



# HIGH HOUSE FARM PHASE II

LAND EAST OF SUMMERLEAS, BEXHILL-ON-SEA



RURBAN ESTATES

VISION DOCUMENT  
Rother DC Regulation 18, July 2024

## OUR VISION

'The vision for the Site is to deliver a high quality, locally distinctive and sustainable addition to Bexhill-on-Sea.

The new proposals will provide much needed market and affordable housing, generous public open spaces, recreation and play areas, enhanced areas of biodiversity and community infrastructure including new planting, play space and recreational routes.'

PROJECT TEAM:

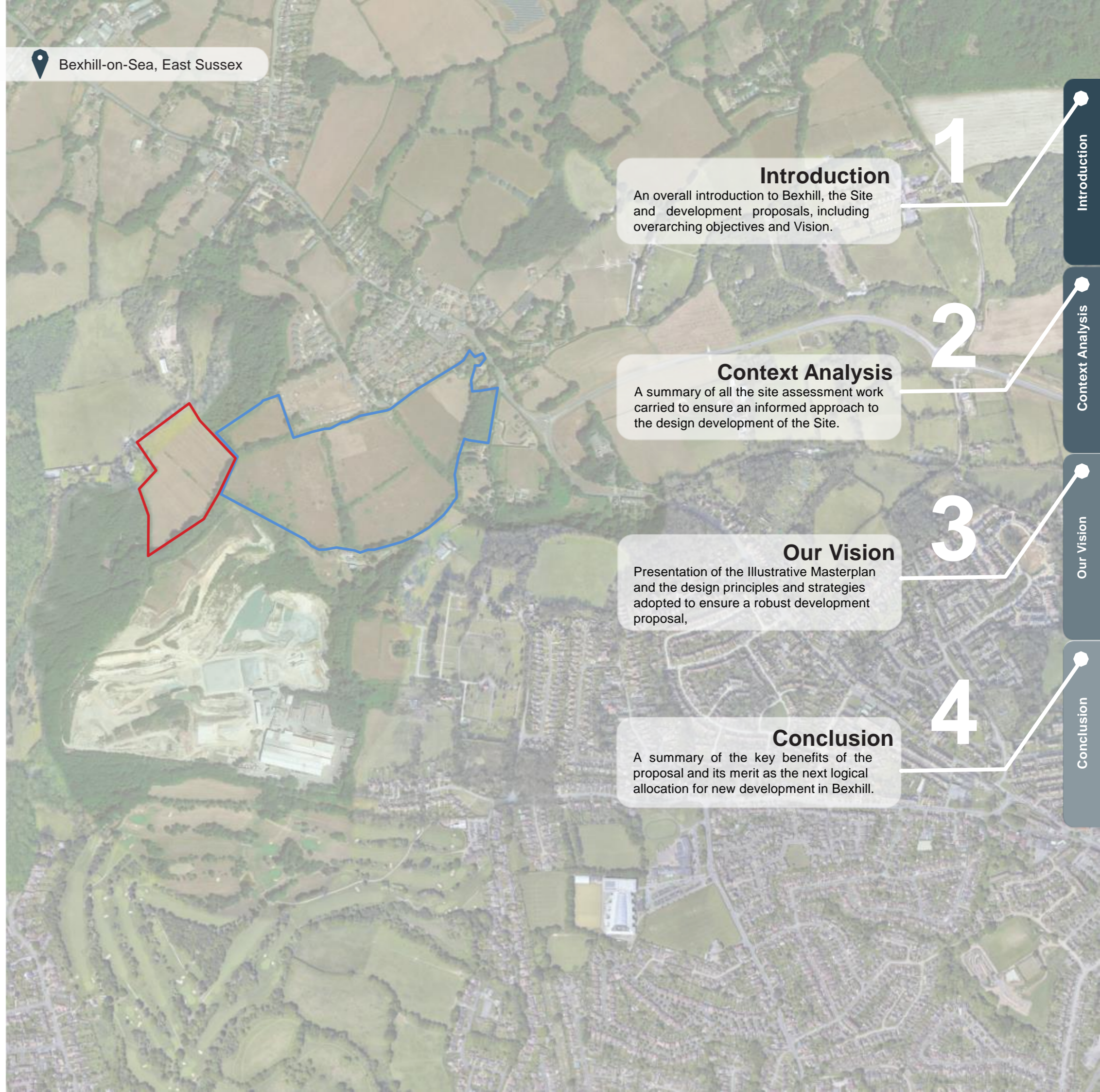


RURBAN ESTATES



LDĀDESIGN

Bexhill-on-Sea, East Sussex



### 1 Introduction

An overall introduction to Bexhill, the Site and development proposals, including overarching objectives and Vision.

### 2 Context Analysis

A summary of all the site assessment work carried to ensure an informed approach to the design development of the Site.

### 3 Our Vision

Presentation of the Illustrative Masterplan and the design principles and strategies adopted to ensure a robust development proposal.

### 4 Conclusion

A summary of the key benefits of the proposal and its merit as the next logical allocation for new development in Bexhill.

Introduction

Context Analysis

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Conclusion

## Introduction

We are delighted to bring forward land adjacent to High House Farm, Bexhill-on-Sea for residential development to Rother District Council.

