



IN ASSOCIATION WITH



**Rother Draft Local Plan 2025 – 2042**

**Response to the Regulation 18 Consultation: Development Strategy and Site Allocations**

**Site known as BR1, land west of the A28, Northiam Road, Broad Oak**

**On behalf of Cantium Land and Development Ltd.**

**Prepared by: Bloomfields Chartered Town Planners**

## 1. Introduction

- 1.1. We write on behalf of our client, Cantium Land and Development Ltd, in relation to the Rother Draft Local Plan 2025–2042 Regulation 18 Consultation: Development Strategy and Site Allocations. Our client has a formal interest in land located to the west of the A28, Northiam Road, Broad Oak, and is the applicant for the outline planning application (reference RR/2025/581/P). This live application seeks outline permission for the development of 29 dwellings (Use Class C3), with access and layout to be determined and all other matters reserved. Our client has engaged proactively with Rother District Council to bring forward a scheme that would make effective use of a suitable and deliverable site, providing 29 homes that would make a positive contribution towards meeting the District’s identified housing needs.
- 1.2. This representation supports the inclusion of the site known as ‘BR1 land west of A28, Northiam Road’ within the Draft Local Plan 2025 – 2042, which has been allocated as a site suitable for residential development with a capacity of 29 dwellings. This site has been included under site reference BR1.
- 1.3. In summary, full support for the inclusion of the housing allocation BR1 in the future Rother District Council Local Plan is provided by this representation.

## 2. Response to the Regulation 18 consultation: development strategy and site allocations.

- 2.1. We welcome that the Council has continued to identify that sensitive levels of growth can be delivered in the cluster of settlements that connect to Rye, including at Broad Oak. Furthermore, that Broad Oak can accommodate further growth than that originally envisaged within the Rother Local Plan 2020 – 2040 Draft (Regulation 18) Version.

- 2.2. In identifying site BR1, it is welcomed that the Council has recognised that the larger site area allocated for 40 dwellings and allotments through the Development and Site Allocations Local Plan (Policy BRO1) has experienced challenges in being delivered in full, despite its allocation for housing. This is primarily due to the eastern part of the existing allocation being in multiple ownerships and including existing dwellings and residential garden land that contains protected trees. As a result, this parcel of land has been removed from the revised allocation in order to support the deliverability of the remaining larger western field.
- 2.3. Turning to access, the planning application for the site subject to the new allocation has established, with the support of East Sussex County Council Highways, that access can be provided via Tillingham View / Oakhill Drive rather than directly from the A28. Consequently, it is welcomed that the revised allocation recognises that the land to the east is not required to bring the development forward and that access can instead be achieved via Oakhill Drive, and this is set out within the wording of emerging Policy BR1.
- 2.4. It is welcomed that the Council recognise and accept that the revised allocation of site BR1, and the removal of the eastern section from the allocation, results in the loss of the area previously identified for allotments under Policy BRO1. Should there be a continued need for such provision within the Parish, the Council acknowledge that this facility may be more appropriately delivered at an alternative location, potentially included as part of the site identified under emerging Policy BR2.
- 2.5. It is acknowledged that requiring affordable housing within new developments enables the planning system to improve access to housing for households who cannot afford to buy or rent on the open market. However, in recognition of the economic challenges associated with bringing the site forward, Policy BR1 should allow flexibility to vary the level of affordable housing provision, where this is justified by a viability appraisal.
- 2.6. Moreover, the submission of the outline application (reference RR/2025/581/P) for the site subject to the new allocation clearly demonstrates that the site for housing is available now, deliverable, is a suitable location for development and is achievable with a realistic prospect that the housing will be delivered on site within the five years.

### **3. Conclusion**

- 3.1. We strongly support the Council's decision to continue to identify this site and allocate it for housing in the New Local Plan 2025-2042. The site subject to this representation would contribute positively to the requirement to meet the needs for housing within the District, making effective use of an available site, located within a sustainable location with good access to public transport, local services and facilities. We therefore agree the principle of housing development on this site should continue to be considered to be acceptable and the allocation of this site as such, should be carried forward into the new Local Plan.