

Land South of Church
Road, Catsfield

**Rother Regulation 18 Local
Plan Representation**

Reference: JB/DB/Q27578

March 2026



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CONTENTS

1	INTRODUCTION.....	3
1.1	PURPOSE OF STATEMENT	3
1.2	PLAN CONTEXT.....	3
2	RESPONSE TO QUESTIONS	5
	Q1 - Do you have any comments on the amended Rother Local Plan Strategic Spatial Objectives shown in Figure 1?.....	5
	Q2 - Do you have any comments on the Council’s proposed housing target for the Local Plan of 8,427 dwellings over the 17-year plan period, or 495 dwellings annually?	5
	Q12. Do you have any comments on the proposed Vision and development strategy for Battle and Surrounding Settlements, including the development figures shown in Figures 20 and 21? (Please note that comments on individual sites should not be made in response to this question, please see questions 36 to 41 instead).....	8
	Q38. Do you have any comments on the proposed site allocations in Catsfield, detailed in Policies CT1 to CT3? In your response, please state which site your comment relates to.	8
3	SUMMARY AND CONCLUSION	14
3.1	SUMMARY	14
3.2	CONCLUSION.....	14

APPENDICES

1. Indicative Plans

1 INTRODUCTION

1.1 PURPOSE OF STATEMENT

- 1.1.1 This representation has been prepared on behalf of BL Trading in response to Rother District Council's Regulation 18 consultation on the Draft Local Plan 2025-2042, which runs until 23rd March 2026.
- 1.1.2 Rother District Council ('RDC' or 'the Council') is preparing a new Local Plan to set out a strategy for development across the district for the period to 2042. Once adopted, the new Local Plan will update and replace Rother's Core Strategy (2014) and Development and Site Allocations (2019) Plans.
- 1.1.3 The consultation follows a previous Regulation 18 consultation on the draft Local Plan which took place in April 2024. The consultation sought views on the proposed development strategy, vision and objectives, along with policies on specific topic areas such as housing, economy, the environment, landscape, heritage, design and infrastructure. This Regulation 18 consultation now seeks views on the proposed site allocations which have been identified to deliver the updated spatial strategy and some area specific policies related to the options for strategic growth.
- 1.1.4 BL Trading ("the Landowner") owns land south of Church Road, Catsfield, which is proposed to be allocated for residential development under Policy CT3 of the Draft Local Plan 2025-2042.
- 1.1.5 These representations will show that the site is deliverable, available and situated in a location that naturally complements the existing built form of Catsfield. The inclusion of this site within the Draft Local Plan therefore represents a sound, evidence-led approach to sustainable development.
- 1.1.6 This representation focuses on the benefits of the proposed allocation and our client's commitment to delivering a high-quality residential development that respects the unique character of Catsfield.

1.2 PLAN CONTEXT

- 1.2.1 **Paragraph 15** states that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
- 1.2.2 **Paragraph 16** sets out that plans should:
- (a) be prepared with the objective of contributing to the achievement of sustainable development;
 - (b) be prepared positively in a way that is aspirational but deliverable;

- (c) be shaped by early, proportionate, and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- (d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- (e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- (f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in the NPPF where relevant).

1.2.3 **Paragraph 26** states that effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy.

1.2.4 In line with **Paragraph 36** for Plans to be found 'sound' final draft plans must be:

Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

Effective – deliverable over the Plan Period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

2 RESPONSE TO QUESTIONS

Q1 - Do you have any comments on the amended Rother Local Plan Strategic Spatial Objectives shown in Figure 1?

