

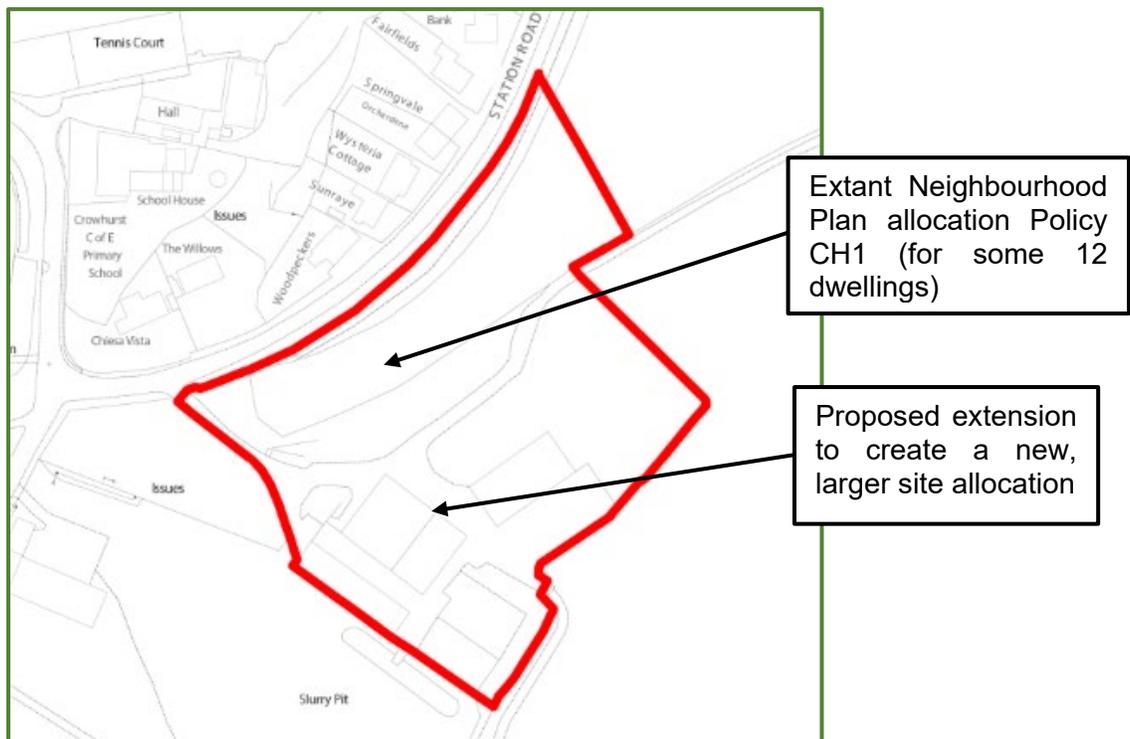
Rother District Council
Planning Policy Department
Town Hall
London Road
Bexhill-on-Sea
TN39 3JX

March 2026

**Rother Draft Local Plan Regulation 18b Consultation
Draft Policy CR1 - Land at Station Road and Forewood Lane, Crowhurst**

1) Introduction

- 1.1 This Representations Statement is in support of a site which has a draft housing allocation under Policy CR1 of the draft Rother Local Plan. The site is known as Land at Station Road and Forewood Lane, Crowhurst and is referred to as 'The Site' throughout this document.
- 1.2 The draft allocation boundary is shown below, taken from the draft Plan. It lies on the south eastern side of Station Road in the most sustainable part of the village, within short walking distance of Crowhurst Church of England Primary School and Village Hall, The Plough Inn and Crowhurst Train Station.
- 1.3 The northern part of The Site is already allocated for some 12 dwellings under Policy CH1 of the Crowhurst Neighbourhood Plan. The intention is to extend the allocation boundary to increase housing delivery. The southern part of the site is occupied by several large agricultural buildings and is a clear candidate for additional housing.



