

Rother District Council  
Planning Policy Department  
Town Hall  
London Road  
Bexhill-on-Sea  
TN39 3JX

June 2024

**Rother Draft Local Plan Regulation 18 Consultation  
Support for Site BEX0160 - Land east of Fantails, Sandhurst Lane, Bexhill**

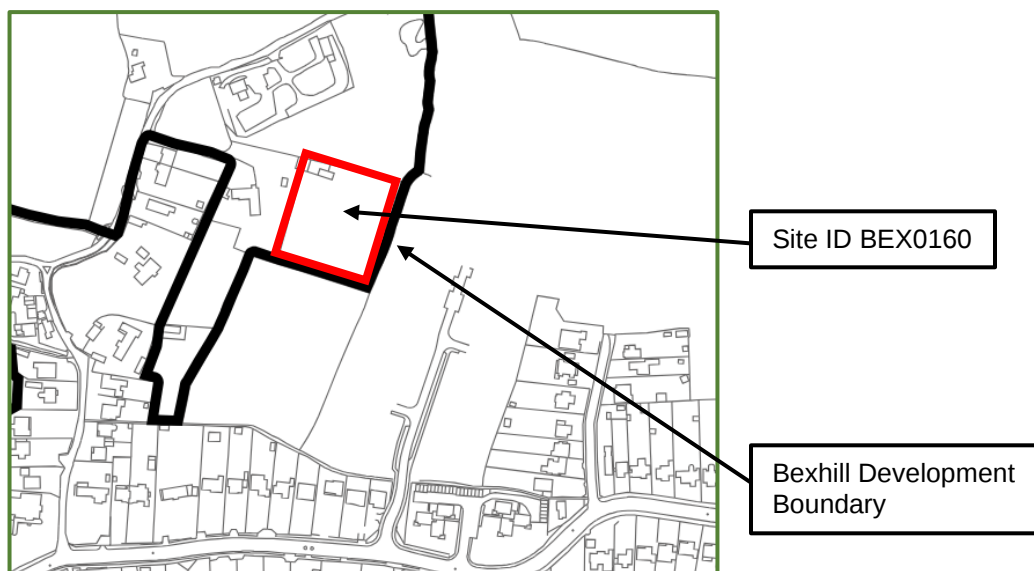
**1) Introduction**

- 1.1 This representation supports a site which has been identified by the Rother District Council as a potential housing allocation with the draft Rother Local Plan (2020 – 2040). The site is known as ‘Land east of Fantails, Sandhurst Lane, Bexhill’. It has been assessed within the Council’s Housing and Economic Land Availability Assessment (April 2023) as being potentially suitable for up to 15 dwellings (site ID BEX0160), known as ‘The Site’ throughout this document. The map of Bexhill West and the Site Assessment Sheet for site ID BEX0160 is reproduced in **Appendix 1**.
- 1.2 The following section sets out the grounds for this site to be allocated for development.

**2) Grounds of the site being allocated for housing development**

- 2.1 The site immediately adjoins the adopted Bexhill Development Boundary on two sides (Rother Development and Site Allocations Local Plan), as illustrated below;

**Extract from Bexhill Inset Map 1a**



- 2.2 As such, the site lies immediately adjacent to the built-up confines of the main service centre in Rother District. Therefore, it is a sustainable location in the context of the wider District. This is also one of the few locations within the District that lies outside of the High Weald National Landscape, which washes over 83% of the District.
- 2.3 The site is well contained by existing trees and vegetation on the northern and western boundaries. To the east of the site is Rosewood Park, which is a relatively large residential development that has been constructed in recent years.



- 2.4 To the south of the site is a site known as Land at Brooklands Road and has been the subject of a recent planning permission (no. RR/2022/3018/P) in March 2024 for the 'construction of a new 3 storey medical centre with associated landscaping, parking and cycle parking. Proposals also include the construction of 3 light industrial buildings offering flexible business space and a new site entrance from Brooklands Road.' The relationship between the two sites is shown below.



Extract from site location plan  
drawing no. 1000 P1 by rhp



Extract from site layout  
plan drawing no. 1200 P4  
by rhp – See **Appendix 2**

- 2.5 The landowner undertook a pre-application consultation with the Planning Authority in 2023, based on a scheme for the erection of 15 dwellings. As part of the scheme, access would be required from the Brooklands Road site to the south (see Section 3 below for more information). The pre-application scheme is reproduced below and in **Appendix 3**.