- 2.1.1 We have no specific comments to make on the amendments made; however, we note that Spatial Objective 4 recognises the need to respond to the housing crisis and help facilitate the delivery of housing to meet the needs to different groups. This will be achieved by maximising the potential opportunities for residential development in sustainable and deliverable locations. We strongly support this objective, and it is encouraging that the Council specifically acknowledge the housing situation as a crisis.
- 2.1.2 As outlined within the consultation document, there is a need to identify sufficient sites to deliver a minimum of 912 homes per year. This target is not an arbitrary Government top-down target and instead is based on the Government's standard methodology and directly corresponds to the district's established population, affordability, and future needs. Accordingly, creating a place where the range of housing needs are being met in full, and improved, should be clearly explained to be a **minimum requirement** – it is the way it is achieved that should be subject to more open questions to the public.
- 2.1.3 We would suggest some minor modification to Spatial Objective 4 to clarify that the plan is positively prepared and fully aligned with the provisions of the NPPF to make it clear that the plan as a minimum, seeks to meet the area's objectively assessed needs:
- "Respond to the housing crisis and help facilitate the delivery of housing to meet the needs of different groups in the community in full [...]"*
- 2.1.4 We are supportive of Spatial Objective 7 which seeks to focus growth in sustainable locations, or places that can be made sustainable through supporting infrastructure and community facilities.

Q2 - Do you have any comments on the Council's proposed housing target for the Local Plan of 8,427 dwellings over the 17-year plan period, or 495 dwellings annually?

- 2.1.5 The Council's housing supply components are consolidated in the table below. It is noted that the categories of supply have been revised since the 2024 consultation which make it clearer how sources of supply have been factored into the overall calculations. It is also noted that the number of homes identified as new and updated draft allocations has increased considerably since the April 2024 consultation, rising from 2,129 homes to 5,051 new homes. This brings the total housing figure for the Plan period accounting for all sources of supply to 8,427 homes over the 17-year Plan period, equating to a target of 495 homes annually.

SOURCE OF HOUSING SUPPLY	2026
Completions	To be included from 1 st April 2026
Committed Sites – Planning permissions (including resolutions to grant), permitted site allocations, permitted large windfall (non-allocated sites for 5 + dwellings), prior approval for 5 + dwellings, existing site allocations without planning consent	2,830
Windfall Sites - Small site allowance of 39 units annually, starting Year 4 of plan period	546
New / Updated Allocations – Existing site allocations without planning consent with revised capacity (residual figure), new site allocations without planning consent (as of 1 st April 2025).	5,051
Unmet need accommodated outside of Rother	0

- 2.1.6 This is recognised to be a considerable increase in potential housing supply when compared to the adopted Core Strategy figure (355 homes per year), which our client welcomes. However at the time of writing, the Government’s standard method figure for Rother sets a minimum target of 912 homes per annum, equating to a Plan period need of 15,504 homes. The Framework is clear that the standard method figure should be used to determine the minimum number of homes needed, along with any needs that cannot be met within neighbouring areas which should also be taken into account in establishing the amount of housing to be planned for.
- 2.1.7 In this regard, the Hastings & Rother Housing and Economic Development Needs Assessment (February 2024) identifies close ties with the neighbouring authorities of Wealden, Tunbridge Wells, Eastbourne and in particular, Hastings which is on the basis of comparatively strong links. They are concluded to form a self-contained housing and functional economic market area with Rother. All four neighbouring authorities are subject to significant constraints and have historically underdelivered on housing.
- 2.1.8 Notably, Hastings Borough Council is currently undertaking consultation on a new Local Plan Preferred Options Regulation 18 consultation which closes in April 2026. This consultation, following the undertaking of housing land availability evidence, indicates a new housing target of 3,141 to 3,373 homes for the Plan period based on land availability. By comparison, the standard method target equates to 12,546 homes.
- 2.1.9 Elsewhere, both the Eastbourne and Wealden Local Plans to 2042 are undergoing simultaneous Regulation 18 consultations within which the challenges associated with sustainably delivering 14,280 and 16,609 homes respectively are stated from the outset.
- 2.1.10 The Eastbourne Regulation 18 Plan proposes just 301 homes per year, compared to a target of 714 homes (approximately 42% of the standard method target), whilst the Wealden Regulation 18 Plan states that the Council does not currently

consider that they can meet all of their development needs due to a lack of deliverable sites in sustainable locations.

