the southern and western boundaries of the site. Site screening has identified that parts of the site are at risk from surface water flooding, and therefore, development will need to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment, as follows:

- Carry out a site-specific flood risk assessment to demonstrate the development will be safe for its lifetime;
- Take a sequential approach by locating the most vulnerable aspects of development in those areas of the site with lowest flood risks;
- Utilise SuDS with multiple benefits throughout the site, particularly in areas of predicted surface water ponding;
- Maintain a buffer distance (minimum 8 metres) from the Ordinary Watercourse adjacent to the site to allow access and maintenance;
- A Flood Response Plan may be required if the main access to the site remains at risk of flooding during the design flood event.

14.189 Access arrangements previously approved for the site utilise both Lower St Mary's and the existing private drive serving Orchard House, with future proposals expected to take account of these established access arrangements.

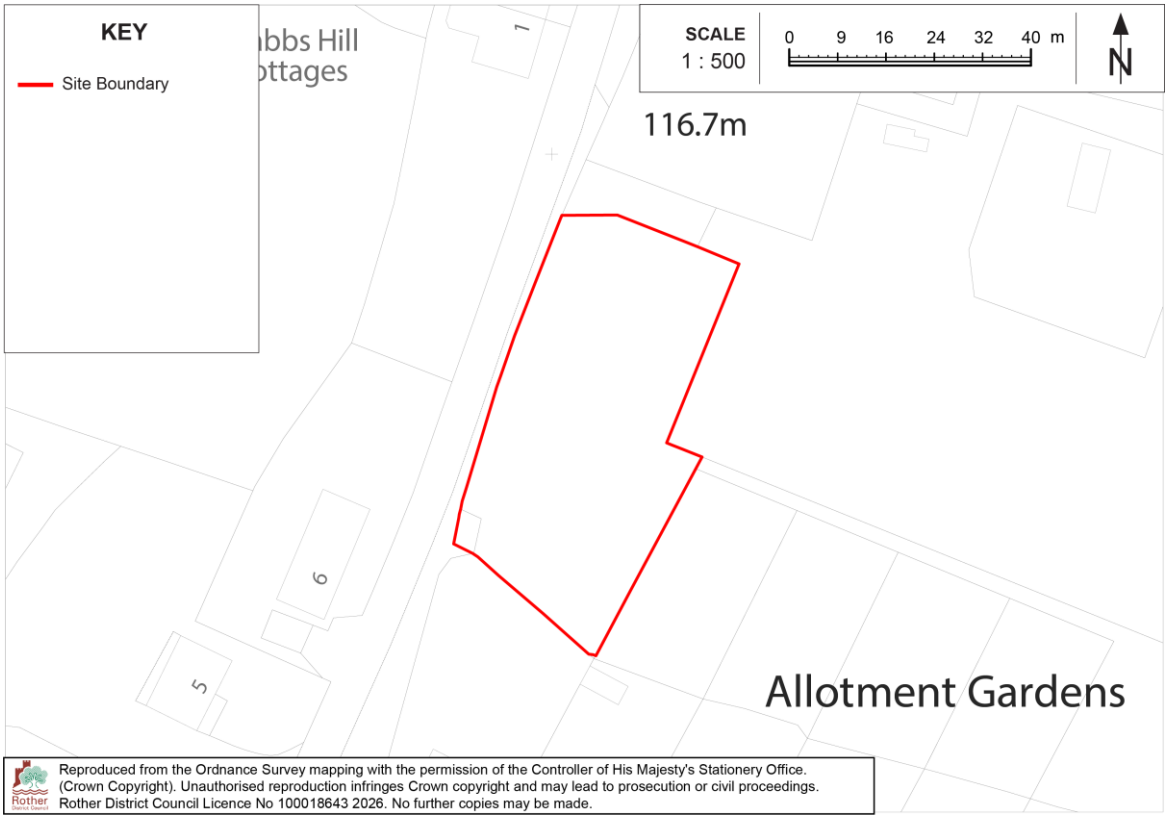
Stonegate

Parish: Ticehurst



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy SG1: Land at Lymden Lane, Stonegate



The site is allocated for residential development comprising 5 dwellings.

Development on this site must:

i. Include dwellings in a terraced formation;

ii. Retain and enhance as much of the hedgerow fronting the site as possible (excepting a section to be removed to facilitate access);

iii. Include vehicular and pedestrian access from Lymden Lane;

iv. Include an area for onsite vehicle turning;

v. Include any necessary on-site or off-site highway works necessary to make the development acceptable;

vi. Be informed by an odour assessment in respect of the nearby Stonegate wastewater treatment works, in consultation with the wastewater operator for the works.

14.190 The site forms a small section of a larger field on the eastern side of Lymden Lane, on the northern edge of Stonegate. It is relatively well contained and relates well to adjoining residential development. It provides an opportunity for a small number of dwellings in a village with some key services including a primary school and nearby railway station.

