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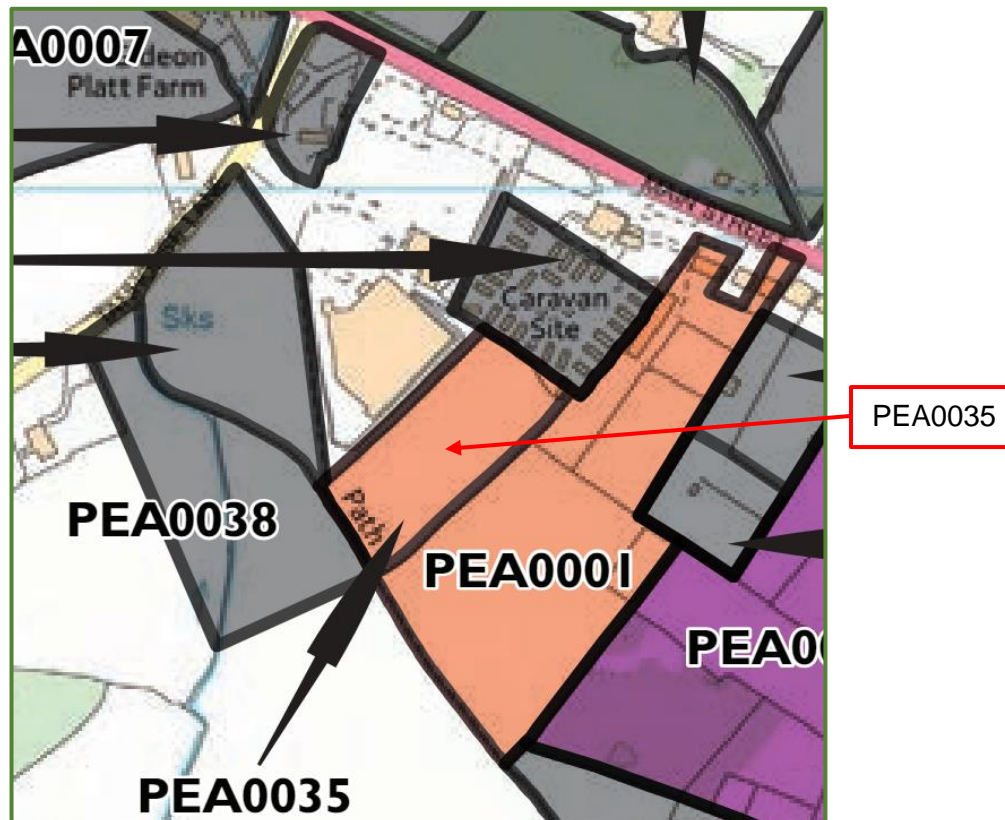
July 2024

**Rother Draft Local Plan Regulation 18 Consultation
Support for Site PEA0035 - Tanhouse Site B - East, Tanhouse Lane,
Peasmarsch**

1) Introduction

1.1 This representation supports a site which has been identified by Rother District Council as a potential housing allocation within the draft Rother Local Plan (2020 – 2040). The Site is known as 'Tanhouse Site B - East, Tanhouse Lane, Peasmarsch'. It has been assessed within the Council's Housing and Economic Land Availability Assessment (April 2024) as being potentially suitable for 15 dwellings (site ID PEA0035), known as 'The Site' throughout this document. The Assessment Map for Peasmarsch and the Site Assessment Sheet for Site ID PEA0035 from the HELAA are reproduced in **Appendix 1**.

1.2 An extract from Assessment Map 4.9 showing The Site's location is provided below;



1.3 The Council’s assessment of Site ID PEA0035 in the HELAA is provided below;

The site is a level, relatively enclosed field at the rear of development fronting the A268. Development here would extend the settlement pattern southwards although there is some precedent of this in the adjoining supermarket and also the allocated housing site further east. The site could potentially accommodate residential development, providing a landscape- and open space- buffer is provided in its southern section to screen potential long views to the south and to tie in with the open space provision in the allocated site further east. The site has no direct vehicular access although this could potentially be gained through the adjoining site (PEA0001).