The plan opposite identifies the site's location. This greenfield farmland site is approximately 4.6 hectares, and is influenced by existing residential development on Peartree Lane, and development and a holiday park within the settlement of Lunsford's Cross to the north east. The site is bound by Peartree Lane to its west, and a quarry to the South. The Promotor, Rurban Estates, own the adjacent site to the immediate east.

The proposals set out in this document have been informed by in depth site analysis including technical input from landscape consultants LDA, expertise from urban master planners Edge UD, and ecologist input from Derek Finnie Associates.

Proposals will promote good contextual design, aligning with the design guidance documents from Rother District Council.

In order to highlight the benefits of this Site, this Vision Document sets out our key aims and objectives for the site.

The Vision Document aims to:

- Present our understanding of how future housing needs could be met, and why we feel this Site has a role to play;
- Identify the characteristics of the Site;
- Present our proposals and emerging concept for the Site, and an illustrative masterplan
- Set out why we think the Site should be allocated in the emerging Local Plan.

Land East of Peartree Lane, Bexhill-on-Sea can deliver the following:



Up to 75 new, high quality family homes with a range of sizes, types and tenures.



Children's natural play space, promoting outdoor activity and cognitive learning.



New footpaths within the Site, connecting to the existing context.



Enhanced boundary planting, woodland buffers and creation of meaningful open green spaces



Enhanced biodiversity features to provide new habitats and protect existing features.



Contributions to local community improvements.