- 2.6 The Council's pre-application response advised that;

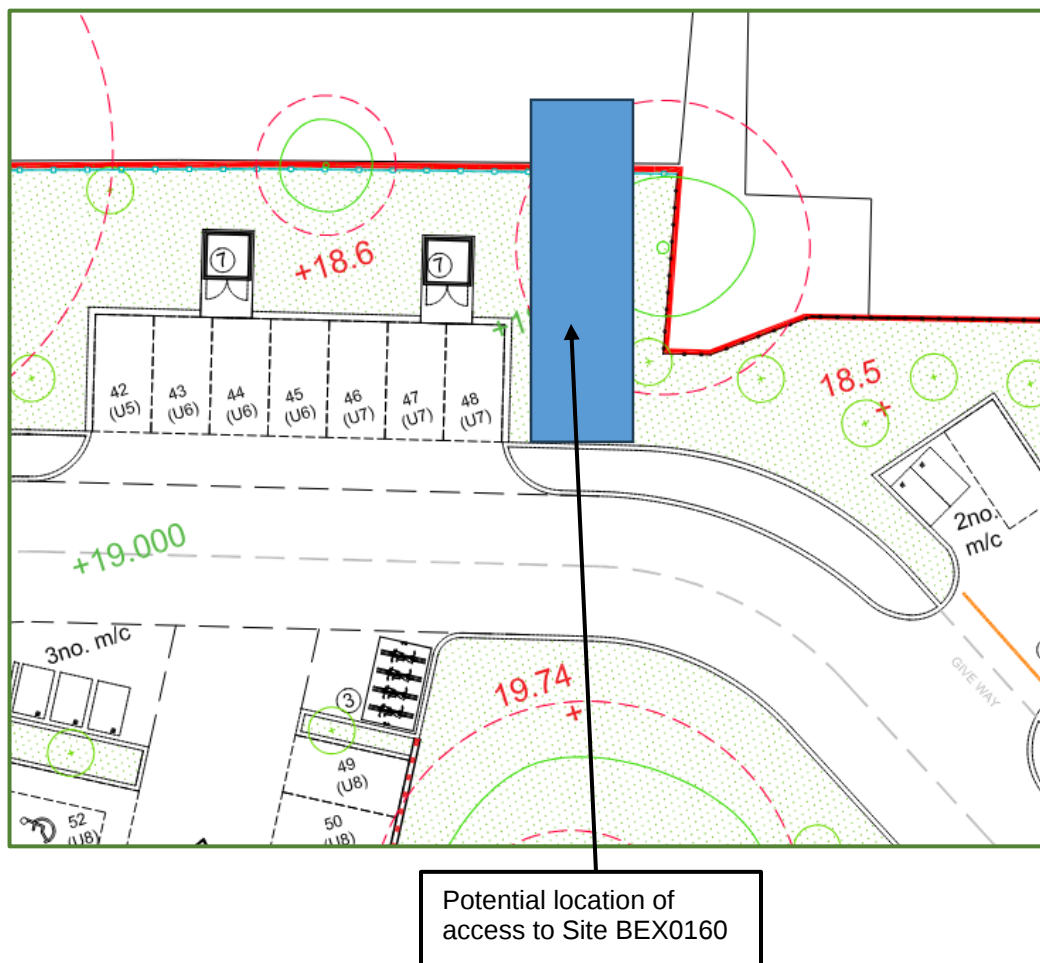
*The site is outside of but adjacent to the development boundary of Bexhill. Providing 15 dwellings on the site would boost the supply of housing for the district which is likely to outweigh any conflict with our outdated spatial policies which seek to locate housing within defined settlement boundaries.*

*Overall, providing dwellings on this site appears logical and is unlikely to have any wider landscape impacts, subject to more detailed consideration of the layout and design, together with securing any necessary mitigation measures, such as soft landscaping, via planning conditions.*

**3) Access to the site**

- 3.1 Access to the site would need to be via the Brooklands Road site to the south, which is owned by Rother District Council. The landowner is in direct correspondence with the Council's Estates Department to reach agreement to allow site access from this adjoining site.
- 3.2 This would require an amendment to planning permission no. RR/2022/3018/P, in order to provide access from the northern side of the approved estate road.

