

Rother Local Plan 2025–2042
Development Strategy and Site Allocations
Regulation 18 Consultation
January 2026

Response Form

8 week public consultation period: 26th January – 23rd March 2026

Rother District Council is inviting residents, businesses, and stakeholders to take part in a vital consultation on its emerging Local Plan.

The consultation period runs for eight weeks from Monday 26th January to 5:00pm on Monday 23rd March 2026.

The Draft Local Plan and all of its supporting evidence base documents can be found and commented on via the Council's website at www.rother.gov.uk/draftlocalplan2026.

The Council prefers to receive your consultation responses via our website.

You may also respond by email or post by filling this form and then sending it by email to draftlocalplan@rother.gov.uk or by post to Planning Policy, Rother District Council, Town Hall, Bexhill-on-Sea, TN39 3JX. Please note that submissions made via post will not receive confirmation that they have been received.

If you are using this form, please state which consultation question(s) you would like to respond to. These questions are found in the draft Local Plan. They also have been attached to the end of this form for your reference.

Personal Details – You must provide these details for us to accept your consultation response

	Please enter your details
Title	MR
First Name	GEOFFREY
Surname	AUSTIN
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Email address	

Agents Details or Other Details (if making a representation on behalf of the above consultee)

	Please enter your details
Title	
First Name	
Surname	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Email address	

Privacy Policy Statement

Rother District Council is committed to ensuring that your privacy is protected and will only use and store your personal data in line with the General Data Protection Regulation 2016 and the Data Protection Act 1998. We collect and use your personal data in order to provide services you have requested from us or to carry out our legal obligations to you. We will not disclose your personal data to any third parties, unless we need to do so to provide a service to you or we are legally required to do so. We may share your personal data with other Council departments in order to provide the service you have requested and to ensure that the information we hold about you is accurate and up to date. Our Privacy Policy sets out how we collect, use and securely hold your data and can be viewed on our privacy policy page at <https://www.rother.gov.uk/data-protection-and-foi/privacy-policy/>. If you want more information on how a particular Council service uses your personal data, please view the Privacy Notices at the bottom of the above privacy policy page.

Please be aware that any comments you submit cannot be treated in confidence as the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, requires copies of all representations to be made publicly available. The Council will publish names and representations on its website, but will not publish personal information, such as telephone numbers, emails or private addresses. By submitting a representation you are accordingly confirming that you agree to this and accept responsibility for your comments.

Please write your comments below. Please indicate in the left-hand column which question you are responding to. This will help ensure that your response is considered correctly. Please continue on a separate page or sheet of paper if necessary.

Question Number	Your Comments
Q7	SEE ATTACHED

QUESTION 47

Do you have any comments on the proposed site allocation in Peasmarsh, detailed in Policies PE1 to PE5

Comments:-

Conflict with the 2024 Peasmarsh Neighbourhood Development Plan 2021-28.

Referring to the 2024 Peasmarsh Neighbourhood Development Plan 2021-28, PE1 and PE3 are outside the Development Boundary for Peasmarsh. PE1 in the Development Plan is labelled for "Possible Longer Term" development but not short term as this application is implying. Also the Development Plan suggests it's suitable for 38 dwellings if combined with the old Football Ground, and not the 70 on the planning application. If this application is agreed it makes the Village Development Plans worthless, not only to Peasmarsh but to all other villages that have produced such plans and sets a precedent for developers to proceed ruining our rural areas with total disregard to the local occupants feelings.

PE1, PE2 and PE3 have previously had planning permission refused although PE2 is now registered as a Development area.

Road access

Both PE1 and PE2 have debatable access onto the A268. In 1971 a similar development was refused because of its access onto the A268. To quote:-

"The site abuts a principle traffic road (A268) and the additional stopping, standing and turning that the development would generate would cause interruption in the free flow of traffic and increase traffic difficulties and danger, the applicants do not control sufficient land to provide an access to modern estate road standards."

The traffic since then has increased dramatically and the safety risk very much higher.

Are the council and or Highways Authority likely to impose any parking and or vehicle movement restrictions, being that the entrance to the PE1 site is very close to the brow of the hill, especially prior to and during the demolition of the Garden House? Although this proposed entrance is just within the 30mph zone it is also within the No overtaking Zone so parking of heavy goods vehicles waiting to enter the site will have to wait up elsewhere causing more chaos and safety risks within the village.

When development is ongoing at all sites, what conditions are to be imposed to prevent mud and other debris being transferred onto the highway. Will there be vehicle wash down facilities?

High Water table

This particularly applies to PE1 and PE2 which are either side of my property. The geological soil structure means that there is a layer of clay not far below the surface preventing natural drainage through the soil in the event of rain and causing a high water table in the area. I can tell by the damp level and water ingress into an inspection pit that I have that the water table is less than a metre below the surface especially after heavy rain and I'm near the top of the hill. Despite the recent relatively dry summer with the recent deluge of rain the water table rose to within a metre of the ground surface. During the winter months this will rise even further. It is not unusual for there to be standing water over this land and the ground becomes so sodden that trees that survived

two hurricanes in the 1980s are now pulling up from there roots because the ground can no longer hold them firm.



AppleTree



Large Conifer

There are Land drains cross my property and I assume Oaklands originally draining into Pippins although the drainage pond in Pippins was filled in by a previous owner adding to the flooding problem of the site.

I need to be assured that any development of Oaklands will not increase the drainage problem to my land any further and that the developers will maintain if not improve a land drainage system.

Wild life

From what I witness on my own land there must be, rabbits, squirrels foxes, bats, [REDACTED] moles, hedgehogs, snakes and numerous types of birds that must also inhabit the land of Pippins and Oaklands, who's habitat will all be disturbed/destroyed if the developments goes ahead.

It also states in the refusal of 1971 and to quote again:-

“-it is intended that existing uses of the land should remain for the best part undisturbed and where, in the main, only development which is essential to meet the needs of agriculture should be permitted-”

Most people, like myself, chose to live in Peasmarsh to enjoy the peace and quiet of the country side. This is slowly being destroyed and will not be improved by the proposed development. If I wished to live on or near to an estate I would not have moved to Peasmarsh.

Infrastructure

If these developments go ahead with the 143 proposed new houses the village hasn't the inter structure to support them. The village infrastructure is already at breaking point. As mentioned in the 2024 Peasmarsh Neighbourhood Development Plan 2021-28 the drainage system is at full capacity and at the point of “bursting”, the mains electrical supply is fragile and we experience frequent loss of supply. The mains water supply is old and

fails leaving the area without water. Mobile phone and internet connections are poor and unreliable. Loading these even further will cause further problems.

With an increase of 143 dwellings, a large increase of children can be expected and the village school has not got the capacity to take this number. The school may possibly be forced to close the pre-school group to make way for these additional children. The pre school group is at capacity due to other groups being forced to close and the closing of the Peasmarch group would leave the immediate area without a pre-school facility.

Those that will occupy these properties, especially if they come from a more urban area, will expect a more regular public transport system than we have at present. We have a 2 hourly bus service and I am told that last Thursday one of the buses to Rye was cancelled leaving passengers unable to get to Rye Market and make their vital appointments. This will only encourage the use of environmental unfriendly private transport.

Peasmarch has doubled in size in the last 50 or so years with no improvement of the interstructure. In my time in the village I have seen the development of Farleys Way. The Old Hop gardens, Farm Gardens, Woodlands close and the restructure of the Malting plus a number of infill. Enough is enough further development will be of no benefit to the village. There is limited local work which only encourages travelling further afield for work for any new residents.

It is for these reasons that I object to these developments going ahead.

Mr G Austin