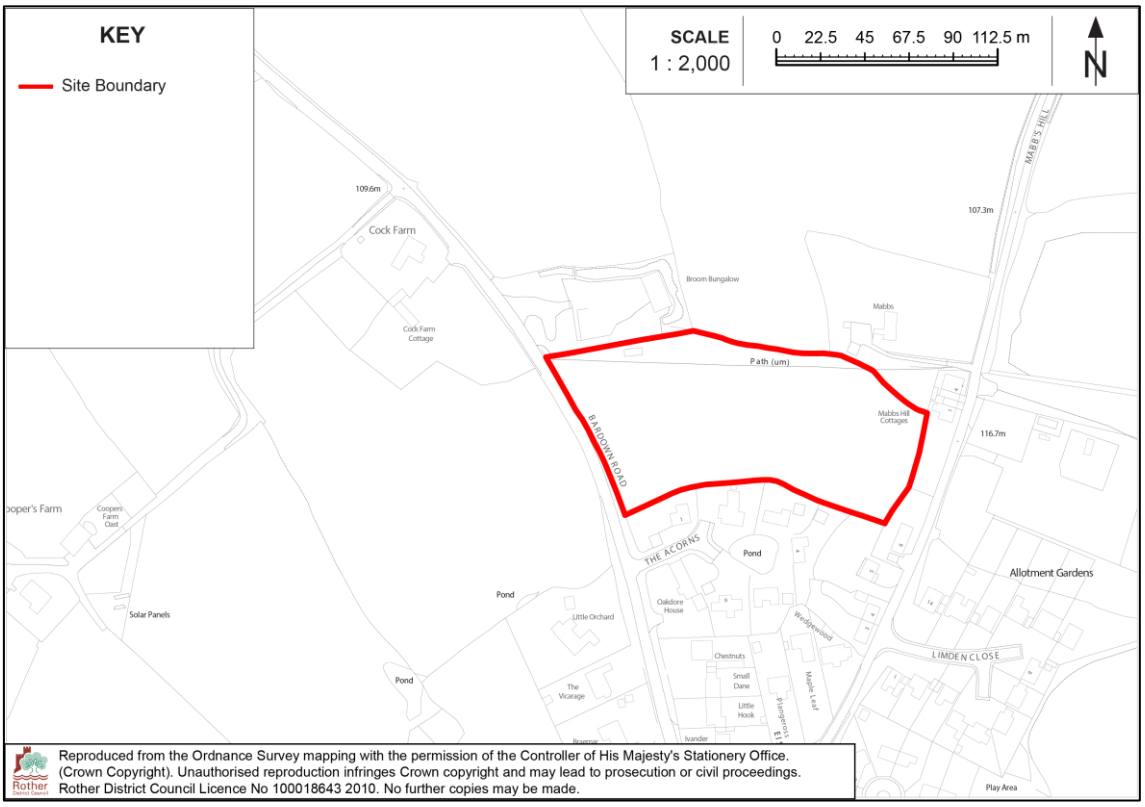
14.191 The site is limited in size, however, reflecting the terraced housing of nearby Mabbs Hill Cottages across the road, it is considered that it could accommodate five small (two to three bedroom) terraced dwellings.

14.192 It is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. While the existing hedgerow frontage would need to be removed in part to accommodate access, there is an opportunity to enhance the remaining hedgerow sections with additional native planting.

14.193 Lymden Lane is a narrow, winding lane, the site being located in a section subject to a 30mph speed limit. Development will need to be supported by appropriate transport evidence to demonstrate safe pedestrian access to services further south in the village.

14.194 The site is within 500m of the wastewater treatment works on the eastern side of the A21. The site's layout will need to be informed by an odour assessment to be undertaken in consultation with Southern Water.

Policy SG2: Land east of Bardown Road, Stonegate



The site is allocated for residential development comprising 20 dwellings.

Development on this site must:

i. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;

ii. Retain and enhance the public right of way Footpath 'Ticehurst 34';

iii. Retain and enhance the existing hedgerows and tree belts that enclose the site on all sides, except for any short sections that need to be removed to facilitate access, which should be minimised as far as possible, and include additional tree planting along the western and northern boundaries;

iv. Include a new vehicular access from Bardown Road to the approval of the Highways Authority;

v. Be informed by transport evidence to demonstrate a safe pedestrian access from the site to join up with the village centre to the south, and incorporate

any off-site highway improvements necessary to provide a safe pedestrian route;

vi. Ensure there is no adverse effect on groundwater in respect of the Source Protection Zone within the northwest of the site;

vii. Be designed to ensure future access to existing sewerage infrastructure lying adjacent to the south of the site, for maintenance and upsizing purposes;

viii. Be informed by an odour assessment in respect of the nearby wastewater treatment works, in consultation with the wastewater operator for the works;

ix. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.

14.195 This is a field on the northern edge of Stonegate within the High Weald National Landscape. It is adjacent to residential development to the south, while open countryside extends to the north and the west. The site is located between Bardown Road to the west and a strip of residential curtilages that front Lymden Lane to the east. The field slopes slightly up to the north and northeast, while the landscape falls away to the north and west.

14.196 The site is within the Village Area Type, has a site size of 1.25 hectares and an indicative developable area of 0.63 hectares. It is allocated for some 20 dwellings at an indicative residential density of 35 dwellings per hectare.

14.197 Public footpath 'Ticehurst 34' runs east to west through the northern part of the site. It is not easily accessed at present from either entry point. Any development would need to retain and enhance this footpath within an area of on-site Green Infrastructure, while also improving and maintaining both entry points.

14.198 The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. It is bound on all sides by hedgerows and tree belts, which are effective in screening much of the site from the surrounding area, however the site's topographical prominence means rooftops would be visible from the west, while the land level falls away to the north. In addition, the formation of a vehicular access point on Bardown Road would require the removal of a

length of the existing hedgerow along the western boundary which would open up views of the site to an extent. For these reasons, additional tree planting will be required to bolster site screening along the remainder of the western boundary and parts of the northern boundary. The site layout and the position of the access will need to be informed by a Landscape and Visual Impact Assessment and it is likely that the southern and eastern sections will be most suited to built development due to their closer relationship with the existing built form of the village, however, a careful design will be necessary to protect the amenity of the adjacent dwellings to the south. The design should also allow for a substantial area of Green Infrastructure relative to the site's developable area to respect the edge of village location and provide an appropriate transition to the countryside.

14.199 A small area adjacent to the north of the site, within the curtilage of Broom Bungalow, has been mapped and defined in the East Sussex Local Nature Recovery Strategy as an Area that Could become of Importance for Biodiversity (APIB) given the presence of sandstone outcrop. Any proposed scheme will therefore be required to take opportunities as part of the Biodiversity Net Gain scheme to contribute to the measures and objectives of the LNRS.

14.200 There is a large archaeological notification area associated with Bardown Farm, less than 300m to the north.

14.201 In respect of pedestrian access, in this location, Bardown Road is subject to the national speed limit and while this changes to a 30mph limit further south, the road becomes narrow and lacks footway provision, or the possibility for a footway provision, for much of the route into the village. Consequently, the suitability of access to the site, particularly in relation to pedestrian accessibility, requires further assessment and consideration by the Highway Authority, including a Stage 1 Road Safety Audit (RSA1). Bardown Road is not considered suitable to provide the sole means of pedestrian access to the village. Alternative options could include an additional pedestrian connection to Lymden Lane to the east (which, while not ideal, is more suited to use by active travel users compared to Bardown Road); however, the presence of intervening third-party land is likely to affect the deliverability of this approach. The existing Public Right of Way connection from the site onto Lymden Lane does provide an existing pedestrian route, however the nature of the path close to Lymden Lane does not provide good accessibility for all users as it includes steps. Improvements will be needed as part of any application.