# 2

## Contextual Analysis

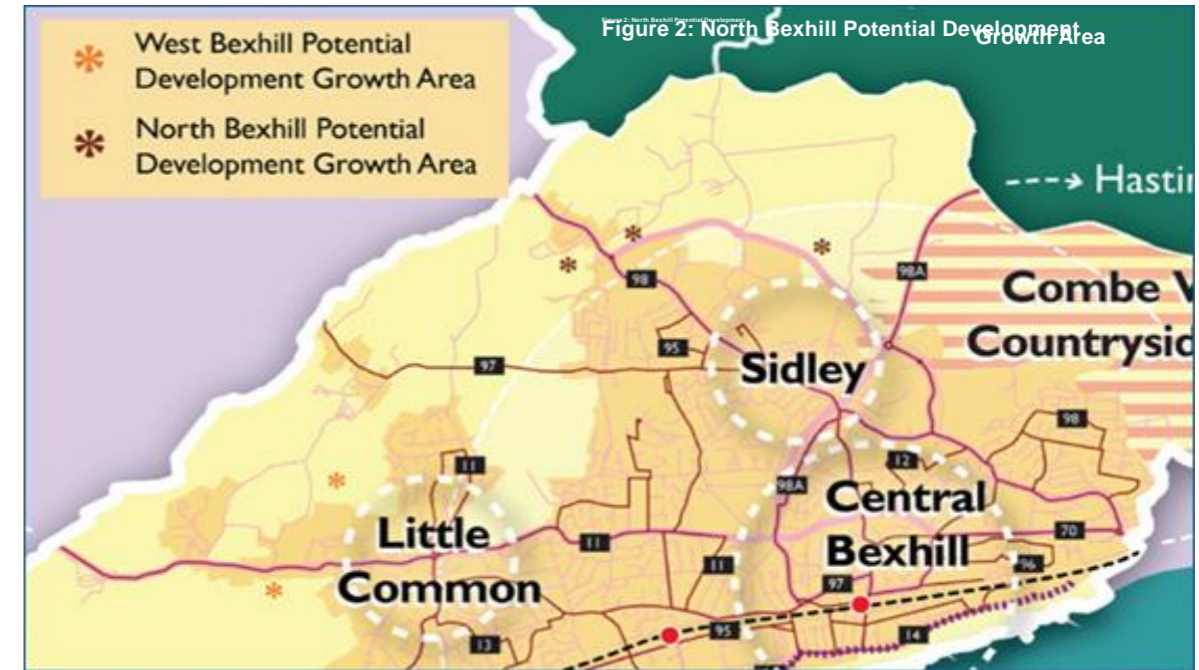
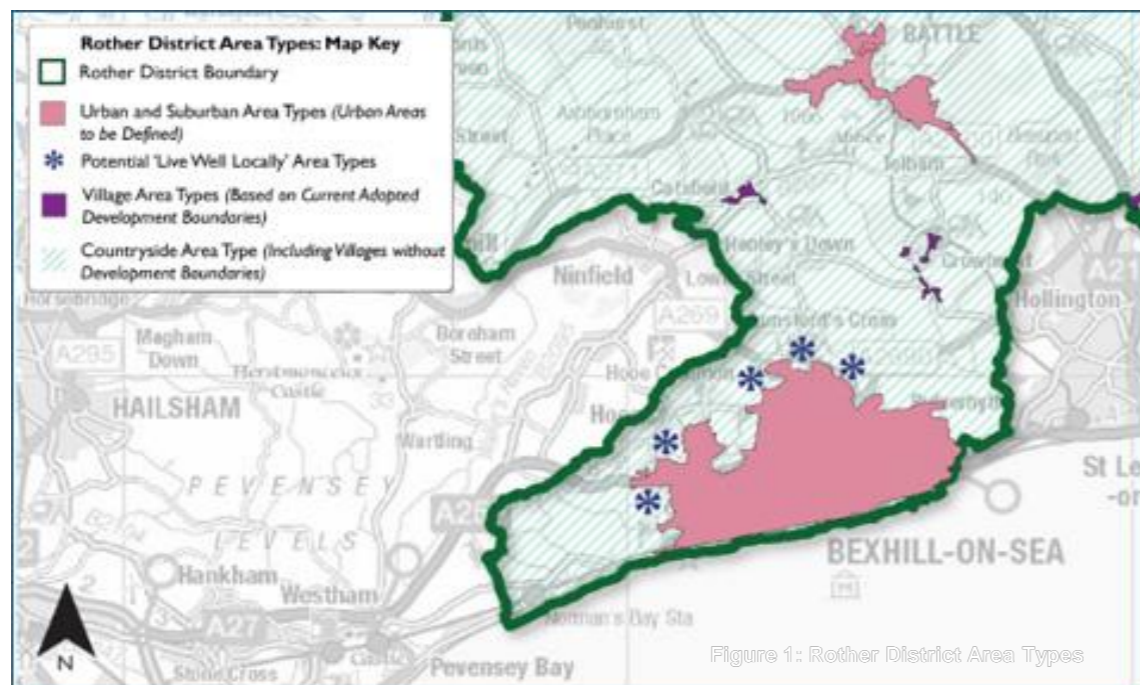
### Planning Policy Context

The Site falls within the administrative area of Rother District Council (RDC) and on the edge of the settlement of Bexhill which is by far the largest settlement within the district. The 2014 Core Strategy directed growth to Bexhill in reflection of its position at the most sustainable settlement within the district and to promote economic development.