- 2.1.11 In addition, the recently adopted Tunbridge Wells Local Plan 2038 fails to deliver its housing need in full, containing land only sufficient for the first 10 years of the Plan and is subject to an immediate review to identify housing for the remainder of the Plan period.
- 2.1.12 On account of the deeply concerning regional context, within which all four neighbouring authorities are struggling to meet even half of their housing requirement, it is vital that RDC explores whether it can accommodate the unmet need of neighbouring authorities and in particular Hastings, to which Rother shares its housing and functional economic market area, in addition to meeting its own needs.
- 2.1.13 However, even without accounting for unmet needs from neighbouring authorities, at this stage the Local Plan would underdeliver annually by 417 homes, resulting in a shortfall of some 7,077 homes across the Plan period. This is even before a suggested minimum buffer of 5% for non-implementation is included, which would add a further 775 homes to the shortfall.
- 2.1.14 The Framework is clear that in order to be found sound, Plans should be 'positively prepared'. This means providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and wherever possible, the unmet need from neighbouring areas.
- 2.1.15 The constraints within the district are fully acknowledged, however they are not unique to Rother and comprises principally the designation of much of the local authority area (83%) within the High Weald National Landscape. As the Council will be aware, whilst this invariably place additional expectations on new and particularly major developments, it is not prohibitive. The NPPF makes provision for major development (which itself is subjective and not necessarily development of more than 10 dwellings in accordance with the Town & Country Planning Act definition) in exceptional circumstances and where development is in the public interest. In this the context, the scale of the housing need and by the Council's own admission, the limited capacity of the non-National Landscape areas to accommodate the development needs, it is considered likely that exceptional circumstances exist to justify major development proposals within the National Landscape.
- 2.1.16 Such is the projected shortfall in the District, alongside the simultaneous shortfalls within the neighbouring authorities of Hastings, Wealden, Eastbourne and Tunbridge Wells, there is the potential for the major under-delivery of circa 50% in the housing market area for the foreseeable time horizons of the emerging Local Plans (circa fifteen years).
- 2.1.17 It cannot be underestimated the potential soundness risks that submitting the Plan with such a significant shortfall would present and we would cite the recent examination in Wiltshire, Horsham and Oxford in the last 24 months as examples of the challenges associated with submitting a Plan to examination that proposes to significantly under deliver against the standard method local housing need. Indeed, despite the Written Ministerial Statement (WMS) of 27 November 2025 effectively abolishing the Duty to Co-operate, Mid Sussex District Council has been

pressed by the Inspector overseeing the Examination in Public to identify a significant number of additional sites to cater for unmet needs largely arising from Crawley and Brighton & Hove, on the basis that the WMS confirms that LPA's should "*continue to collaborate across their boundaries, including on unmet development needs from neighbouring areas,*"

- 2.1.18 Even should the Plan be found sound and successfully adopted, under the current Framework, Rother would be subject to a 20% buffer (effective six year supply) by virtue of paragraph 78(c) of the Framework, which is required for Plans whose annual average housing requirement is 80% or less of the most up to date local housing need figure using the standard method. At the time of writing, the Plan proposes just 54% of the standard method figure and in all likelihood would be subject to a 20% buffer on adoption.
- 2.1.19 At this stage of the process, the housing trajectory has not yet been published, however given historic supply and delivery in the District, it is in our view unlikely that the maintenance of a six year supply would be achievable and RDC's subsequent capability to resist speculative development, including in the National Landscape which the Council are rightly seeking to protect, would be severely diminished.
- 2.1.20 On account of all of the above, we strongly support our client's allocation, which must form a valuable component of RDC's deliverable supply. However, in the interests of ensuring a sound Plan, we strongly suggest that all draft allocation sites are appropriately considered and in addition, further suitable sites are sourced as part of the relaunched and ongoing 'Call for Sites' exercise to ensure the submission of a sound Plan

Q12. Do you have any comments on the proposed Vision and development strategy for Battle and Surrounding Settlements, including the development figures shown in Figures 20 and 21? (Please note that comments on individual sites should not be made in response to this question, please see questions 36 to 41 instead)

- 2.1.21 We welcome the recognition that Catsfield is a suitable location for development, being relatively well-contained within the High Weald National Landscape and having a good range of services including a village hall, primary school and convenience store. It is agreed that development here could facilitate better public transport accessibility and active travel accessibility through the settlement to the primary school.