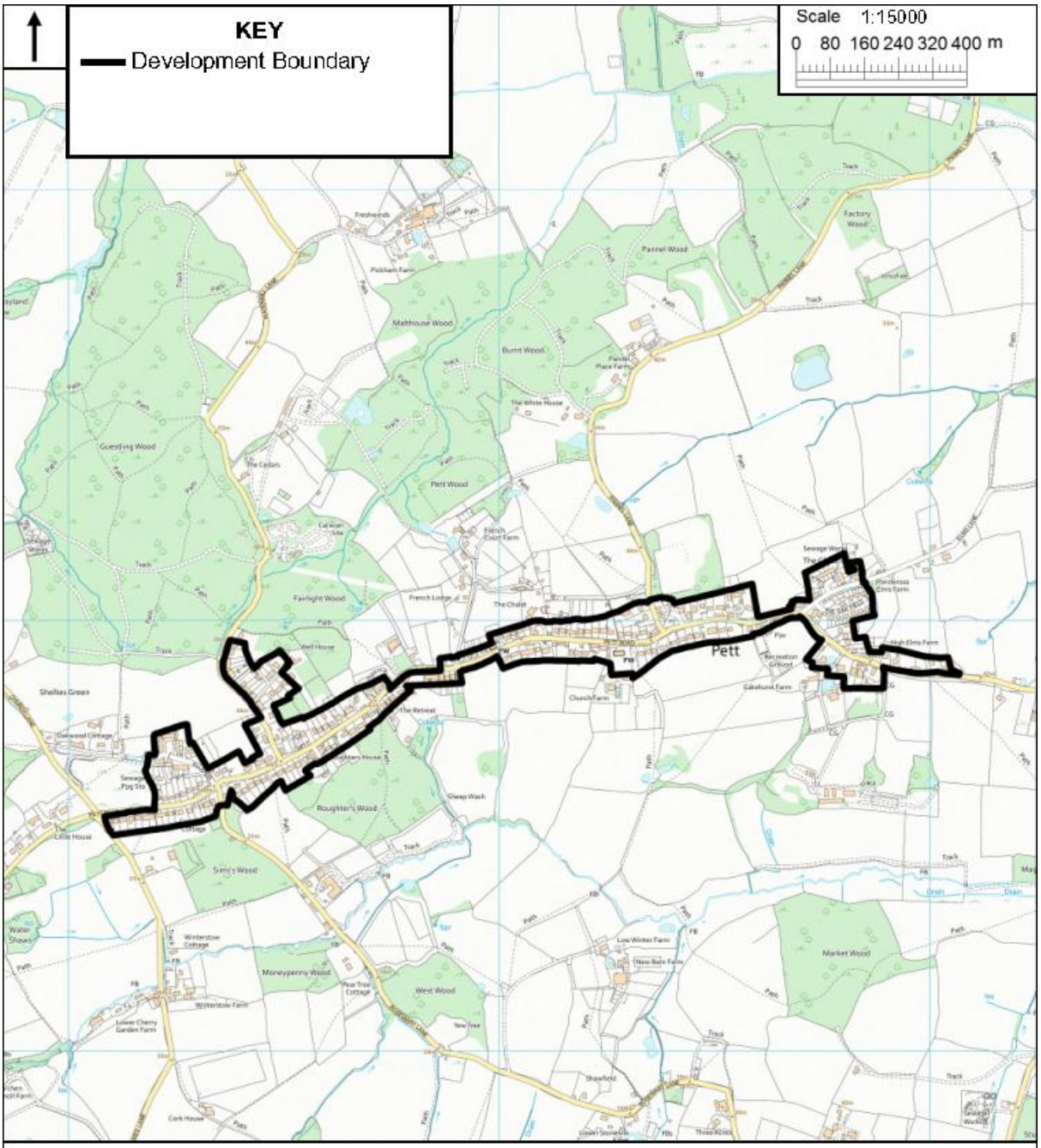
14.202 The north-western corner of the site is within a Source Protection Zone (SPZ3), which covers a wide area around a water abstraction point, and development will need to ensure there is no adverse effect on groundwater. Sustainable drainage features will also be required to ensure that there are no adverse impacts on the pond within the adjoining residential development at The Acorns, which sits topographically lower than this site. In addition, a wastewater pipe is located adjacent to the south of the site, and therefore the layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes. The site is within 500m of the wastewater treatment works on the eastern side of the A21. The site's layout will need to be informed by an odour assessment to be undertaken in consultation with Southern Water.

14.203 An overhead electricity cable passes north to south through the centre of the site. Development proposals will require early engagement with the National Grid Electricity Transmission to ensure that they are safeguarded.