2) Grounds of The Site being allocated for housing development

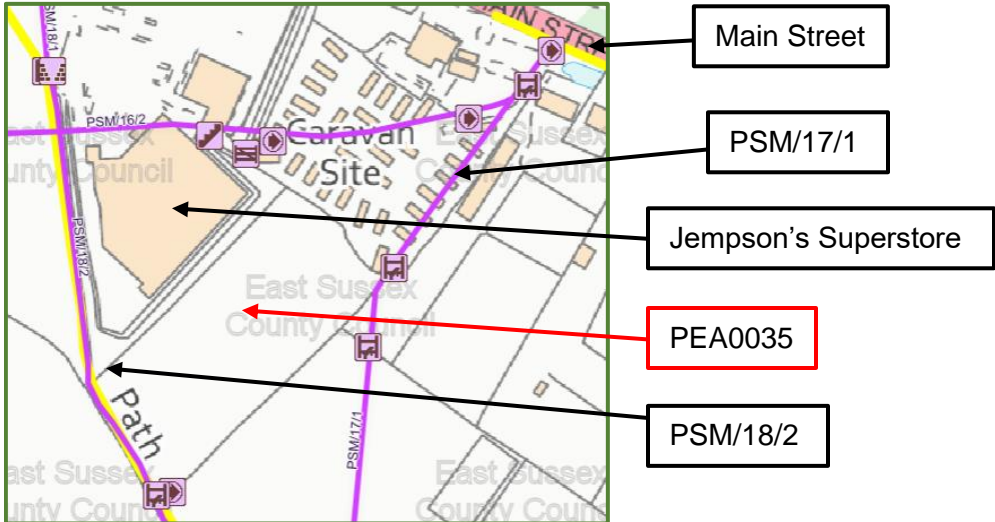
2.1 The Site is available, achievable and deliverable for 15 dwellings and this section sets out the material planning policy and other considerations in favour of The Site being retained as a draft site allocation at the next stage of the draft Local Plan.

i) Sustainable relationship to the village

2.2 The Site is located on the western side of the village, immediately adjoining the Jempson’s Superstore on its south eastern side. There is an established caravan park to the north east, to the rear of The Cock Inn. As such, The Site relates well to the existing development grain on the western side of the village. The Site links directly to both the Jempson’s Superstore and also Main Street (the main road through the village) via public rights of way (PRoW), that cross and adjoin The Site.

2.3 PRoW PSM/18/2 crosses the south western boundary of The Site and links directly to the Jempson’s Superstore to the north west, linking to its car park. PRoW PSM/17/1 adjoins the north eastern boundary of The Site and links directly to Main Street to the north, across the caravan park, as shown below.

Extract from East Sussex Public Rights of Way Map



- 2.4 As such, The Site is located within a short walking distance of a supermarket (which also contains a Post Office, café, pharmacy and bakery) and also The Cock Inn Pub. Furthermore, bus stops on Main Street (accessed via PRow PSM/17/1) provide services between Rye and Northiam. The bus service to Rye takes just 9 minutes. Elsewhere in the village there is a nursery, primary school and second public house, The Horse & Cart.
- 2.5 As such, The Site occupies a sustainable village location within walking distance of services and amenities; namely the Jempson's Superstore which can serve the vast majority of day-to-day needs.

ii) Natural boundary features to minimise landscape impact

- 2.6 The Site lies within the High Weald National Landscape, which washes over this part of Rother District.
- 2.7 As referenced, The Site relates well to existing built form in the western part of the village, namely the immediately adjoining Jempson's Superstore. The Site is also well-contained by established trees and hedgerows on all boundaries, which would minimise any landscape impact upon the surrounding area from developing The Site. An aerial view of The Site and surrounding area is proposed below, together with photographs across The Site showing the nature boundary features overleaf.