Q38. Do you have any comments on the proposed site allocations in Catsfield, detailed in Policies CT1 to CT3? In your response, please state which site your comment relates to.

Summary position

- 2.1.22 We strongly support the proposed allocation of 'Land South of Church Road, Catsfield' for approximately 35 dwellings, as set out under Policy CT3 of the Draft Local Plan.

- 2.1.23 The Landowner is the primary promoter of the site (identified in the Housing Economic Land Availability Assessment [“HELAA”] as CAT0014 and CAT0029), and we welcome the Council’s recognition of the site’s suitability and deliverability within the Plan period.

Context

Previous planning application

- 2.1.24 An outline application for 29 dwellings was refused on the site in 2023 due to a lack of information regarding flood risk, landscape and other impacts.¹
- 2.1.25 The principal concerns related to flood risk, landscape impact, design and layout, and biodiversity. Importantly, those reasons for refusal were not directed to the principle of development on the site in absolute terms, but to the quality and completeness of the information then before the Council and to the way in which the earlier scheme had responded to the site’s constraints.
- 2.1.26 As such, the previous refusal should not prevent allocation of the site. Rather, it points to the need for any allocation to be framed by clear site-specific criteria and for those criteria to be capable of being met through a more sensitive, planning-led form of development. This is the approach that Rother District Council has taken in the draft plan, and we support this approach.

Revised scheme

- 2.1.27 Since the refusal of the outline application, the site has been revisited by the consultant team, including a different architect. A fresh landscape-led approach has been adopted.
- 2.1.28 The emerging work has focused on directing development to the least constrained parts of the site, respecting the setting of the village and the adjacent High Weald National Landscape, retaining a substantial undeveloped area associated with The Brooks, and responding directly to the matters now reflected in draft Policy CT3.
- 2.1.29 The revised design has also been developed to address all of the concerns set out within the previous refusal, demonstrating that an acceptable scheme can be brought forward on this site.
- 2.1.30 The revised scheme is being submitted for pre-application advice, with a view to submitting a planning application later in 2026. The scheme being developed demonstrates that the allocation criteria are realistic and that the site is capable of being developed in a manner consistent with the draft policy framework. Furthermore, this is evidence that the site is considered to be deliverable and available, and can make a positive contribution to housing supply at an early stage.

¹ RR/2020/1562/P

Sustainability and Settlement Hierarchy

- 2.1.31 The Settlement Study (Part 1 and 2) provides a robust justification for growth in Catsfield.
- 2.1.32 While the settlement records a relatively modest overall score, the Study expressly identifies Catsfield as an exception within the lower-scoring settlements because it has access to three essential services and could benefit from additional essential services and/or improved public transport. It also notes the potential for access to services to be further improved.
- 2.1.33 This is in accordance with NPPF paragraph 83 which encourages the provision of housing in rural areas where it will enhance or maintain the vitality of rural communities. Paragraph 83 goes on to say:
- "Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."*
- 2.1.34 We welcome the identification of Catsfield as a settlement suitable for growth which is fully in line with this national policy position. In this context, a limited allocation at Catsfield is not only consistent with the Council's settlement evidence, but is supported by the logic of that evidence.
- 2.1.35 Being located close to services reduces the need for private car journeys and aligns with the "Live Well Locally" priority of the Draft Local Plan by placing new residents within walking distance of the village shop, primary school and recreation ground thereby supporting the long-term viability of these rural assets.
- 2.1.36 The SA also confirms that the site is not subject to insurmountable environmental constraints and offers significant opportunities for Biodiversity Net Gain through sensitive landscaping.
- 2.1.37 These assessments validate that this site is one of the most sustainable options for meeting Catsfield's development requirements.