Chapter 15: Settlements with Development Boundaries but no site allocations

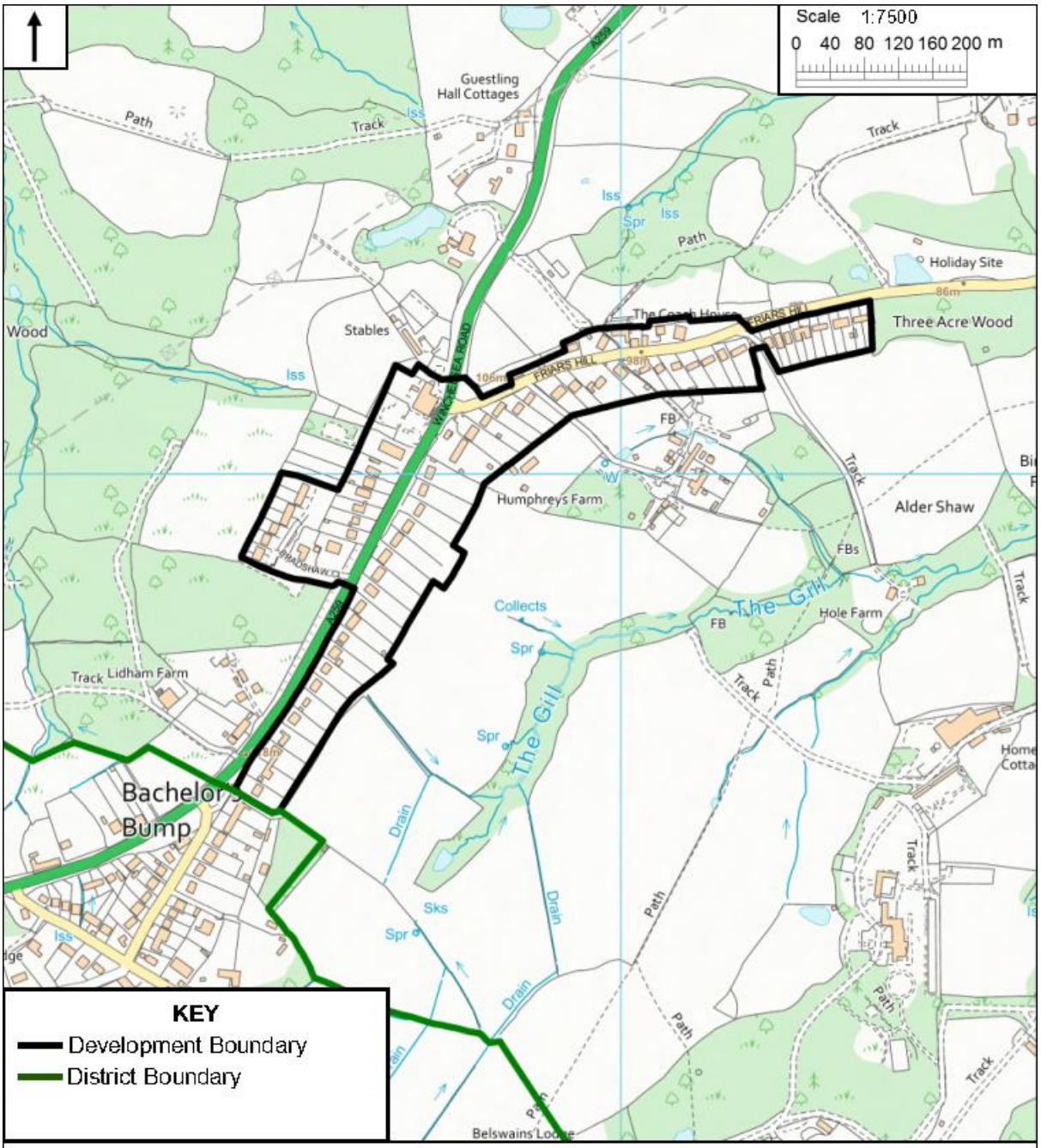
Southern Rother and the Hastings Fringes

Pett



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

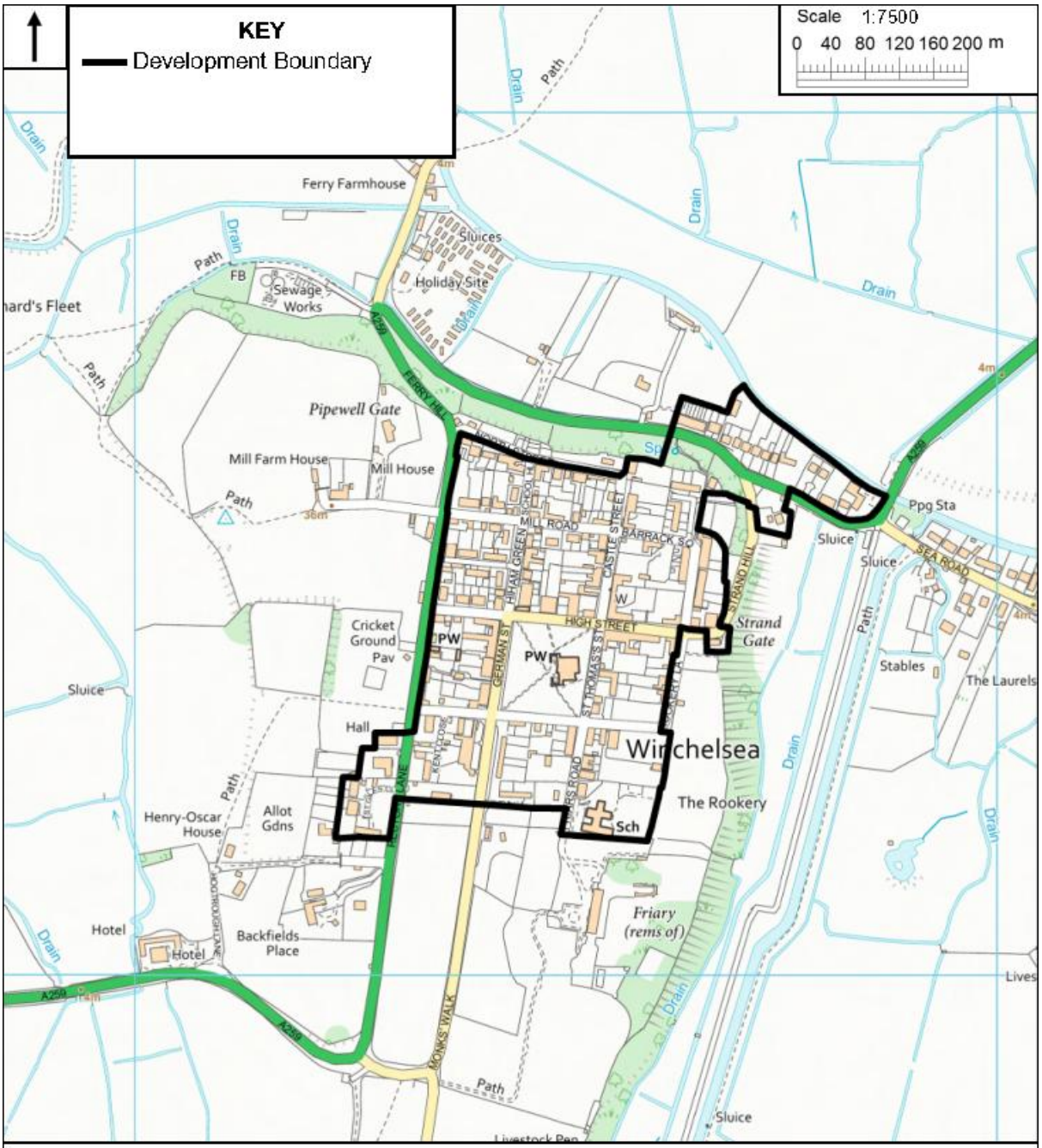
Batchelors Bump



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Rye and the Eastern Settlements

