

Greenhayes Planning

Planning. Heritage. Development



BY EMAIL

16th March 2026

Rother District Council
Council offices
London Road
Bexhill-on-Sea

Dear Sir/Madam

RESPONSE TO THE EMERGING ROTHER LOCAL PLAN EGMONT FARM, COPPARDS LANE, NORTHIAM

I write further to the current consultation for the emerging Rother Local Plan which is planned to cover the years 2025-2042. I write on behalf of the owner, [REDACTED] [REDACTED] who live at Egmont Farm and own the freehold of the said land.

Relevant Question 46- In respect of Policy NR2.

We previously, on behalf of the owners, submitted the land for the HELAA/Call for sites exercise to confirm the site was suitable, available and deliverable for new housing development. This has been considered by the council and we note the land is allocated in the emerging local plan, namely Policy NR2 which sets out an allocation for 25 dwellings. A site plan of the majority of the applicant land, as per the policy is attached to this letter (for information, the owner also owns further land to the west).

This note is prepared in response to Question 46 which relates to our comments on Policy NR2. In short on behalf of our clients, we can confirm we support the allocation and Policy NR2 and the site remains available, suitable and deliverable.

The policy is set out below for ease of reference.

- i Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan*
- ii Be informed by a landscape sensitivity assessment to determine an appropriate layout, form and detailed design to ensure the conservation and enhancement of the landscape and character of the High Weald National Landscape.*
- iii Include areas of green infrastructure, to include public open space and areas for biodiversity net gain, in accordance with the ratios detailed above*
- iv Include a new vehicular access to the satisfaction of the Highway Authority.*

- v Include new pedestrian and cycle links to Station Road and any other off-site improvements to highway infrastructure and identified by the Highway Authority as necessary to improve access to the site by active travel and public transport*
- vi Retain and enhance the existing hedgerow on the north, south and eastern boundaries of the site, except for any short sections required to be removed to facilitate safe access, which should be minimised as far as possible.*
- vii Retain and enhance the existing pond in the southern of the site and provide an appropriate buffer to any built development including roadways, as informed by an ecological survey, to be completed.*
- viii Include sustainable drainage in the southern section of the site in accordance with Policy ENV2 of the Rother Local Plan.*

Our client is very much in support of the allocation and the policy and reaffirms the site is suitable, available and deliverable and the land can be very much developed in line with the council's policy aspirations and the requirements of Policy NR2. The owner has no objections to these policy requirements and these are easily achievable in any future development scheme.

The land is an area of equestrian land, which is bounded by housing and developed land to the south and west and can utilise the footpath running back into Northiam village. There are also bus stops and services within close proximity.

In line with the policy aspirations, the site has a number of access options, including the improvement of the existing access point or at any point further along Coppards Lane where the site fronts Coppards Lane. As set out in the policy, off-site highway improvements can also be made if required, including a small footpath connection to link with the existing footpath route into the village and any other requirements thought necessary by East Sussex Highways. The scheme can also improve the sustainability of this part of Northiam, with playspace or other community infrastructure.

The applicant would also seek to deliver a sensitive development and any future scheme would reinforce the southern, eastern and western boundaries (save for any access requirements) and there is the opportunity for strengthening these with further planting buffers, which will also secure/contribute to the net gain requirements set out in part iii of the policy. This buffer area would include the pond and it is envisaged the landscaping would be designed strategically in order the development is truly landscape led and the biodiversity and landscape enhancement or mitigation can be maximised. This new planting, as well as the detail of the scheme, would be informed by a landscape assessment and ecological assessment as per part ii of NR2 and any design would be by the High Weald Unit design documents. This new green infrastructure can also be designed to ensure it can partly function as a open space as required by the policy.

The land has numerous options to meet part iv of the policy and can achieve a safe vehicular and pedestrian access onto Coppards Lane, with this entering a 30mph area and there would be scope to provide connection pedestrian footways to connect to the footpath on the southern side of Coppards Lane. This access could either be via the existing access, or at another point along Coppards Lane and would be designed by a transport engineer in consultation with East Sussex Highways.

Due to the land being equestrian land, a use sometimes deemed to be previously developed, there are no obvious viability constraints and thus it is envisaged a full affordable housing requirements could be accommodated within the development as well as the other infrastructure requirements detailed within the policy.

Therefore, it is clear the land can be developed in a manner envisaged by the council and Policy NR2 and the land is very much suitable, appropriate and deliverable in the timescales required by the plan.