RDC is in the process of preparing a new Local Plan to set out a strategy for development across the district for the period to 2040 and is seeking views on the overall spatial strategy, the vision and objectives, its supporting evidence base documents and any of the Plan's draft policies, through a Regulation 18 public consultation exercise. The draft plan's vision is that "bold solutions will have successfully addressed the climate and biodiversity emergencies and the housing crisis." These are translated into two Overall Priorities: "Green to the Core" which means considering the impact of all planning decisions on the climate emergency, the

biodiversity crisis and the High Weald National Landscape, and "Live Well Locally." The latter means considering the goal of creating healthy, sustainable communities, supporting residents in terms of access to jobs, services and facilities, connected and compact neighbourhoods and new places that foster a sense of belonging, identity and shared experience. Figure 1 within the draft Local Plan indicates that the site falls within a potential "Live Well Locally" area.

The Site is in close proximity of a number of committed and planned developments, many of which were allocated as development sites through the 2019 Development and Site Allocations Development Plan Document (the DaSA). Whilst the adjoining control, High House Farm, through which this site can be accessed, was not allocated within the DaSA, it was positively assessed within the 2013 SHLAA which formed part of the evidence base for the development plan at the time, and was identified within a preferred 'Broad



Location' area (reference BX109).

The emerging Local Plan will be underpinned by a new evidence base which includes a Housing and Economic Land Availability Assessment (HELAA), published in April 2024, which assesses the site under reference BEX0173 and under the description 'Land east of Summerleas, Peartree Lane, Bexhill.' In summary it is identified as 'potentially available' and reference to the adjoining site, High House Farm (BEX0132) is made, with the suggestion of that site potentially providing an access through to this parcel of land.

As per the complementing Design Vision document for BEX0132, technical assessments of that site reinforce that the northern section of the adjoining field is developable. In turn, it is technically possible to deliver an access road and pedestrian infrastructure across the boundary into BEX0173 for a phased extension. There is a natural break in the tree boundary in the northern corner, adjacent to the PROW, where an appropriate width carriageway can be provided for without significant loss to the existing tree belt.