3D satellite view of the site looking north © Google Earth



1.4 The supporting text for the draft allocation Policy CR1 is as follows:

This site is in the centre of Crowhurst. Part of it is an extant Neighbourhood Plan allocation (site CH1) carried forward from the Crowhurst Neighbourhood Plan (reviewed 2025) and is still expected to come forward. The site is currently allocated for 12 dwellings though this Local Plan allocation seeks to increase the capacity, to ensure effective use of land, in line with the density policies within the Local Plan. The southern part of the site is newly identified and forms a logical extension to the original allocation.

The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies. The southern part of the site is within the Strategic Gap, although given the current agricultural units on the site there is a form of built development currently present. The long brick barn within the site is a prominent feature in the local landscape, enhancing the rural character of the area, and for these reasons and to minimise the landscape impact of additional development in the Strategic Gap the policy requires its retention and conversion as part of the development of the site. The policy also outlines that the open space should be in the southern part of the site to maintain a separation to the wider Strategic Gap. To the south and west of the site are areas of land within Flood Zones 2 and 3 as well as areas at risk of surface water flooding and therefore Sustainable Drainage features will be required on site to not increase the risk of nearby flooding. There are also two listed buildings nearby to the site, the Grade I listed “Parish Church of St George” and the Grade II listed “Ruins of the Old Manor House” which is also a Scheduled Monument, and their settings will need to be protected. A comprehensive scheme across the whole site (including access and the provision of affordable housing and smaller dwellings) should be provided for, in the event the two parcels of land come forward separately.

- 1.5 The draft Policy criteria is outlined below.
1. *Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;*
 2. *Include 40% of the housing to be either one or two bedroom homes proportionately allocated across the market and affordable tenures in accordance with the Neighbourhood Plan;*
 3. *Incorporate the retention and conversion of the long brick barn in the southern part of the site;*
 4. *Allow for a comprehensive scheme to be developed across the whole site in the event the parcels of land come forward separately in accordance with Policy DEV2 of the Rother Local Plan;*
 5. *Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the southern half of the site;*
 6. *Include a vehicular access from Station Road to the satisfaction of the Highway Authority;*
 7. *Include appropriate pedestrian infrastructure inside and outside the site to link to footways on the southern side of Forewood Lane;*
 8. *Include pedestrian access onto the Public Right of Way (Crowhurst 8a) that is within the northern part of the site;*
 9. *Retain and enhance the existing trees and hedgerows on the boundaries and within the site;*
 10. *Include Sustainable Drainage features in accordance with Policy ENV2 of the Rother Local Plan;*
 11. *Be designed to protect the settings of the Grade I listed “Parish Church of St George” and the Grade II listed “Ruins of the Old Manor House”, which is also a Scheduled Monument;*
 12. *Include any necessary off-site highway works necessary to make the development acceptable;*
 13. *Be in compliance with policies within the Crowhurst Neighbourhood Plan and Design Guide.*

2) The proposed scheme

- 2.1 The future Applicant has already had extensive correspondence with the Parish Council. This includes a meeting at Crowhurst Village Hall in October 2025, which was attended by the Applicant and design team, Parish Councillors and Rother District Council's Housing Officer.
- 2.2 The meeting and accompanying designs were based on the current Neighbourhood Plan allocation at the northern part of the site. The Parish Council subsequently provided written feedback. The site layout plan has been revised since the meeting to accommodate comments and suggestions made in the feedback.
- 2.3 The latest plan and supporting information have been submitted with these representations. These include the following:
- Illustrative Site Layout Plan – Drawing no. SL01 P2
 - Concept plan and Design Rationale – Drawing no. CP-01 P1
 - Landscape Plan – Drawing no. RCo608 / Prelim-01
 - Accommodation Schedule
- 2.4 As the additional land within this proposed allocation is within the same ownership, there are no land ownership issues preventing a comprehensive developing being delivered. At this stage, the illustrative site plan shows the proposed development at the northern part of the site and how the southern part of the site would be accessed as part of a comprehensive scheme.
- 2.5 The proposal seeks to reuse the existing vehicular access at the north western corner of the site. This currently serves the farm buildings and land and offers good visibility onto Station Road in both directions. Station Road is an unadopted road, with the closest adopted road being Forewood Lane to the north east.
- 2.6 The road will lead south east into the site. The land to the west of the access road will be retained as a community open space. It will also include a new pond which will have a dual purpose as a SuDS feature and biodiversity enhancement initiative.
- 2.7 The access road will continue east into the northern part of the site. The plan also shows the existing access road to the current farm buildings. This track will be improved as required to accommodate the additional dwellings on the southern part of The Site.
- 2.8 The site layout for the northern part of the site shows a range of housing types and designs, with 20 units being provided on this part of the site. This unit breakdown is listed below. This breakdown would be extrapolated for a comprehensive development across the whole site.
- 1 Bedroom – 2 Units
 - 2 Bedroom – 6 Units
 - 3 Bedroom – 7 Units
 - 4 Bedroom – 5 Units