**Extract from site layout plan drawing no. 1200 P4 by rhp**

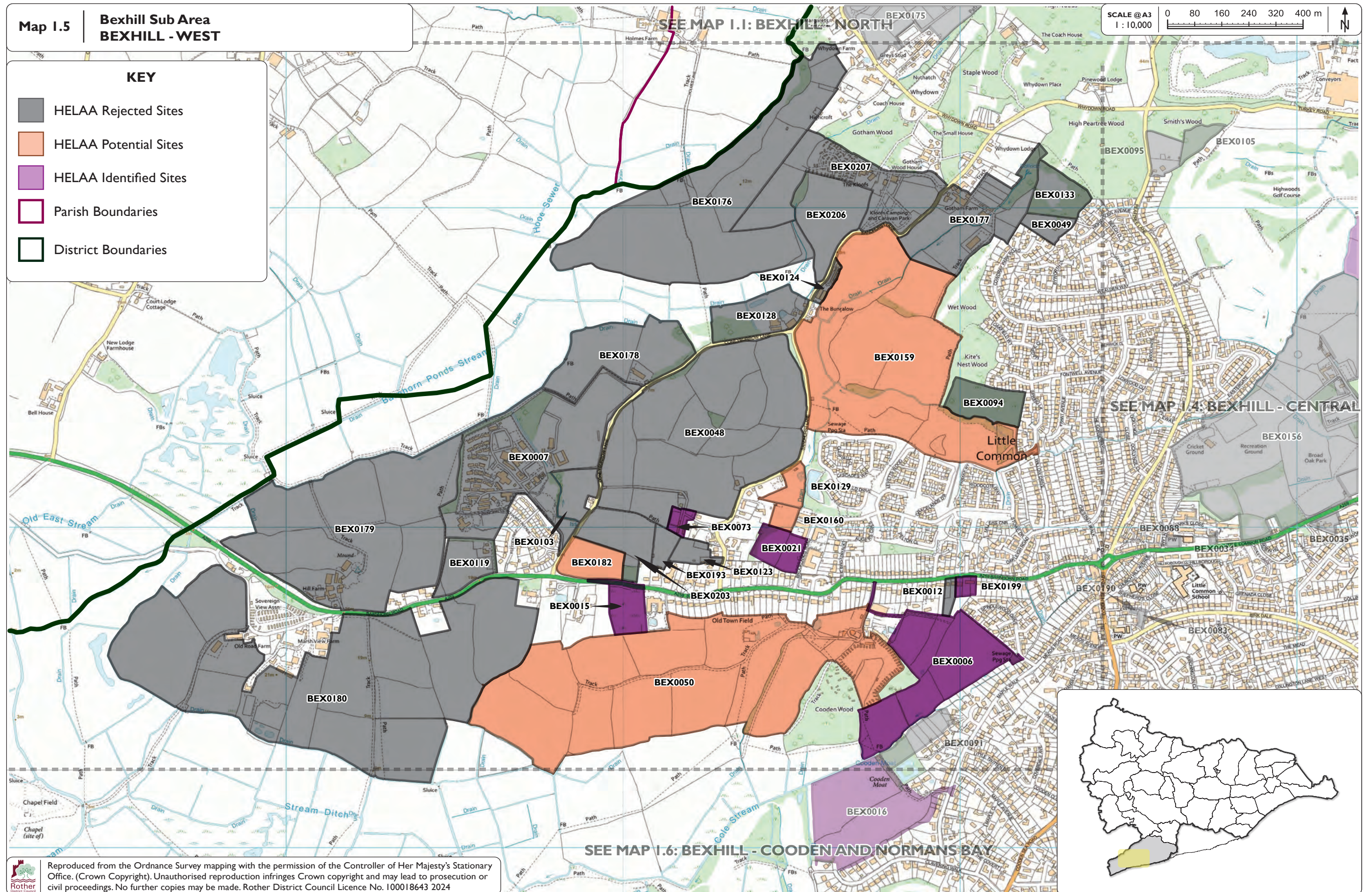


- 3.3 It is considered that access can be provided without materially impacting the approved scheme under permission no. RR/2022/3018/P.