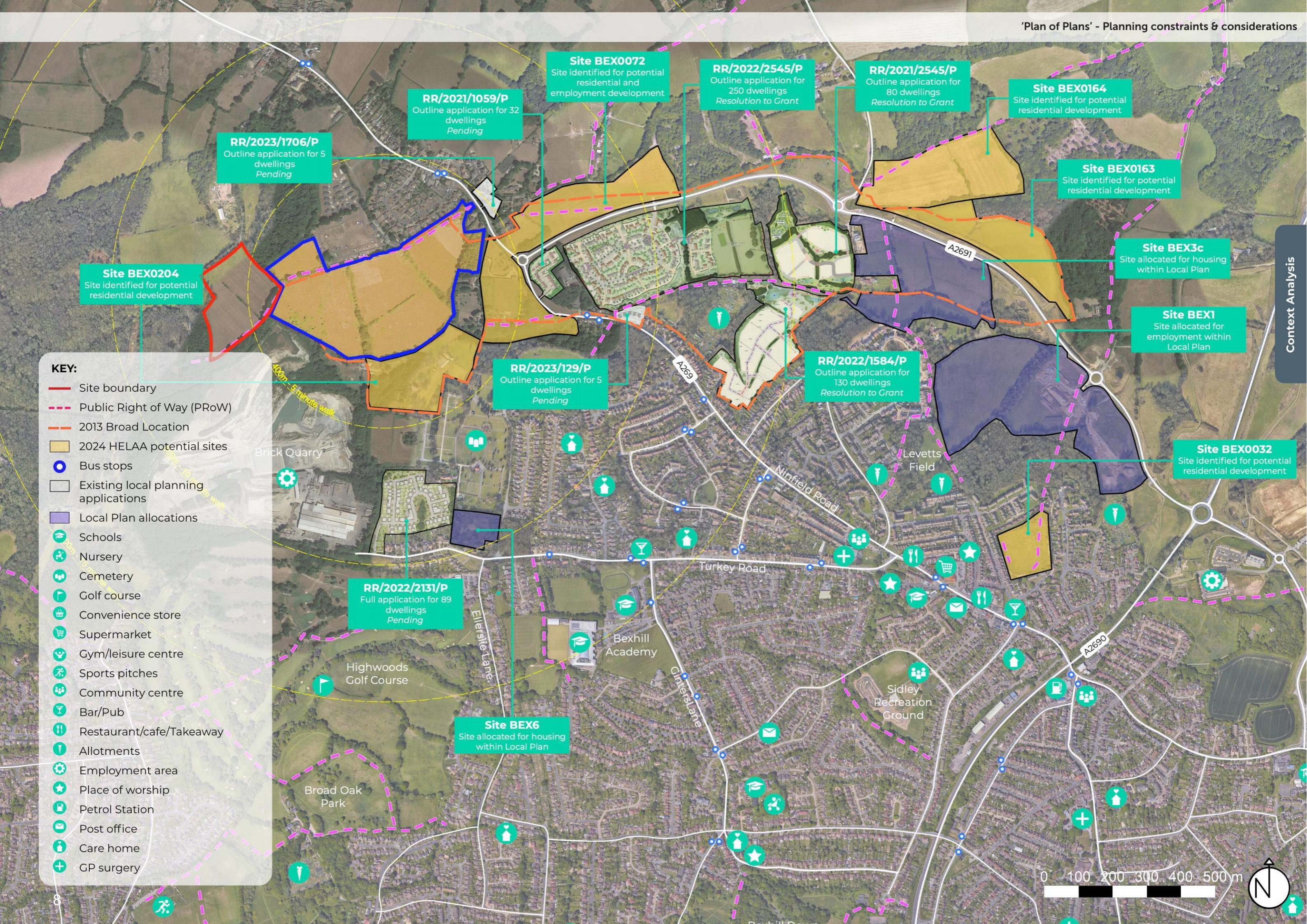
Rother's proposed development strategy has been split into five spatial sub-areas, each with their own vision statement and identified distribution of development.

Bexhill is identified as the key focus for sustainable growth, within the urban area on brownfield sites and at its edges through 'live well locally' urban extensions on greenfield sites. The proposed strategy seeks to locate development on the northern and western edges of the built-up area of Bexhill to create new compact, connected communities. Together with High House Farm this site is located within the North Bexhill Potential Development Growth Area, as shown in Figure 2 within the draft Local Plan.

The Site is considered to comprise a logical extension to the already allocated sites in Northern Bexhill, served well by the new road infrastructure in this part of the town. Rurban Estates have a legal interest in the site and this reflects the landowner's willingness to make the land available for development as an extension to the proposals for approximately 250 homes at High House Farm. Combined, the land parcels can deliver a sustainable development of in the region of 325 new homes. There are no known viability issues, legal or third-party constraints present and there are no impediments to the site being allocated for development. It is envisaged that BEX0173 can provide a logical phased extension and come forward within years 5-10 of the plan period.