Aerial view of The Site and surrounding area



©Google Maps

View looking north towards caravan park



View looking north west towards PSM/18/2



View looking south



2.8 As such, the established and natural boundary features on The Site would conceal the proposed development, minimising any visual and landscape impact beyond the site.

2.9 Furthermore, The Site is sufficiently large to provide a comprehensive landscaping scheme, including a landscape and biodiversity buffer at the southern part of The Site.

iii) Suitable potential access to The Site

2.10 As outlined in the Council's assessment, it would be proposed that The Site would be accessed via the adjoining site known as Site ID PEA001 (Land at Oaklands). This neighbouring site is considered suitable for 32 dwellings, with vehicular access from Main Street. The neighbouring site was also considered to be potentially suitable for development within the Peasmarch Neighbourhood Plan, subject to a suitable vehicular access onto Main Street being achieved. An alternative vehicular access onto Main Street is now proposed. For reference, the site assessment for Site ID PEA001 is reproduced in **Appendix 2**.

2.11 The proposal would be for The Site to be accessed at the north eastern corner, where there is a historic informal field access. As such, a vehicular access could be achieved with minimal loss of vegetation or any significant trees. The route through Site ID PEA001 would also provide an alternative pedestrian and cycle access option onto Main Street.

Location of potential access to Site ID PEA001



©Google Maps

2.12 The landowner of The Site is in the process of corresponding with the landowner of Site ID PEA001 regarding a standard agreement to secure access should the sites come forward for housing development. However, as the two sites are under separate

ownership, it would be appropriate for the two sites to come forward as separate site allocations.

iv) No impact upon neighbouring dwellings

2.13 There are no residential dwellings within the immediate vicinity of The Site. There is an established landscape buffer on the north eastern boundary, providing a natural screen from the caravans beyond.

v) Other matters

2.14 The Site is not impacted by any other planning constraints or designations, other than being within the High Weald National Landscape.

2.15 The Site is located entirely within Flood Zone 1.

2.16 There are no tree preservation orders on The Site, nor is there any ancient woodland within the vicinity of The Site (although the proposal would be to retain all trees or arboricultural and amenity value in any case).

2.17 The Site is of sufficient size to deliver the housing while also delivering biodiversity net gain. As referenced in the Council's initial assessment of The Site, a section at the southern part of The Site would be retained as a landscape buffer with biodiversity improvements.

3) Summary

3.1 Overall, The Site is available, achievable and deliverable for 15 dwellings, having been considered as potentially suitable for development in the HELAA.

3.2 The Site is well-related to the village and is within walking distance of the Jempson's Superstore, which would meet resident's day-to-day needs while also being within a short distance of other village services and bus links. The Site is well-contained by established natural boundary features on all sides, with plenty of scope for an extensive landscape strategy. This would include a landscape buffer at the southern part of The Site.

3.3 There would be no harmful impact upon residential amenity and there are no other material planning constraints impacting The Site.

3.4 The landowner of The Site is in the process of corresponding with the adjoining landowner at Site ID PEA001 with regard to a standard access agreement should both sites be allocated for development within the Local Plan.