Winchelsea



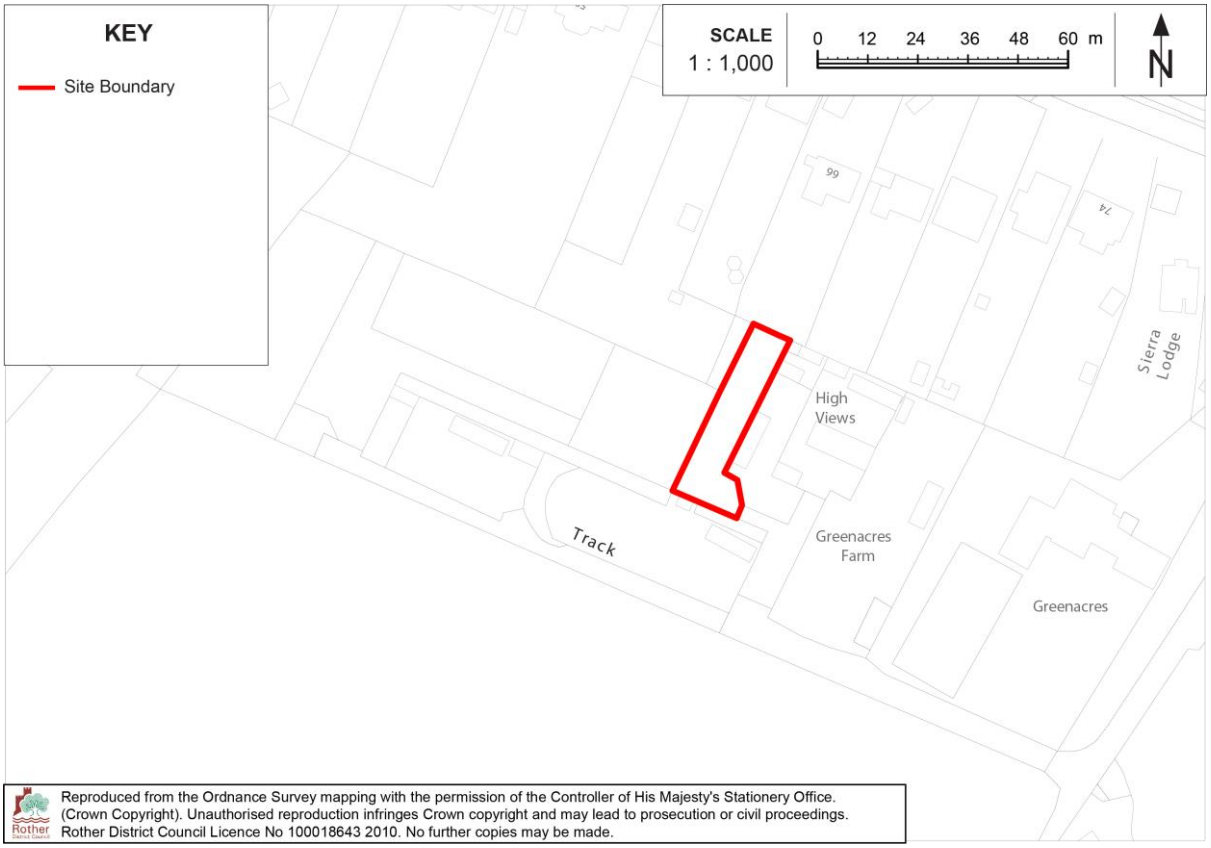
Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Chapter 16: Site Allocations for Gypsies, Travellers and Travelling Showpeople



Reproduced from the Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2026

Policy GYP1: Land adjacent to High Views, Loose Farm Lane, Battle



The site is allocated for one permanent pitch for gypsies and travellers.

Development on this site must:

i. Include native planting on the site boundaries, in accordance with a scheme to be approved as part of the planning application.

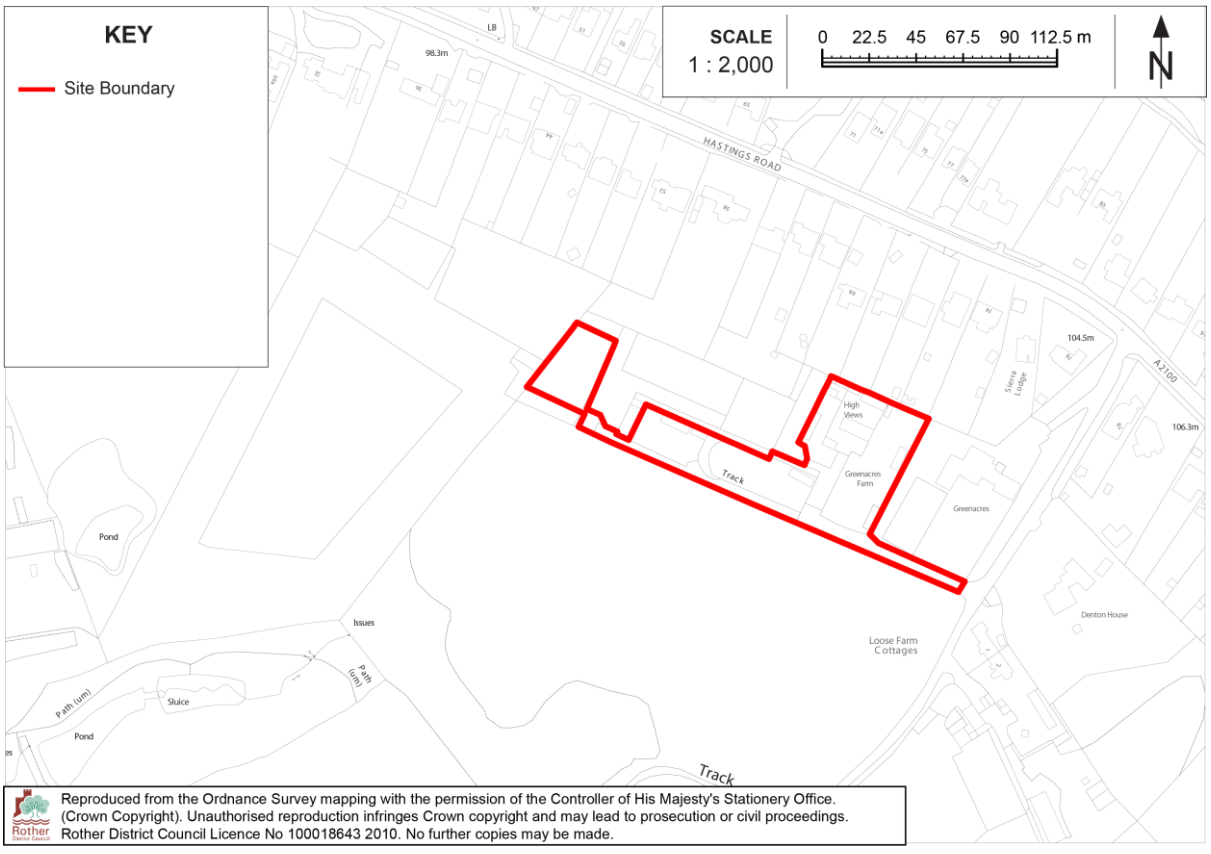
16.1 The site is located on the urban edge of Battle adjacent to an existing gypsy and traveller site which comprises of six pitches. The site forms part of a disused smallholding which itself is an area of despoiled land which adjoins residential dwellings in ribbon development to the north and rolling open countryside to the south. It has previously been granted planning permission for a single pitch, and while this was not implemented, the site remains suitable for the use in principle.