- 2.9 There would be 8no. affordable housing units. Plots 12 – 16 would be affordable rent, comprising 2no. 1 bedroom and 3no. 2 bedroom units. Plots 3, 17 and 18 would be shared ownership which would all have three bedrooms. This mix has followed detailed discussions with the Rother District Council Housing Officer. Again, this would be extrapolated across a comprehensive development of the whole site.
- 2.10 The units will have a high-quality design with traditional vernacular, taking positive architectural cues from across the village while incorporating design features promoted by the High Weald Housing Design Guide. This is illustrated on the Concept Plan and Design Rationale drawing submitted with these representations.
- 2.11 There will be extensive landscape planting across the site, including native tree and hedgerow planting across the street frontage with all plot gardens being separated by hedgerows as opposed to close-boarded fencing. New tree belts and landscape buffers will also be created on the community land and to the east of the site.
- 2.12 As outlined on the next four pages, the land on the northern part of the site can comfortably accommodate 20 dwellings. Therefore, it is considered that a larger site allocation than 25 dwellings should be considered for this allocation policy.



SITE LEGEND:

-  Application Boundary
-  Fence Line
-  Affordable Housing- Affordable Rent
-  Affordable Housing- Shared Ownership
-  Visitor Parking Space
-  Proposed Tree
-  Hedge
-  Turning space for Fire Service Vehicles



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Rev	Description	Date	Au	Ch
P1	First Issue	05.03.26	DJE	
P2	Mix amended at client's request. 1-bed and 2-bed units adjusted to comply with NDSS size requirements	09.03.26	DJE	

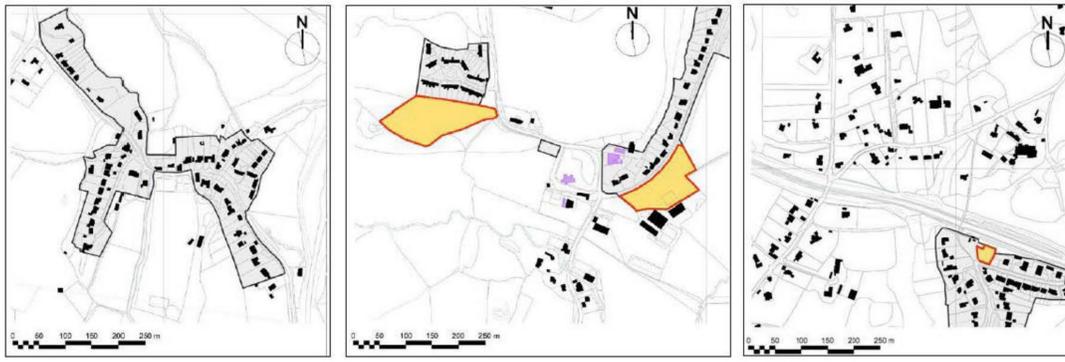
Rev	Description	Date	Au	Ch

Project **CROWHURST, ROTHER**

Drawing **Site Layout**

Client	Cantium Land	Date	05.03.26
Job no.	CANT250625	Rev.	P2
Dwg no.	SL01	Scale	1:500 at A1
Author	DJE	Checked	
Status	PRELIMINARY	Office	Romsey
Client ref.			