**KEY:**

- Site boundary
- - - Public Right of Way (PRoW)
- 2013 Broad Location
- 2024 HELAA potential sites
- Bus stops
- Existing local planning applications
- Local Plan allocations
- Schools
- Nursery
- Cemetery
- Golf course
- Convenience store
- Supermarket
- Gym/leisure centre
- Sports pitches
- Community centre
- Bar/Pub
- Restaurant/cafe/Takeaway
- Allotments
- Employment area
- Place of worship
- Petrol Station
- Post office
- Care home
- GP surgery



**RR/2023/1706/P**  
Outline application for 5 dwellings  
*Pending*

**RR/2021/1059/P**  
Outline application for 32 dwellings  
*Pending*

**Site BEX0072**  
Site identified for potential residential and employment development

**RR/2022/2545/P**  
Outline application for 250 dwellings  
*Resolution to Grant*

**RR/2021/2545/P**  
Outline application for 80 dwellings  
*Resolution to Grant*

**Site BEX0164**  
Site identified for potential residential development

**Site BEX0163**  
Site identified for potential residential development

**Site BEX3c**  
Site allocated for housing within Local Plan

**Site BEX1**  
Site allocated for employment within Local Plan

**Site BEX0204**  
Site identified for potential residential development

**RR/2023/129/P**  
Outline application for 5 dwellings  
*Pending*

**RR/2022/1584/P**  
Outline application for 130 dwellings  
*Resolution to Grant*

**Site BEX0032**  
Site identified for potential residential development

**RR/2022/2131/P**  
Full application for 89 dwellings  
*Pending*

**Site BEX6**  
Site allocated for housing within Local Plan



Site Constraints and Opportunities

The site is greenfield farmland located to the East of Peartree Lane. All edges of the site are defined by existing field boundaries marked by scrub, hedgerow and/or trees which screen and contain the site. To the north, the site is bound by an area of Ancient Woodland. A Public Right of Way connecting Peartree Lane and Ninfield Road runs along the length of the Eastern boundary and connects into High House Farm where there is a natural break in the tree line.

An existing five-bar gate off Peartree Lane provides for an existing vehicular access used for agricultural purposes. The field wraps an existing detached property, Summerleas, on the Western boundary. Further West, beyond Peartree Lane, is situated Bexhill Highwoods, partially designated as SSSI.

A summary of the technical evidence and analysis is summarised here and on the following pages, concluding with a Constraints and Opportunities plan on pages 14-15.

Ecology

Existing hedgerows and trees on site are to be retained as much as possible to ensure a landscape led scheme and with opportunity to enhance biodiversity net gain at 10%+.

Flood Risk and Drainage

The Site falls within flood zone 1 (low risk) according to the latest Environment Agency data and is therefore suitable for residential development.

There is evidence of minor surface water flooding on Site, contained to the very northern corner. In order to mitigate this, robust SuDS features can be incorporated to ensure that the surrounding area will be free from surface water flooding and without impact on the Pevensey Levels SAC.

Noise/ Adjacent quarry land use

Noise is not considered to be a constraint to development. Ninfield Road on the western boundary is likely to be the main noise source, however effects are expected to be relatively localised and limited to those houses closest to this noise source. Mitigation if required is expected to be limited. We are aware of the brickworks and quarry adjacent to the south-west boundary of the development and the potential

impact of the quarrying works has been considered. The quarry operators are required to mitigate the impact of their work on the adjacent sensitive receptors, particularly in respect of noise, air quality and land stability. However, a further precautionary offset has been provided as part of the proposed development plan which will mitigate any residual impacts.

Archaeology and Heritage

There are considered to be no heritage or archaeological constraints to development. The nearest Listed Building is that of the Grade II Listed High House which is documented and reported on within the High House Farm Design Vision document.

Landscape

The Site is well-vegetated, comprising prevalent and established vegetation along its boundaries and within its internal field pattern. Despite the Site's elevated position, the established natural features and terrain limit its visual impact on the wider landscape. The containment is attributed to the prevalent natural features in the landscape, alongside a gently undulating landform, buildings in the intervening landscape and the position of Peartree Lane creating a manmade edge.