**4) Summary**

- 4.1 In summary, the site lies within a sustainable location immediately adjoining the Bexhill Development Boundary and two sites containing existing and approved major development. It is a flat, rectangular site with natural boundary features that could be largely retained as part of a development scheme, demonstrated on the previous page. The recent pre-application consultation response confirmed that the principle of redeveloping the site to create up to 15 dwellings could be supported.
- 4.2 The landowner is in active discussions with Rother District Council's Estates Department to secure access from the adjoining site to the south. This is considered to be achievable subject to an application being submitted and approved.
- 4.3 Overall, for the reasons stated this site should be taken forward as a draft site allocation for up to 15 dwellings at the draft Local Plan Regulation 19 stage.





| Site ID | Site Address                                        | Site size (hectares) | Site Identification  | Summary of Environmental Constraints                                                                                                | Site Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Availability          | Estimated Development Potential | Anticipated Timescale for Development |
|---------|-----------------------------------------------------|----------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------|---------------------------------------|
| BEX0160 | Land east of Fantails, Sandhurst Lane, Bexhill      | 0.54                 | Council search       | Contains protected trees. Within the Pevensey Levels Hydrological Catchment. Adjacent to areas at risk from Surface Water Flooding. | This is a small paddock area at the rear of a residential property fronting Sandhurst Lane. It is just west of the newly constructed residential development site at Rosewood Park, and lies just north of a currently undeveloped site with planning permission for a medical centre and employment uses (BEX0021). Given its proximity to existing and potential development and its enclosed nature, it is potentially suitable for residential development, subject to an access being achieved via BEX0021. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Potentially available | Residential: 15 dwellings       | Unknown                               |
| BEX0182 | Land at Barnhorn Road and Coneyburrow Lane, Bexhill | 2.00                 | Planning application | Within the Pevensey Levels Hydrological Catchment Area. Contains a Public Right of Way.                                             | The site comprises a field north of Barnhorn Road. Together with the adjoining field to the north, it has been subject to two recently refused outline planning applications for residential development, which have attracted objections from consultees including Natural England (in respect of the potential impacts on nearby designated sites) and National Highways (in respect of the potential impact on the A259 trunk road). The site also appears to comprise Grade 2 agricultural land (very good quality), although given its small size its loss may not be an over-riding constraint. Other key considerations are the effect of development on the landscape, and the sustainability of the location. The character of the site is rural and it represents a physical and visual break between the ribbon development to the east and the nucleated development at Northeye to the west, and this character should be retained as far as possible. The adjoining field to the north (BEX0203), previously included in the refused planning applications, is sensitive in views from the wider countryside. It may be that in landscape terms, a limited development could be accommodated in this southern field only. The location of the site is not ideal from an accessibility perspective due to the distance to facilities, however, there is a bus service and footways alongside the A259. The site could potentially be suitable for limited development as part of a strategic, mixed-use, sustainable development in the west of Bexhill, subject to the satisfactory resolution of the constraints. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required. | Potentially available | Residential: 25 dwellings       | Unknown                               |





The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions

#### Notes

This drawing is for planning use only, with scaling from the drawing permitted for these purposes only.  
Trees/ soft landscaping shown for indicative purposes only. Refer to Landscape Architect and Arboriculture Specialist Information.

#### LEGEND:

- Planning application boundary
- Existing Trees (refer to arboriculture specialist & Landscape Architect information)
- Existing Trees proposed to be removed (refer to arboriculture specialist & Landscape Architect information)
- Tree root protection areas (refer to arboriculture specialist & Landscape Architect information)
- Denotes approx location of proposed tree, for confirmation of proposed tree planting refer to Landscape Architect information
- Denotes soft landscaping for further details refer to Landscape Architect's design information
- Car parking space 2500 x 5000mm
- Car parking space - drop-off bay 2500 x 5000mm
- Large parking space (LWB Transit - 3.5t unloaded) 3500 x 7500mm
- Refuse collection space (Light Industrial)
- Building entry/exit door
- Loading door
- External Plant provision (Light Industrial)
- Vehicle Impact Bollard
- Existing ground levels (retained)
- Approximate proposed levels
- Denotes acoustic screen (2m high)
- Denotes location of existing and proposed fences & boundary treatments refer to Landscape Architect's design information for further details
- Indicative retaining wall line
- 3no. cycle hoops (6 spaces)
- Cycle shelter & 5no. cycle hoops (10 spaces)
- Cycle shelter & 4no. cycle hoops (8 spaces)
- Refuse & recycling store (Medical Centre)
- Vehicle Barrier
- New Electric Sub-station
- New Electric Kiosk
- Maintenance Access Gate