NORTH CENTRAL SOUTH

The central character area of Crowhurst is characterised by the detached dwellings along Station Road, set back from pavement to varying depths of frontage and predominantly built within the 20th Century.

Also, within the central area but just south of Fore Wood is the council-built mid-20th Century housing on Forewood Rise, clustered around large expanses of grass verge and a roundabout island. It clearly draws from traditional forms of rural architecture, as applied to short terraces and enlivened in places with gables and small, paned windows.



CROWHURST TRAIN STATION



MEDIEVAL MANOR HOUSE



RETAIN AND ENHANCE TREE BELT. SITE IS ALMOST NOT VISIBLE FROM STATION ROAD WHEN TREES AND FOLIAGE ARE GREEN.



KEY

- Site Boundary
- Site Entrance
- P.R.o.W
- Roof Oriented to Allow for Possible Solar Panel Locations
- Retained Trees
- Possible Views and Surveillance
- Station Road Built Form Flow with Setbacks
- Land Slopes North East to South West
- Sunpath
- Corner Units at Entrance



ST GEORGES CHURCH



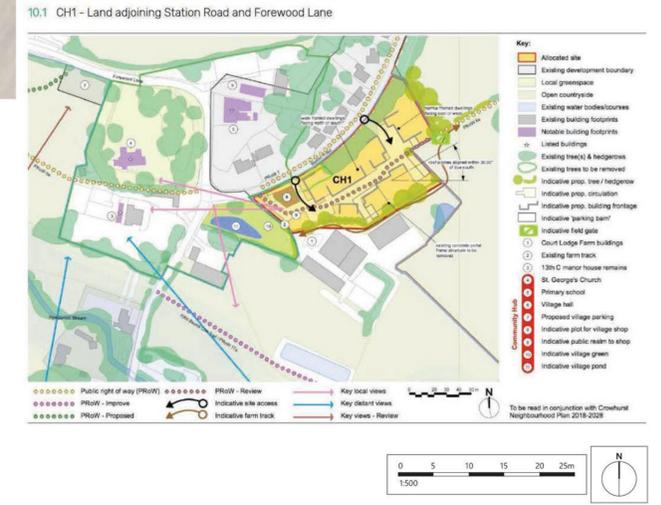
Above: New holiday lets at Park Farm, Crowhurst. The units are clustered around a courtyard in a manner reminiscent of a farmstead. Similar approaches in form and layout could be suitable for residential development. Image credit: Sonia Plato



Above: An example of a traditional roof form, Oast House on the Catsfield Road. Image credit: Deepar Green



CROWHURST CoE PRIMARY SCHOOL



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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	03.03.26	VL/PWS	-/-

Project	Crowhurst, Rother
Drawing	Concept Plan - 01
Client	Cantium Land
Job no.	CANT250625
Dwg no.	CP-01
Author	VL/PWS
Checked	-/-
Status	PRELIMINARY
Client ref.	-
Date	03.03.26
Rev.	P1
Scale	1:500@A1
Office	Romsey



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KEY

-  **Proposed Residential Dwellings**
Proposed residential dwellings - refer to Thrive Architects drawings and reports for further details.
-  **Existing Trees and Tree Groups to be Retained**
Existing trees / tree groups to be retained and protected within the proposed development scheme.
-  **Proposed Tree Planting**
Proposed large (>15m ht mature height / spread @ 30 yrs) tree specimens.
-  **Proposed Tree Planting**
Proposed medium (10-15m ht mature height / spread @ 30 yrs) tree specimens.
-  **Proposed Tree Planting**
Proposed small (< 10m ht mature height / spread @ 30 yrs) tree specimens.
-  **Proposed Mixed, Native Species Hedgerow Planting**
Proposed mixed, native species hedgerow shrub planting to be 2 no. staggered rows @ 300 - 400mm apart, shrubs to be spaced @ 400mm centres.
-  **Proposed Understorey Shrub Planting Areas**
Proposed native species shrub specimens to be 60-90cm height and to be planted in random groups of 3-5 of the same species.
-  **Proposed Species Rich Grass and Wildflower**
Proposed native species grass & wildflower seeded areas.