The Site offers opportunities to create a landscape-led scheme that would deliver a beneficial addition to the District without undue consequences on landscape character and views. While the proposed development will inevitably transform the Site from an open field into a built environment, altering its land use and character, the landscape strategy can prioritise the preservation and enhancement of the Site's established landscape features and ensure that the areas that are more visible from its surroundings are well integrated. Should the land at High House Farm proceed, it is pertinent to consider that this would further change the local landscape and settlement context and place the Site adjacent to an existing residential area.

New recreational, play and open areas can be created as part of the proposals, permitting new and existing residents the space to gather and enjoy recreationally, in combination with the development of new pathways through and out of the Site, creating links to nearby settlements and integrating with the broader network of accessible routes.



Proposed access point from Ninfield Road



Existing vehicular access gate off Peartree Lane



Adjoining High House Farm site through which access can be taken



Break in the NE tree belt through which access can be taken



Existing 'Summerleas' property



Existing development and pylons West of Peartree Lane

Access & Movement

The site is located in a sustainable location with ready access to local footpath and cycle networks, allowing for safe pedestrian and cyclist access to the entirety of Bexhill and beyond. Via the adjoining High House Farm site and the existing PROW there is access to a pair of bus stops that are served at an hourly rate by the Number 98 route and bi-hourly by the Number 95 route. From the Ninfield Road accessway, the site is within a 13-minute cycle ride of Bexhill Railway Station, which provides access to London Victoria, Ore, Brighton and Ashford International. The site is also located within suitable walking distance of a number of services and facilities, including a supermarket, convenience store, GP and post office.

Vehicular access to the site will be achieved by way of a new priority junction with the A269 Ninfield Road. This access would incorporate an uncontrolled pedestrian crossing, as well as pedestrian footways measuring 2.0m that will tie into the existing pedestrian infrastructure on Ninfield Road. This carriageway can extend on an East-West axis and connect through and into BEX0173. An emergency-only access could be provided for by way of upgrades to the existing access off Peartree Lane.



Proposed access point from Ninfield Road



Bus routes along Ninfield Road



Proposed access design to Ninfield Road to the east of the Site

View looking North East towards High House Farm, the PROW and the break in the existing tree belt





- Site boundary (4.40ha)  
HELAA: BEX0173
- - - Public rights of way (PRoW)
- - - Informal footpaths
- ▨ Surface water flooding
- Existing trees/hedgerows (incl. areas of undergrowth) to be retained (where possible)
- ▨ Ancient woodland (with 15m buffer)
- ▨ Residential boundaries
- ⊙ Existing speed limits
- ← Proposed access point via adjacent scheme
- ← Proposed emergency access
- - - Proposed emergency access connection
- Potential street network
- - - Adjacent proposal link road
- Potential recreational route
- - - Existing pedestrian access
- ▨ Proposed residential development opportunities  
2.19ha @ up to 35dph = 76 homes
- ▨ Proposed green space
- ▨ Proposed green corridor
- Proposed structural planting
- ▨ Proposed planting for woodland buffer
- Indicative area reserved for attenuation
- Existing pond
- Existing drains
- ▨ 11-33v High voltage electric cable proposed to be undergrounded (2m easment either side)
- ▨ Sites identified in the HELAA 2024 draft assessment
- ✳ Proposed area for play

Context Analysis





# 3

## Our Vision



**BIODIVERSITY ENHANCEMENTS**



**NEW HOMES**



**SUSTAINABLE URBAN DRAINAGE**



**PROMOTING ACTIVE TRAVEL**



**SPACE FOR PLAY WITHIN NATURE**



*Highwoods SSSI*

HELAA Site: BEX0174

*Kiln Wood*

HELAA Site: BEX0132

*Peartree Lane*

- Site boundary (4.40ha)  
HELAA: RTHR1461
- Land within same ownership
- ♥ Play Space
- Vehicular Gateway
- Emergency Access
- Pedestrian Gateway
- ↔ Landscape Corridors
- ▭ Proposed Residential Parcel
- Existing PRoWs
- ⋯⋯⋯ Proposed Recreational Routes
- Vehicular Movement
- Link Road Through Adjacent Site

**Our Vision**

The Site provides an opportunity to deliver new homes set within a strong and mature landscape framework. Green and blue corridors protect and enhance existing tree lines and hedgerows, linking to a variety of open spaces for new residents and the surrounding community to enjoy. The landscaped site edges are enhanced with multifunctional green spaces drawing landscape into the heart of the Site.