16.2 The site is allocated for one permanent pitch for gypsies and travellers.

16.3 The site is accessed via a single track off Loose Farm Lane, a narrow lane which connects the small complex of buildings at Loose Farm with the A2100 (Hastings Road). It is within the High Weald National Landscape but it is not prominent when viewed from the adjacent countryside to the south and appears to be well screened by existing fencing, although would benefit from some soft landscaping from further native species screening on the southern and western boundaries. Care should be taken to respect the amenity of adjoining properties on the northern boundary.

16.4 The provision of one pitch is considered to be acceptable in terms of access by vehicles, impact on the local environment and the amenity of residential neighbours and in terms of its proximity to services and the relationship and scale with the settled community.

Policy GYP2: Land south of Hastings Road, Battle



The site is allocated for up to five additional permanent pitches for gypsies and travellers.

Development on this site must:

i. Retain and enhance existing hedgerows and trees on the site boundaries.

16.5 The site comprises four adjoining parcels of land which currently have planning permissions for a total of six pitches for gypsies and travellers (which are all occupied), plus an additional adjoining parcel of land to the west, within the same ownership.

16.6 The site is allocated for up to five additional permanent pitches for gypsies and travellers.

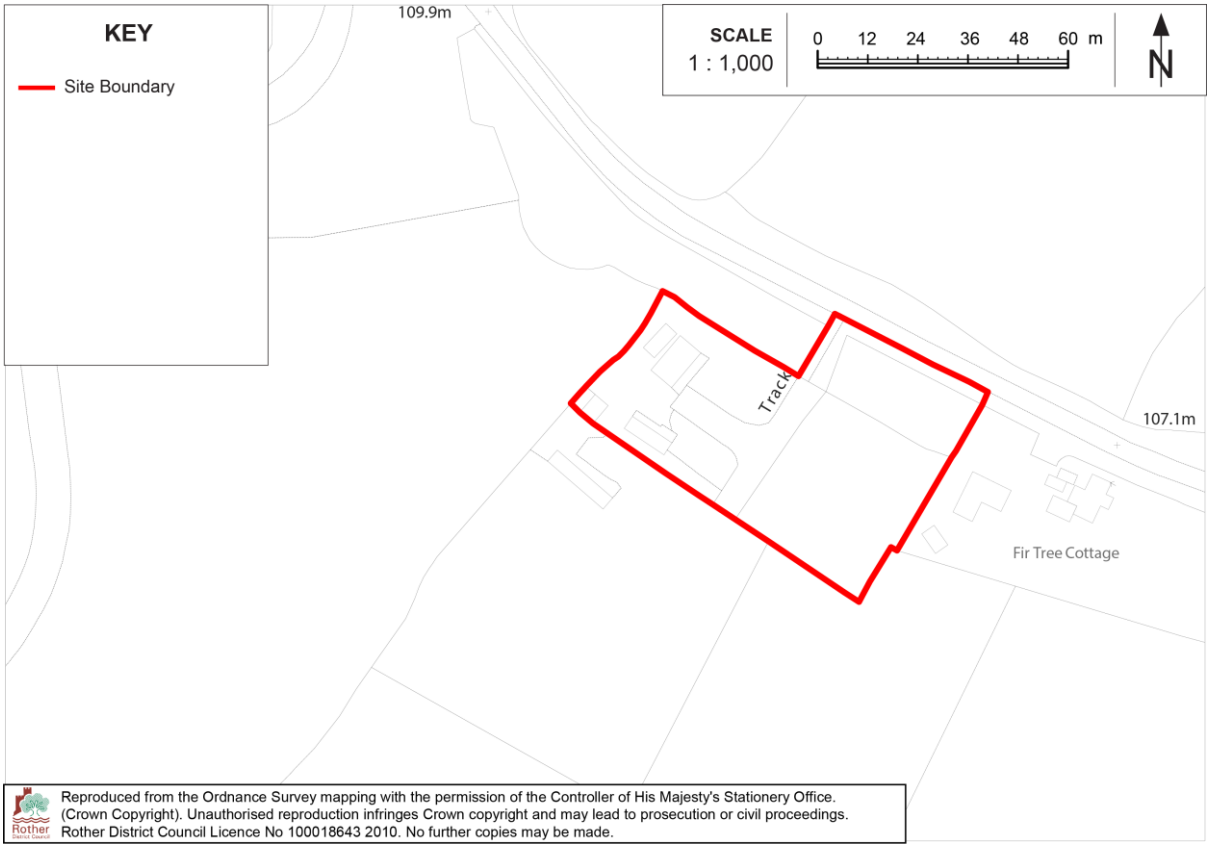
16.7 This would include two pitches on the additional parcel of land, plus an additional three pitches within two of the parcels with planning permission. As such, this represents both an extension to, and intensification of use of, existing permitted gypsy and traveller sites.

16.8 The site adjoins site allocation GYP1 (Land adjacent to High Views), on the urban edge of Battle, forming part of a disused smallholding. Residential dwellings in ribbon development lies to the north and rolling open countryside to the south. Like site GYP1, the site is accessed via a single track off Loose Farm Lane, a narrow lane which connects Loose Farm with the A2100 (Hastings Road). It is within the High Weald National Landscape.

16.9 The site is well enclosed by boundary trees and hedges, and positioned adjacent to existing development. Consequently, it is not prominent when viewed from the adjacent countryside to the south, and would not represent an intrusion into the rural area. Existing boundary hedgerows should be retained as part of any development and enhanced with additional native planting where possible.