REV	DESCRIPTION	DATE	INITIALS
01	Layout updated for pre-app	11-03-26	AR

Ramsay & Co
Landscape Architecture

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Project Title:
Land East of Station Road, Crowhurst

Drawing Title:
Landscape Layout
Preliminary

Scale:
1:250@A1

Drawn:
AR

Date:
09-03-26

Drawing Number:
RC0608 / Prelim-01

Revision:
01

CANT250625 Crowhurst, Rother

To be read in conjunction with drawing no. SL.01 P1

ACCOMMODATION SCHEDULE

OPEN MARKET						
HOUSE TYPE	BEDS / OCCUPANCY	GIA (SQM)	GIA (SQFT)	TOTAL NUMBER	TOTAL GIA (SQM)	TOTAL GIA (SQFT)
HT.2B.1	2B3P	77.3	862	2	154.6	1724
HT.2B.2 + Study	2B5P	106.7	1163	1	106.7	1163
HT.3B	3B6P	123.6	1330	4	494.4	5322
HT.4B.1	4B8P	153.1	1648	5	765.5	8240
OPEN MARKET TOTALS				12	1521.2	16448
NET DEVELOPABLE AREAS (ACRES)						1.088
COVERAGE SQFT/ACRE						15118

Plots Parking

10 & 11 2No. Spaces each
 2 2No. Spaces, 1 in car barn
 5, 6, 9, & 19 Garage with 2No. Spaces in front
 1, 4, 7, 8 & 20 2No. Spaces & double car barn (Plot 8 has single CP)

* AFFORDABLE RENT						
HOUSE TYPE	BEDS / OCCUPANCY	GIA (SQM)	GIA (SQFT)	TOTAL NUMBER	TOTAL GIA (SQM)	TOTAL GIA (SQFT)
HT.1B.Aff	1B2P	55.5	630	2	111.0	1260
HT.2B.Aff	2B4P	83.7	858	3	251.1	2574
AFFORDABLE RENT TOTALS				5	362.1	3834
NET DEVELOPABLE AREAS (ACRES)						0.218
COVERAGE SQFT/ACRE						17587

15 & 16 1No. Space each
 12, 13 & 14 2No. Spaces each

* SHARED OWNERSHIP						
HOUSE TYPE	BEDS / OCCUPANCY	GIA (SQM)	GIA (SQFT)	TOTAL NUMBER	TOTAL GIA (SQM)	TOTAL GIA (SQFT)
HT.3B.Aff.1	3B5P	93.6	1007	2	187.2	2014
HT.3B.Aff.2	3B5P	106.7	1162	1	106.7	1162
SHARED OWNERSHIP TOTALS				3	293.9	3176
NET DEVELOPABLE AREAS (ACRES)						0.199
COVERAGE SQFT/ACRE						15960

17 & 18 2no. Spaces each
 3 2No. Spaces, 1 in car barn

AFFORDABLE HOUSING TOTALS			40.0%	8	656.0	7010
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SITE TOTALS				20	2177.2	23458
TOTAL NET DEVELOPABLE AREA (ACRES)						1.5
TOTAL COVERAGE SQFT/ACRE						15587

TOTAL NET DEVELOPABLE AREA (HA)						0.61
NET DENSITY (DWELLINGS PER HECTARE)						33

Total dwelling	20		P	A	SO	FH	Other	Total	Percentage
Total Private	12	60.0%	1B	0	2	0	0	2	10.00%
Total Affordable	8	40.0%	2B	3	3	0	0	6	30.00%
Total Aff'blr Rent	5	62.5%	3B	4	0	3	0	7	35.00%
Total Shared O'ship	3	37.5%	4B	5	0	0	0	5	25.00%
Total First Homes	0	0.0%	5B	0	0	0	0	0	0.00%
Total Other	0	0.0%	Tot.	12	5	3	0	20	100.00%

Revision	Description	Date	Au	Ch
P1	First Issue	05.03.2026	DJE	MG

3) Grounds for the extended site to be allocated

3.1 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 progression.