A well-connected network of routes for pedestrians, cyclists and vehicles will link the Site to the existing network of footpaths and streets, to create a highly legible and accessible extension to the neighbourhood. Routes will be designed to promote walking and cycling above the car, with connections to public transport encouraging healthy lifestyles and sustainable travel. All homes will be within easy reach of a variety of open spaces on their doorstep.



Our Vision

# The Overall Masterplan

The joined-up illustrative masterplan represents the vision as to how land East of Summerleas can provide for a phased extension to the proposals at High House Farm to deliver a landscape led scheme for approximately 325 homes combined across the land holdings.

The proposals respect and enhance the existing natural and built features of the Site, creating new homes set within mature and varied landscape, with woodland and mature greenery as a backdrop. Landscape corridors through the Site will accommodate new planting and drainage as a defining natural feature supporting the existing habitats as well as protecting views from within and outside of the Site.

A primary street meanders through the Site to provide access to new homes as part of a network of safe and pedestrian friendly streets and routes. Areas for play and recreation are incorporated within the landscape, with a variety of leisure routes connecting homes to the play space and landscaped areas.

The proposals will deliver a variety of new homes in a range of sizes and tenures with a character that respects the local vernacular. The density proposed varies across the Site respecting topography and settlement pattern. A range of homes would be delivered with a balance of tenures and size in accordance with local policy to meet local needs.



- Site boundary (4.40ha) HELAA: BEX0173
- Adjacent Proposal Site: Land at High House Farm
- ♥ Play Space
- ♥ Focal Green Space
- ♥ Community Hub
- Vehicular Gateway
- Emergency Access
- Pedestrian Gateway
- Landscape Corridors
- Proposed Residential Parcel
- Existing PRoWs
- ⋯ Proposed Recreational Routes
- Vehicular Movement
- ★ Landscaped gateway and barn shelter

Our Vision

**Highwoods SSSI**

**Kiln Wood**

## Conclusion

### Benefits of the proposal

This document has set out a Vision for the development of the land east of Summerleas, as a logical phased extension to the proposals submitted for the adjacent High House Farm site.

The Site has been analysed through technical investigations, site visits and desktop study to understand its constraints and opportunities and to realise the potential of the Site in delivering a sustainable residential led development.

The illustrative masterplan presents one way in which the Site could be delivered. Proposals respect and enhance the existing natural features of the Site, creating new homes set within mature and varied landscape.

- Bexhill-on-Sea is a sustainable location and should make a contribution towards meeting future housing needs;
- Land east of Summerleas avoids more sensitive areas around the District, including the High Weald National Landscape, and is well related to existing development, the favoured High House Farm land, and already allocated development sites, rounding off the settlement boundary;
- The land is free of significant constraints and suitable for development of around 75 dwellings;
- The proposals can accommodate attractive open spaces and habitat creation to deliver 10% biodiversity net gain; and
- A masterplan has been prepared to show how an attractive residential area could be delivered, with space for recreation and with strong accessibility links to existing services within the settlement.

The Site at High House Farm can deliver the following benefits:



Approximately 75 new, high quality family homes with a range of sizes, types and tenures.



Children's natural play space, promoting outdoor activity and cognitive learning.



New footpaths within the Site, connecting to the existing context.



Enhanced boundary planting, woodland buffers and creation of meaningful open, green spaces.



Enhanced biodiversity features to provide new habitats and protect existing features.



Contributions to local community improvements.





**RURBAN ESTATES**