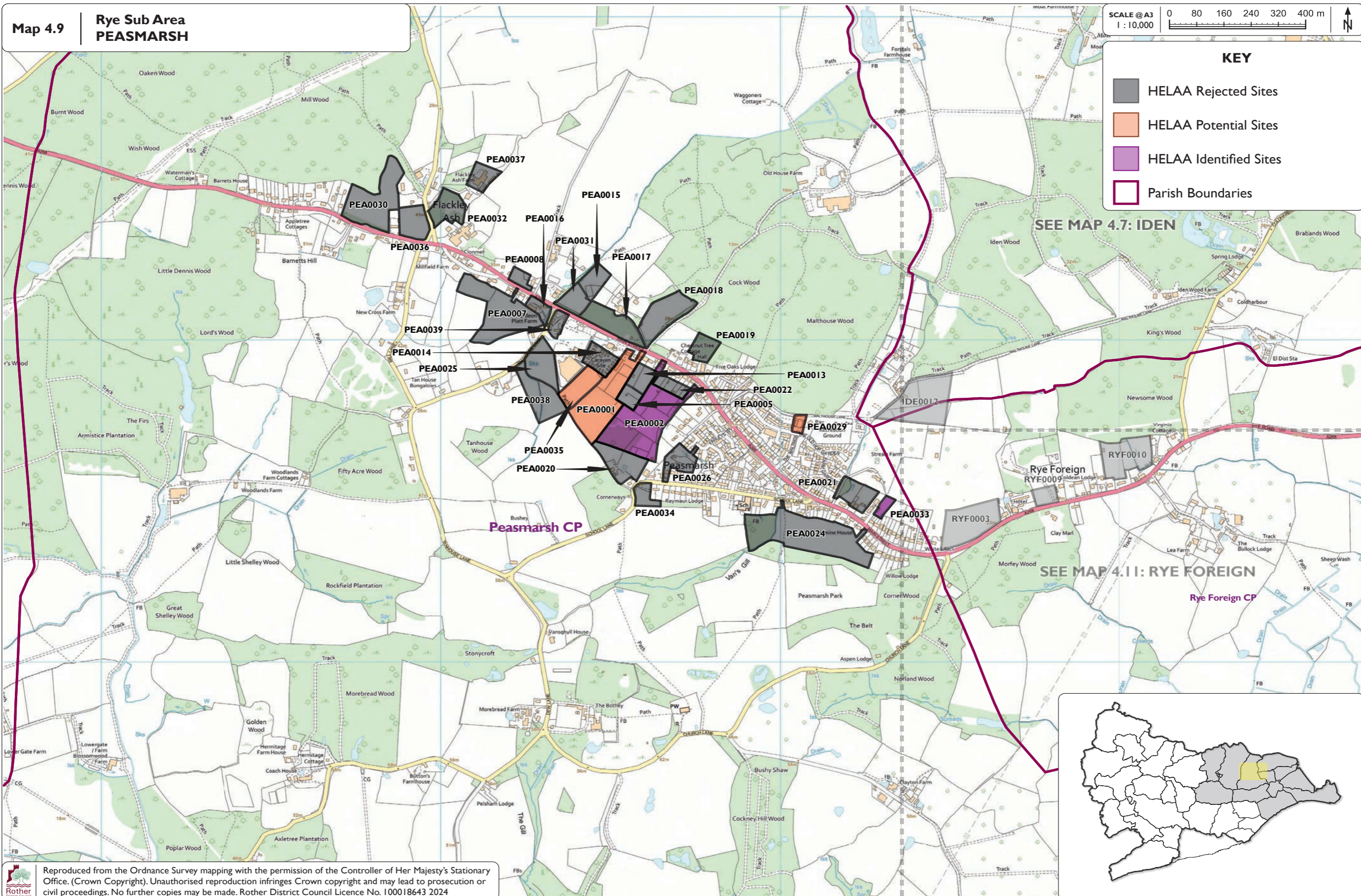
3.5 Overall, for the reasons stated The Site should be taken forward as a draft site allocation for up to 15 dwellings at the next draft Local Plan stage.

Map 4.9 Rye Sub Area PEASMARSH

SCALE @ A3 1 : 10,000 0 80 160 240 320 400 m

KEY

- HELAA Rejected Sites
- HELAA Potential Sites
- HELAA Identified Sites
- Parish Boundaries