3.2 The proposed scheme has been examined against the draft Policy criteria. Responses are provided in red beneath each point.

1. *Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan;*

The illustrative site plan for the northern part of the site shows 8 dwellings which would be allocated as affordable housing, amounting to 40% of the scheme. This will be increased proportionately across the whole site when an application is made.

Following discussions with the Council's Housing Officer there will be a breakdown of 62.5% being Affordable Rent units and 37.5% being Shared Ownership properties. The Affordable Rent units will comprise 1 and 2 bedroom dwellings and the Shared Ownership would be 3 bedroom dwellings. This will be extrapolated across the additional houses land as part of the future planning application.

2. *Include 40% of the housing to be either one or two bedroom homes proportionately allocated across the market and affordable tenures in accordance with the Neighbourhood Plan;*

The accommodation schedule for the northern part of the scheme shows that there will be 8no. 1 and 2 bedroom dwellings, comprising 40% of that part of the scheme. Again, this will be proportionately increased across the northern part of the site when an application is made.

3. *Incorporate the retention and conversion of the long brick barn in the southern part of the site;*

This will be provided as part of the subsequent application.

4. *Allow for a comprehensive scheme to be developed across the whole site in the event the parcels of land come forward separately in accordance with Policy DEV2 of the Rother Local Plan;*

The site layout provided at this stage shows how the southern part of the site will be accessed. The land to the south has the same owner, so there are no land ownership issues that would prevent the whole site from being developed.

5. *Include a significant area of green infrastructure, to include public open space and biodiversity net gain, across the southern half of the site;*

This is shown on the western part of the site. A further area of public open space and biodiversity enhancement land will be provided on the southern part of the site. The

will also be extensive tree belts planted within the community land and to the east of the site.

10. *Include Sustainable Drainage features in accordance with Policy ENV2 of the Rother Local Plan;*

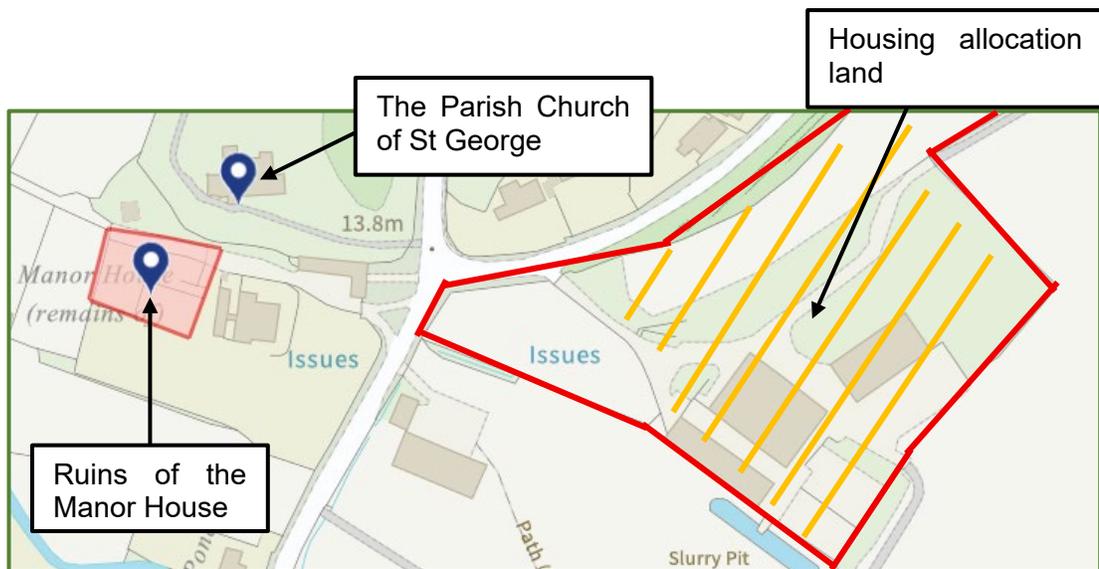
A SuDS pond will be provided on the community land. This will be informed by a detained drainage strategy.