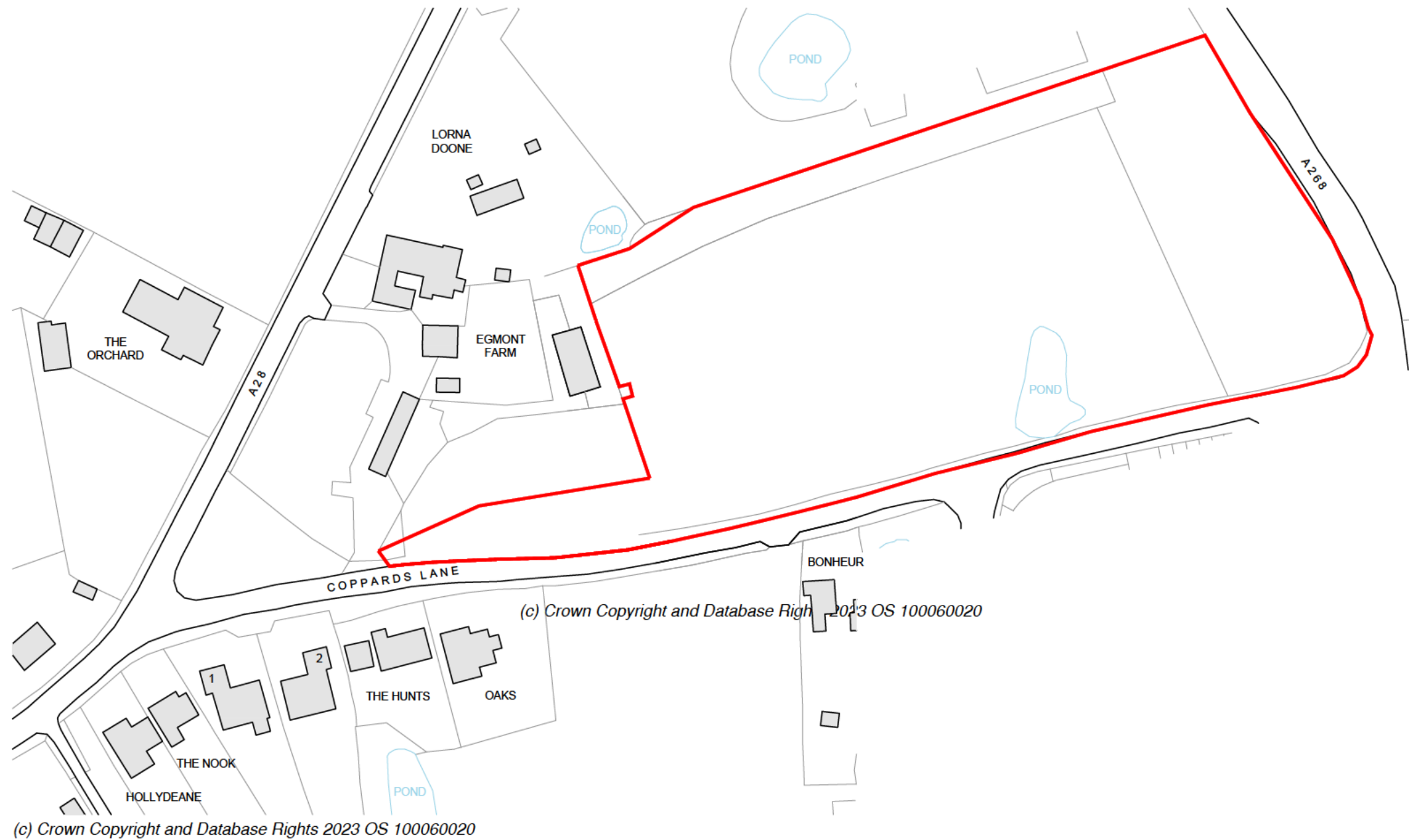
In short as set out in the HELAA submission, the land lies within an enclosed, developed context and can include significant new strategic landscaping and can deliver a sensitive development that is suitable to its surroundings. The development can also deliver the necessary infrastructure improvements that will support its existing links to the village and the public transport that is available to the site. The development can also deliver the social benefits envisaged including affordable housing, open space and community infrastructure that would benefit this part of the village.

Thus, this letter seeks to simply reaffirm the owner's assertion that the land is available, suitable and deliverable and is open to positive working with the council. Furthermore, it seeks to summarise and confirm the land can be developed in a manner that would accord with the policy requirements and there are no constraints that would prevent development coming forward.

I look forward to hearing from you, but should you have any further queries please do not hesitate to contact me.

Yours faithfully

Ashley Wynn **BA(Hons) MA MRTPI**



FIELD SITE LOCATION PLAN

SCALE 1:1250



Scale - 1:1250

Notes

Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
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Rev	Date	Description
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Scale	Date
1:1250 AT A3	JUNE 2023

LAND REGISTRY

Project Title

EGMONT FARM,
STATION ROAD,
NORTHAM, RYE,
TN31 6QS

Description

SITE LOCATION
PLAN

Drawing Number

02 B

Drawn By -