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Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
PEA0029	Units 1-6, Malthouse Business Park, Peasmarsh	0.18	The site is within the High Weald National Landscape. Ancient Woodland lies to the north of the site. The northern part of the site contains Deciduous Woodland Priority Habitat and there is ancient woodland adjacent. There is a public right of way in the north of the site.	Council-owned land	The site is a small business park containing six single-storey business units and an associated parking and turning area. It is within a largely residential area adjacent to the village recreation ground, children's play area and pavilion. In principle, the site's redevelopment for employment purposes, to improve the quality of facilities, could be supported. Such a redevelopment could potentially also include an element of residential or live-work accommodation, although a loss of employment floorspace would be contrary to adopted Local Plan policies. Any redevelopment proposal would need to be mindful of the adjoining woodland to the north (including ancient woodland) and the impact on nearby residential properties, although there could potentially be scope for some minor enlargement of the buildings. However, given the limited size of the site it is unclear if it could accommodate the level of development considered through the HELAA (at least 5 dwellings and/or 500sqm additional employment floorspace).	Potentially available	Employment floorspace: 500sqm or mixed-use to include an element of residential	Unknown
PEA0035	Tanhouse Site B - east, Tanhouse Lane, Peasmarsh	0.82	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding on adjacent land. There are historic field boundaries. A public right of way runs through the site.	Submitted site	The site is a level, relatively enclosed field at the rear of development fronting the A268. Development here would extend the settlement pattern southwards although there is some precedent of this in the adjoining supermarket and also the allocated housing site further east. The site could potentially accommodate residential development, providing a landscape- and open space- buffer is provided in its southern section to screen potential long views to the south and to tie in with the open space provision in the allocated site further east. The site has no direct vehicular access although this could potentially be gained through the adjoining site (PEA0001).	Potentially available	Residential: 15 dwellings	Within 5 years

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
PEA0005	Land rear of Puddledock, Main Street, Peasmarsh	0.35	The site is within the High Weald National Landscape. Adjacent to an Archaeological Notification Area. Adjacent historic field boundaries. A public footpath crosses the site.	Previously assessed	This is a small section of field at the rear of residential development fronting Main Street. It adjoins a larger site which has been assessed as being potentially suitable for residential development, and a site which is allocated for residential development through the DaSA Local Plan. The site has similar landscape characteristics to these adjoining sites and subsequently could potentially be suitable for additional residential development in association with these adjoining sites, subject to an appropriate access being achieved. However, the site is not available for development.	Not available

PEASMARSH

IDENTIFIED SITES (Existing allocations and sites with planning permission⁸. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Development Potential	Anticipated Timescale for Development
PEA0002	Land south of Main Street, Peasmarsh	3.21	The site is within the High Weald National Landscape. Contains Traditional Orchard Priority Habitat and TPOs. Small areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries. Listed Building adjacent. Public footpath nearby.	Allocated site (DaSA Local Plan)	The site comprises fields at the rear of ribbon development fronting Main Street. It is allocated for 45 dwellings including 40% affordable housing through Policy PEA1 of the DaSA Local Plan.	Residential: 45 dwellings	Within 5 years
PEA0033	Land east of Orchard Way, Peasmarsh	0.20	The site is within the High Weald National Landscape. It has some risk of surface water flooding. It is largely within an Archaeological Notification Area and there is a Listed Building nearby.	Allocated site (Neighbourhood Plan)	This is a small field at the rear of housing fronting the A268. It is allocated for five dwellings through Policy S1 of the Peasmarsh Neighbourhood Development Plan (2024).	Residential: 5 dwellings	Unknown

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
PEA0001	Land at Oaklands, Main Street, Peasmarsh, East Sussex	2.40	The site is within the High Weald National Landscape. TPO and Traditional Orchard Priority Habitat on eastern boundary. Partly within an Archaeological Notification Area. Historic Field Boundary. Public right of way within the site.	Submitted site	The site is a large field divided into paddocks, at the rear of ribbon development fronting Main Street. It 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 PEA1 of the DaSA Local Plan, and in principle, the site could be suitable for additional residential development subject to 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. The recent Peasmarsh Neighbourhood Plan Examination recognised the potential of this site to support residential development but at that time an appropriate access from Main Street was unachievable. It now appears that an alternative access point from Main Street could be available. However the Highway Authority has raised initial concern with visibility from the access looking west, and further detailed assessment work would need to be undertaken by the landowner to ascertain whether an acceptable vehicle access and suitable pedestrian and cycle links could be achieved.	Potentially available	Residential: 32 dwellings	Within 5 years

⁸ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.