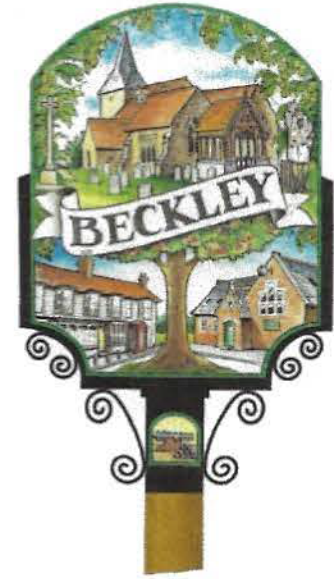


BECKLEY PARISH COUNCIL



Email: clerk@beckleyparishcouncil.org.uk

Tel: 01797 270 790

17th July 2024

Rother District Council
Planning Department

Dear Local Plan Team,

Re: Rother Local Plan 2020-2040 - Draft (Regulation 18) Version – April 2024

Question 67 in the main

Beckley Parish Council is in broad support of the policies put forward, in the Local Plan, in particular those that reduce our carbon footprint and protect our environment.

With regard to potential residential development for Beckley, as identified in the HELAA, the council is in favour of sympathetic development throughout the village. The village is one where the natural gaps, with views to the countryside, between continuous development distinguish the two main areas: Four Oaks (Whitebread Lane, Hobbs Lane, Peasmarsh Road and Main Street to Budden Green) and Beckley (the Church to the Village Hall).

Currently there are two approved sites: Buddens Green allocated 6/8 dwellings as affordable homes and Hobbs Lane Former Manroy site allocated 14 dwellings. These are reasonable locations where the number of dwellings should not be allowed to augment as a higher density would not sit well.

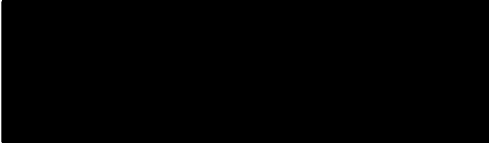
The council believes there should be no further development in the Four Oaks area as this would lead to a disproportion between Four Oaks and Beckley changing the overall appearance of the village. Four Oaks would become over developed and cramped whilst Beckley towards the Church would become sparser. This would alter the current natural fall in density from Four Oaks to All Saints.

To preserve the current balance, the council believes that the proposed further 10/12 dwellings should be in small groups of 2 to 4 dwellings. These should include low level bungalows as well as self-build schemes and should be 2/3-bedroom accommodation.

To maintain the character of Beckley as a dispersed settlement these should be distributed along Main Street and the adjoining lanes. There are sites on Kings Bank, Horseshoe Lane, Church Lane, Rectory Lane and Stoddards Lane, which whilst currently outside the development boundaries, would allow for small pockets of houses to be built in order to meet the targets placed on the village, whilst minimising traffic impacts on the relevant lanes and reflecting the way in which the village has evolved historically.

We would welcome the opportunity to work with the District Council, local residents and land-owners to identify appropriate sites.

Yours Sincerely,



Mary Philo
Clerk to Beckley Parish Council