Deliverability and Technical Constraints

- 2.1.38 The Draft HELAA (January 2026) classifies CAT0014 as "potentially suitable, potentially available", subject to further assessment or investigation. We address these matters below.
- 2.1.39 Unlike many competing sites in the district, CAT0014 sits outside the High Weald National Landscape. Whilst there are views between the site and the designated area, Policy CT3's requirement for a 'sensitive design', restricted to the south and eastern parts of the site, is proportionate response to ensure that the rural setting of the village is preserved while meeting housing targets.
- 2.1.40 Despite the refusal of a previous planning application on the site (reference RR/2020/1562/P), the current draft allocation demonstrates the Council's view that the earlier reasons for refusal do not represent fundamental constraints to

development. Extensive, ongoing technical work is being undertaken to confirm this, with the emerging design and supporting assessments indicating that:

- Generous buffer zones to the Ancient Semi-Natural Woodland and dedicated wildlife connectivity corridors will be integrated into the emerging masterplan; and
- Surface water can be managed via on-site attenuation (SuDS), and safe, viable access points are achievable.

Affordable Housing

- 2.1.41 The draft policy requires the provision of a policy-compliant amount of on-site affordable housing in line with the relevant Local Plan policy. That requirement is appropriate and capable of being met.
- 2.1.42 The emerging work undertaken in relation to the site indicates that 40% affordable housing can be incorporated within the scheme from the outset. This is an important consideration in support of the allocation, because it shows that the site will contribute not only to overall housing supply, but also to the delivery of affordable housing in a sustainable village location.
- 2.1.43 It should also be noted that RDC's Housing Officer has previously provided in-principle support for the allocation of this site, as set out in Appendix 2 to our previous Regulation 18 representations.
- 2.1.44 As was noted in our representations to that previous consultation, in terms of the affordable housing need, there are some 14 households on Rother's housing register with a local connection to Catsfield. According to the Housing Officer, this is likely an underreporting, given experience of households joining the council's housing register elsewhere.

Access

- 2.1.45 The draft policy requires vehicular access from Church Road. It is confirmed that a safe, viable access point onto Church Road is achievable.
- 2.1.46 The emerging work confirms that a single point of vehicular access can be achieved from Church Road in a manner that responds to visibility and highway safety considerations. The draft allocation's access requirement is realistic and deliverable in principle.

Pedestrian / Cycle Connectivity

- 2.1.47 The draft policy requires the site to provide pedestrian and cycle links to both Church Road and Powdermill Lane, together with crossing points to the routes opposite the site on Church Road.
- 2.1.48 Those requirements are appropriate and, on the basis of the emerging work undertaken for the site, are capable of being addressed. In particular, the site is capable of accommodating new footway provision along the Church Road frontage, safe pedestrian access points into the site, a crossing point on Church Road in a location offering good visibility, and onward pedestrian connectivity through the retained open space and towards The Green. In principle, these

measures would improve the integration of the allocation with the village and strengthen access to existing facilities on foot.

FRA / Surface Water / Groundwater / Sequential Approach

- 2.1.49 The HELAA entry for this site notes that the site has “flooding constraints, having high water levels and areas at risk of surface water flooding”.
- 2.1.50 These issues do not, however, indicate that the site is unsuitable for allocation; rather, they point to the need for development to be directed to the least constrained parts of the site and for the policy to require an appropriate Flood Risk Assessment.
- 2.1.51 The emerging technical work undertaken for the site includes both flood risk assessment and groundwater monitoring, and indicates that built development can be confined to the higher land in the southern and south-eastern parts of the site, with the lower-lying Brooks area left free from built form. In principle, that is consistent with both the draft policy requirement that no built development should take place in areas at risk of flooding and the broader need for a sequential, planning-led approach to site layout.
- 2.1.52 Ongoing technical work is being undertaken to demonstrate that surface water can be managed via on-site attenuation (SuDS), and safe, viable access points are achievable.