16.10 The site is an appropriate location for a small number of additional gypsy and traveller pitches, which can be accommodated without harming the landscape or character of the High Weald or the residential amenity of adjoining occupiers.

Policy GYP3: Land adjacent to Fir Tree Cottage, Netherfield Hill, Battle



The site is allocated for two permanent pitches for gypsies and travellers.

Development on this site must:

i. Retain visibility splays from the site access onto Netherfield of at least 2.4 metres by 95 metres to the north-west and 2.4 metres by 155 metres to the south-east;

ii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide, on the north-western boundary, between the edge of development and the ancient woodland;

iii. Retain and protect the existing mixed native hedgerows on the south-western and north-western edges of development.

16.11 The site is on the southern side of Netherfield Road, midway between Battle (to the south-east) and Netherfield (to the north-west).

16.12 The site is allocated for two permanent pitches for gypsies and travellers.

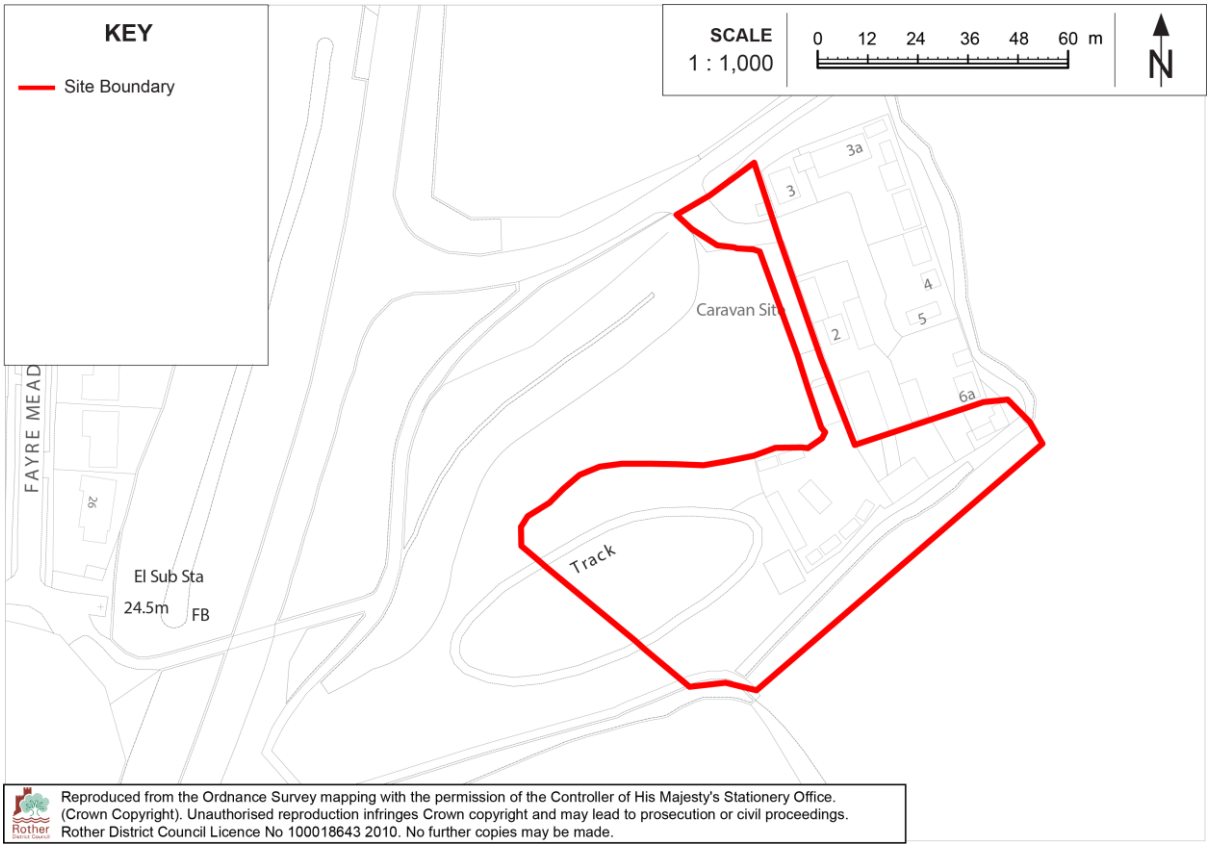
16.13 This policy allocates an existing gypsy and traveller site, comprising two pitches, which currently benefits from a temporary planning permission. It is not ideally located for sustainable travel options but is a short driving distance to facilities in both settlements. The site is within the High Weald National Landscape and adjoins an area of Ancient Woodland and Priority Habitat.

16.14 While the site is screened to an extent from the road and the north by existing woodland, it is open to views from the south and does have some harmful landscape impact due to the caravans and residential paraphernalia being out of keeping with the rural character of the area, a concern that has been raised in planning and appeal decisions at the site.

16.15 However, the site is of a small scale, and additional planting has recently been established on site boundaries, which, over time, will assist in screening the development from the wider countryside. There is a level of development along Netherfield Road, and given the need for gypsy and traveller pitches in the district over the Plan period it is appropriate to retain this existing, currently temporary site through a permanent site allocation.

16.16 The site lies within the Brightling Gypsum Mine/ Robertsbridge Gypsum Works Minerals Consultation Area (MCA) as identified by the East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017) and the Minerals Planning Authority and the mine operator should be consulted.

Policy GYP4: Land south of Redlands Lane, Salehurst



The site is allocated for four permanent pitches for gypsies and travellers.

Development on this site must:

i. Provide for up to four pitches for gypsies and travellers, to be managed and controlled by East Sussex County Council as an extension to the existing adjoining site;

ii. Be accessed from Redlands Lane or via the adjoining Gypsy and Traveller site;

iii. Protect and retain the existing trees on the boundaries of the site.

iv. Be subject to a site-specific flood risk assessment which demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be

located on an area that would be at risk of flooding from any source, now and in the future.

v. Include sustainable drainage measures in accordance with Policy ENV2 of the Rother Local Plan.

vi. Be informed by an odour assessment to be undertaken in consultation with statutory wastewater operator for the works.

16.17 The site is on the southern side of Redlands Lane, just east of the A21 Robertsbridge bypass. It comprises an overgrown area of hard standing, formerly a County Council depot, and adjoins an established gypsy and traveller Site comprising eight pitches to the east.