11. *Be designed to protect the settings of the Grade I listed "Parish Church of St George" and the Grade II listed "Ruins of the Old Manor House", which is also a Scheduled Monument;*

The two heritage assets are located approximately 110 metres from the site entrance to the west and north west, as shown below. The housing allocation land is further away to the west and south west, as shown below.

Therefore, there is a considerable separation distance between the site and the heritage assets. Furthermore, there is limited intervisibility at ground level by virtue of intervening vegetation and buildings, especially for the houses at the northern part of the site. The dwellings at the southern part of the site are in the same location as the larger barn buildings, which would reduce the landscape change from this part of the site.

As shown on the proposed landscape plan, extensive landscape planting is proposed on the community land to the west of the site, which would create a further buffer between the site and the heritage assets.



12. *Include any necessary off-site highway works necessary to make the development acceptable;*

It is not considered that any physical off-site improvements would be required to support this development. However, the Applicant will engage with the Highway Authority regarding any proportionate financial contributions towards local highway improvements.

13. *Be in compliance with policies within the Crowhurst Neighbourhood Plan and Design Guide.*

As stated above, the promoter and design team have already met with representatives from Crowhurst Parish Council to present an initial site layout plan at the northern part of the site. The plan carefully considered both the Crowhurst Neighbourhood Plan and Design Guide and the High Weald Housing Design Guide. Following the meeting, some suggested changes were made by Council Members which have been incorporated into the revised scheme. The Applicant will be engaging further with the Parish and will shortly be undertaking a pre-application consultation with the Planning Authority to engage with the District Council's Design Officer.

- 3.3 Therefore, it is clear that a scheme on The Site can be designed to adhere to all policy criteria listed above, ensuring that the future submission would be fully compliant with draft Policy CR1.

i) Other matters

- 3.4 The Site is not impacted by any other planning constraints or designations, other than being within the High Weald National Landscape. This important landscape designation has already been considered in the design evolution to date and this will be continued at the application stage.

- 3.5 The Site is located entirely within Flood Zone 1. The western part of the community land is within an area at risk of surface water flooding, but no development is proposed on this part of the site other than the creation of a SuDS pond as part of a carefully designed drainage strategy. This has the potential to create a betterment on the existing, uncontrolled situation.

- 3.6 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).

- 3.7 Retained biodiversity enhancement land across the site will ensure that a significant biodiversity net gain can be achieved.

- 3.8 There are no dwellings within the immediate vicinity of the site which would be impacted by a future development.

4) Summary

- 4.1 Overall, it is considered that the Site is available, achievable and deliverable for housing development. The northern part of the site is already allocated for some 12 dwellings, but it has been demonstrated this part of the site can comfortably accommodate 20 dwellings. The southern part of the site is occupied by large agricultural buildings and when accounting for an additional area of public open space, it is considered that a larger allocation than 25 dwellings could be considered. The Site relates very well to the village and comprises the best candidate in the village for a larger housing development of this nature.
- 4.2 It has been demonstrated that a scheme can be designed to meet all policy criteria of draft Policy CR1 and there are no other planning policy or other considerations which would prevent the wider site from being allocated.
- 4.3 Therefore, for the reasons stated The Site should be taken forward as a draft site allocation at the next draft Local Plan stage.