Setting of the High Weald National Landscape

- 2.1.53 The policy and supporting text indicate that built development is to be restricted to the south and eastern parts of the site. There is no objection to this restriction.
- 2.1.54 The emerging landscape-led work undertaken for the site shows why that approach is appropriate. The more sensitive northern and western parts of the site, including the Brooks corridor and meadow area, can remain free from built development, thereby maintaining the open character of this part of the village edge and limiting visual change in views from the wider setting, including from the adjacent High Weald National Landscape.

Ancient Woodland

- 2.1.55 The policy requires retention and enhancement of the relevant site boundary and a 15m buffer to the Ancient Woodland / Ancient Semi-Natural Woodland, with no built development in that buffer.
- 2.1.56 The emerging work undertaken for the site indicates that an appropriate buffer can be incorporated, and that this can be complemented by a wider landscape corridor along the southern boundary to strengthen ecological connectivity and protect the existing tree and hedgerow structure. Those areas would remain outside the developable part of the site. This again demonstrates that the allocation criteria are realistic and capable of being delivered in practice.

Heritage

- 2.1.57 The policy requires protection of the setting of the Grade II listed buildings to the north. The emerging work undertaken for the site indicates that this can be

achieved through the confinement of built development to the south and eastern parts of the site, the maintenance of meaningful separation from the listed buildings to the north, and the reinforcement of planting and screening along the northern edge.

- 2.1.58 In that way, the allocation can provide an appropriate framework for development that respects both the individual setting of the listed buildings and the collective character of the historic core of the village.

Density

- 2.1.59 The policy image includes an indicative residential density of 35 dwellings per hectare, a site size of 3.11ha, and an indicative developable area for built development of 1ha.
- 2.1.60 The emerging work undertaken for the site indicates that, once the necessary landscape and ecological buffers are applied, built form can be accommodated within a realistic developable envelope while retaining the allocation quantum.
- 2.1.61 This shows that the policy's approximate housing yield is capable of being delivered through a landscape-led layout. Our emerging design work suggests that the maximum area within which built form could be created could be increased to 1.65ha whilst still taking account of appropriate buffers.
- 2.1.62 This is demonstrated on the indicative plans provided as **Appendix 1**. These include:
- WL2424CATSV2-2424 C P06: Design Development Built Form; and
 - WL2424CATSV2-2424 C P07: Possible Site Layout.
- 2.1.63 Whilst these plans are indicative, and represent a work in progress, they nevertheless demonstrate that a development of 36 units could be achieved on the site.
- 2.1.64 **We request that the draft policy is updated accordingly**, to take account of the potential to develop up to 36 units on a slightly larger built development area, whilst still respecting the constraints and the aims and objectives of the policy.

Conclusion

- 2.1.65 We are therefore confident that a planning-led, design-conscious approach can successfully mitigate any concerns regarding heritage or landscape. The allocation provides the necessary framework to ensure that a high-quality scheme is delivered; one that respects Catsfield's character while delivering much-needed homes.

3 SUMMARY AND CONCLUSION

3.1 SUMMARY





- 3.1.1 The Site is sustainable, deliverable and available. Its allocation is therefore vital to the Draft Local Plan's strategy. Importantly, the site is under the control of a proactive landowner and is capable of delivering high-quality housing within the first five years of the Plan period, contributing immediately to the Council's five-year housing land supply.
- 3.1.2 In addition, Catsfield is a sustainable village with an appropriate level of service provision such that it is an appropriate focus for proportionate growth to maintain the viability of local services. This is borne out by the Council's own Settlement Study, which expressly identifies Catsfield as a village that could potentially be considered a sustainable location for limited amounts of development.
- 3.1.3 The proposed allocation of 'Land South of Church Road' is a justified and effective response to the housing requirements of the district.
- 3.1.4 We support the suggested housing numbers and look forward to working with the Council to bring this sustainable site forward.