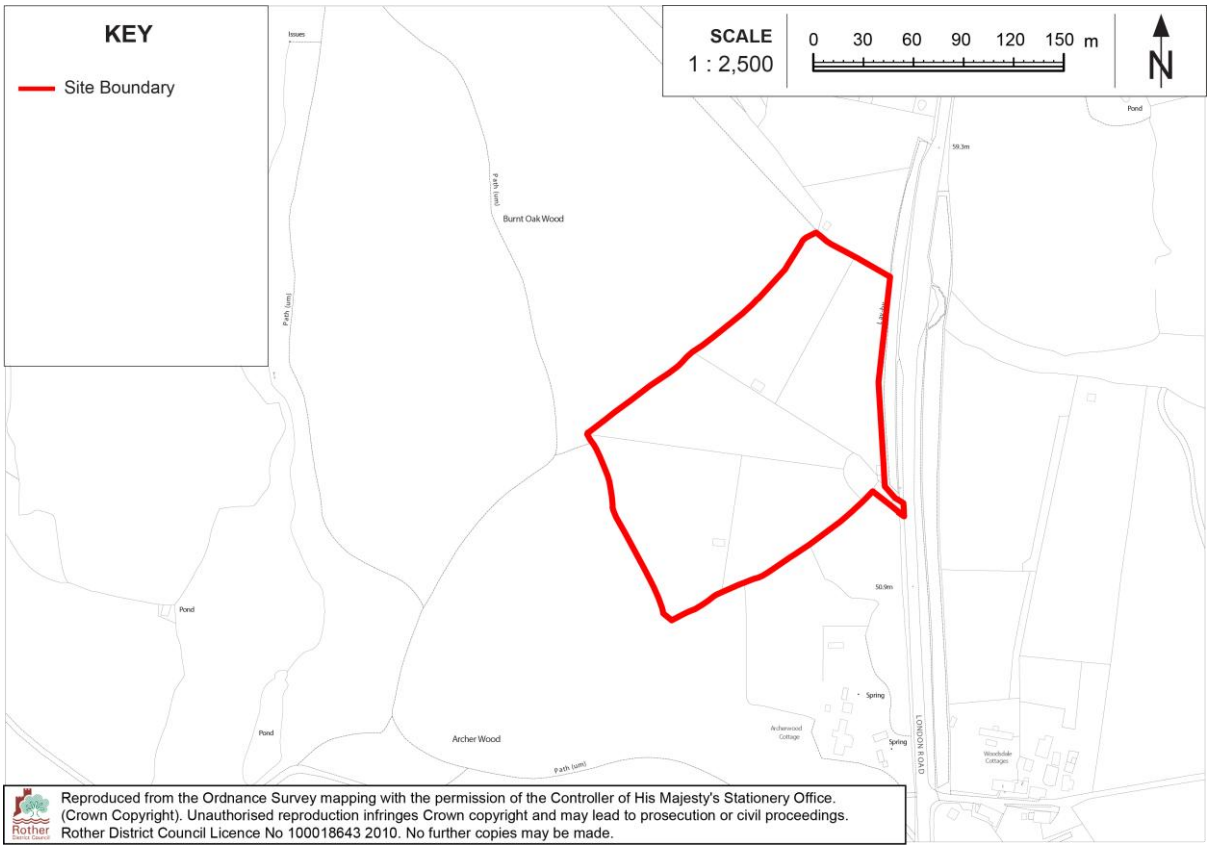
16.18 The site is allocated for four permanent pitches for gypsies and travellers.

16.19 The site is within walking distance of services and facilities in Robertsbridge, although it is on the opposite side of the A21 to the village.

16.20 The site offers an opportunity to provide an extension of four pitches to the adjoining Gypsy and Traveller Site, which is managed by East Sussex County Council (ESCC). To ensure appropriate management and cohesion with the adjoining use, the additional pitches would also need to be managed by ESCC.

16.21 The site is within the High Weald National Landscape and forms part of a larger plot of land which contains Priority Habitat (deciduous woodland) across its northern and western sections and a small area at risk of surface water flooding in its central section. Boundary trees would need to be retained and protected, and built development would need to avoid the flood risk area, and measures included to ensure sustainable drainage. The site is within 500m of an operational wastewater treatment works and therefore the layout should be informed by an odour assessment to be undertaken in consultation with statutory wastewater operator for the works.

Policy GYP5: Land adjacent to Valentine Ridge, A2100, Mountfield



The site is allocated for up to six additional permanent pitches for gypsies and travellers.

Development on this site must:

i. Utilise the existing vehicular access from the A2100 which serves the existing gypsy and traveller pitches in the northern part of the site;

ii. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the north-western, south-western and south-eastern boundaries, between the edge of development and the ancient woodland;

iii. Be informed by a landscape assessment to determine an appropriate layout and planting scheme to ensure the conservation and enhancement of the

landscape and character of the High Weald National Landscape and the protection of biodiversity.

16.22 The site is on the western side of the A2100 London Road some two kilometres north of Battle and one kilometre south of Mountfield Village. It comprises a field surrounded by ancient woodland on three boundaries, with mature hedging and trees on the remaining (roadside) boundary.

16.23 The site is allocated for up to six additional permanent pitches for gypsies and travellers.

16.24 The northern half of the field benefits from permanent planning permission for four pitches for gypsies and travellers. As such, the allocation represents an extension to an existing permitted gypsy and traveller site.

16.25 The site is not ideally located for sustainable travel options but is a short driving distance to services and facilities in Battle. The site is within the High Weald National Landscape but is not in an area of the highest landscape value or sensitivity due to its proximity to the busy A2100 and scattered development alongside the road. The site is very well screened in the local landscape by the adjoining trees and woodland and could accommodate a small number of additional gypsy and traveller pitches without harming the landscape and character of the area, subject to an appropriate layout, and separation from the adjoining ancient woodland.

16.26 The site also lies within the Mineral Safeguarding Area (MSA) for the Brightling Gypsum Mine as identified by the East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017) and the Minerals Planning Authority and the mine operator should be consulted.

If you require this document in another format, please contact:

Planning Policy Team, Rother District Council, Town Hall, London Road, Bexhill-on-Sea East Sussex, TN39 3JX

Telephone: **01424 787668**

Email: **draftlocalplan@rother.gov.uk**