P4 21-12-2022 Planning Issue SR MB

P3 14-12-2022 Planning Issue SR MB

P2 13-12-2022 Planning Issue SR MB

P1 12-12-2022 Coordination Issue SR MB

P0 06-12-2022 Stage 3 Issue MB NH

Rev Date + notes Drwn Chkd

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Project  
Barnhorn Green Health and Employment Scheme

Drawing  
Proposed Site Plan

Project originator volume level type role number revision  
BGHES-RHP-PT-XX-DR-A-1200 P4

Scale(s) @ A1 RHP Project Drwn Chkd  
1:250 P0991 MB NH

Status Planning Suitability  
S2



**GENERAL NOTES**

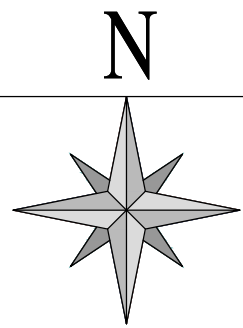
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS - PLEASE REPORT ERRORS OR OMISSIONS TO THE ARCHITECT.

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**LEGEND**

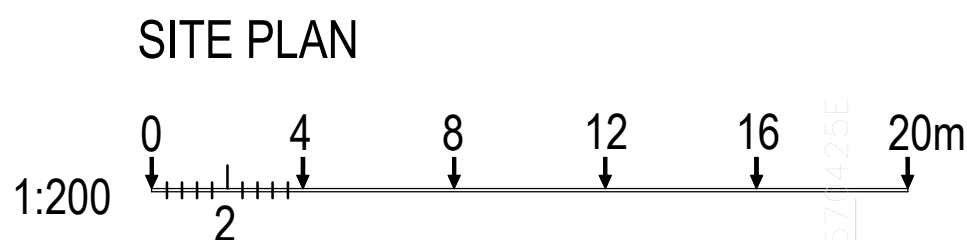
- LAWN
- ROAD
- FOOTWAY
- PERMEABLE PAVING
- NEW HEDGING
- PATIO
- NEW PLANTING
- NEW HEDGING
- BCP (BIN COLLECTION POINT)
- CYCLE STORE
- REFUSE + RECYCLING STORAGE PLOT

**ACCOMMODATION SCHEDULE**

PLOTS 1 - 6 = 3 BED TERRACE  
PLOTS 7 - 10 = 2 BED SEMI-DETACHED  
PLOT 11 = 3 BED SEMI-DETACHED  
PLOTS 12 - 13 = 1 BED FLAT  
PLOTS 14 - 15 = 3 BED SEMI-DETACHED

**Key:**

- Root protection area for category A\* tree
- Root protection area for category B\* tree
- Root protection area for category C\* tree



|   |                     |    |          |
|---|---------------------|----|----------|
| F | PLANNING AMENDMENTS | MD | 20.04.23 |
| E | LAYOUT UPDATED      | SG | 07.07.22 |
| D |                     | BY | DATE     |
| C |                     |    |          |
| B |                     |    |          |
| A |                     |    |          |

**PUMPHOUSE DESIGNS**

Architectural & Interior Design Consultants

01424 871120 info@pumphousedesigns.co.uk

CLIENT: Mr & Mrs A Bullen

PROJECT: LAND AT FANTAILS SANDHURST LANE BEXHILL - ON - SEA

DRAWING: PROPOSED DEVELOPMENT - SITE PLAN

|             |          |            |
|-------------|----------|------------|
| FIRST ISSUE | DRAWN BY | SCALE @ A1 |
| 06.06.22    | MD       | 1:200      |

DRAWING NO. 7314 / 1 / B