3.2 CONCLUSION


- 3.2.1 Based on our assessment, we urge the Council to retain this allocation in the final version of the Local Plan.
- 3.2.2 Should the Council have any further questions, please do contact:
- Jonathan Buckwell [REDACTED]; and
 - Dan Blake [REDACTED]


APPENDIX 1

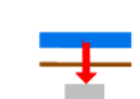
GRAIN OF DEVELOPMENT AND BUILDING TYPOLOGY

-  MAXIMUM EXTENT OF ENCROACHMENT OF DEVELOPMENT NORTH INTO OPEN PART OF SITE
-  MAXIMUM EXTENT OF PROPOSED DEVELOPABLE AREA 1.65 HECTARES
-  LOWEST LYING PART OF SITE MOST SUITED TO SURFACE WATER ATTENUATION
-  PRIMARY ACCESS ROAD LAYOUT FORMED TO
 - AVOID LONG VIEWS THROUGH SITE
 - KEPT AS RURAL FEELING AS POSSIBLE
 - VARIED WIDTH AND SURFACING
 - COUNTRYSIDE KERBS
 - GRANITE SETTS AS MARKER POINTS


FB EXISTING TIMBER FOOTBRIDGE OVER BROOK/DITCH TO BE REFURBISHED AS REQUIRED - HELPS TO DEFINE FOOTPATH LAYOUT


 PRIMARY PEDESTRIAN ROUTES THROUGH DEVELOPMENT AND OPEN SPACES - USE GRAVEL AND HOGGIN FOR INFORMALITY

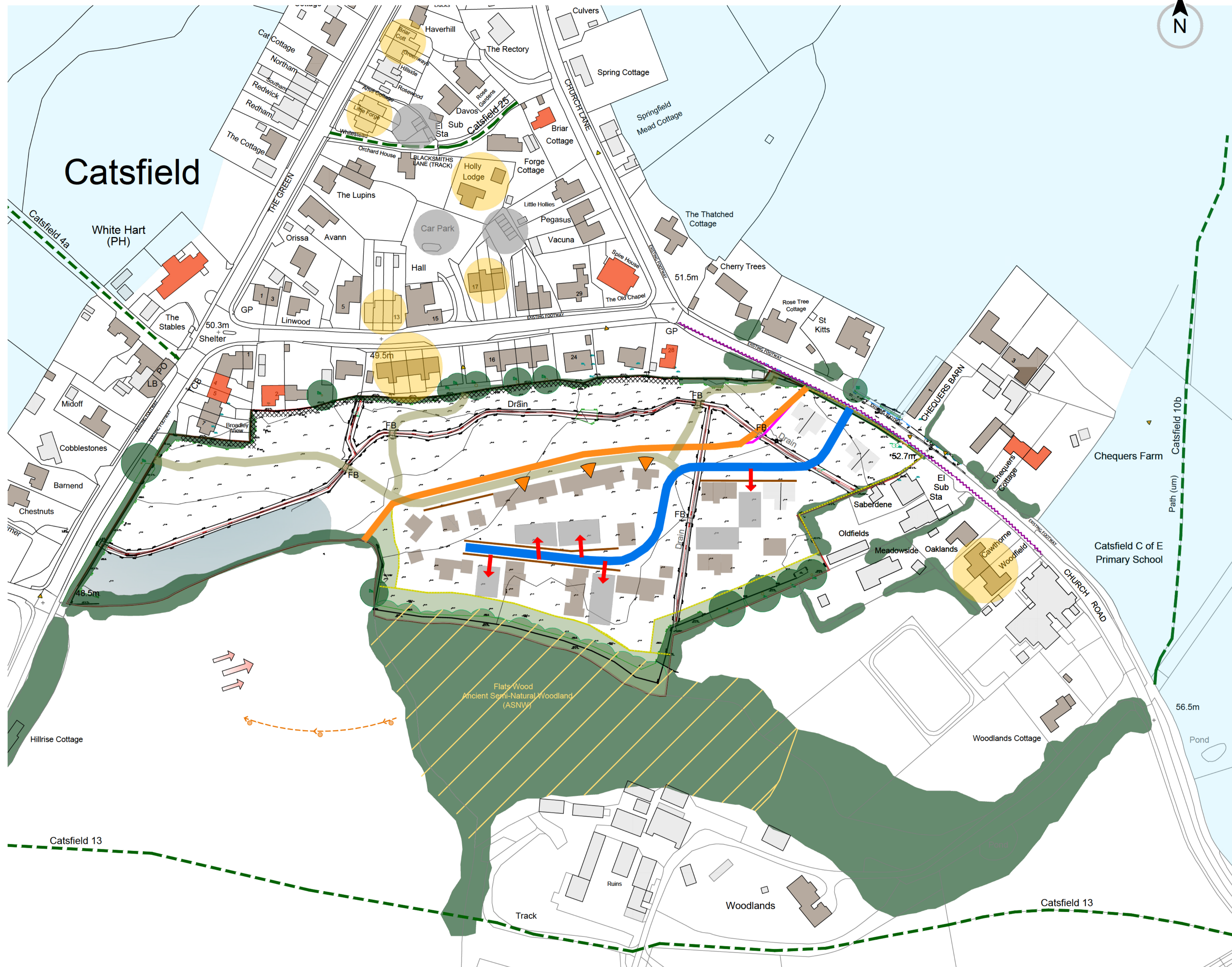
 NOTABLE EXAMPLE WITHIN THE VILLAGE OF A DISCREET ENCLOSED PARKING AREA SET BEHIND THE MAIN BUILDING LINE - VEHICLES NOT CLUTTERING PRIMARY OR SENSITIVE ELEVATIONS

 NEW PARKING AREAS SET BEHIND THE BUILDINGS AND PRIMARY FRONTAGES

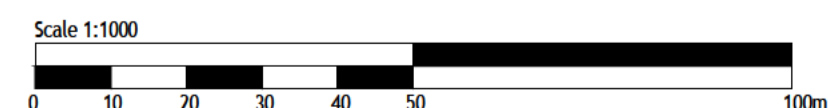
- SCREENED BY BRICK WALLS/AGRARIAN STYLE POST AND RAIL FENCING AND INDIGENOUS HEDGING
- FIVE BAR TIMBER GATES AS ENCLOSURE
- ANY COVERED PARKING TO BE OPEN FRAMED CART BARN STYLE BUILDINGS - SIMPLE AGRARIAN VERNACULAR

 NOTABLE EXAMPLES OF SUCCESSFUL VILLAGE DWELLING TYPOLOGY AND FORMAT TERRACED, SEMI-DETACHED AND DETACHED EXAMPLES - ALL VARIED AND DISTINCTIVE

 DWELLINGS ALONG THE EDGE OF THE BROOKS AREA TO ADDRESS THE OPEN SPACE AND ENCLOSE THE AREA BEHIND TO ENABLE CREATION OF DISCREET PARKING AREAS



PRE-APPLICATION CONCEPT



DRAWING: Design Development
DWG NO: 2424/P06

SCALE: 1:1000 @ A1
DATE: January 2026

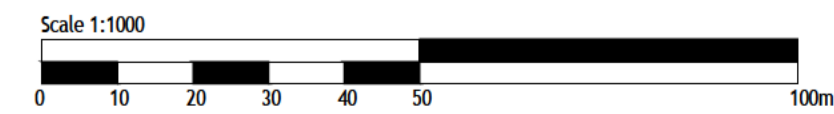
PROPOSED RESIDENTIAL DEVELOPMENT

THE BROOKS,
CHURCH ROAD, CATSFIELD





PRE-APPLICATION CONCEPT



DRAWING:
Possible Site Layout
DWG NO:
2424/P07

SCALE:
1:1000 @ A1
DATE:
January 2026

PROPOSED RESIDENTIAL DEVELOPMENT

THE BROOKS,
CHURCH ROAD, CATSFIELD

