

Greenhayes Planning

Planning. Heritage. Development



BY EMAIL

19th March 2026

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

Dear Sir/Madam

RESPONSE TO THE EMERGING ROTHER LOCAL PLAN GORSELANDS (SD10)

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], and who owns the freehold of the land subject of policy SD10.

Relevant Question 40- In respect of Policy SD10

We previously, on behalf of the owner, 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 SD10 which sets out an allocation for 15 dwellings.

This note is prepared in response to Question 40 which relates to our comments on Policy SD10. On behalf of our client, we can confirm we support the allocation and Policy SD10 and that the site remains available, suitable and deliverable and can be delivered in line with the policy and the scale of development proposed.

The policy is set out below for ease of reference.

Development on this site must:

- 1. Provide a policy-compliant amount of on-site affordable housing in line with policy HOU2 of the Rother Local Plan*
- 2. 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.*
- 3. Include a new vehicular access from Gorselands*
- 4. Include new pedestrian and cycle links to Gorselands*
- 5. Include an area of public open space in line with the ratios indicated above*
- 6. Include provision for the retention and future management of a buffer zone of semi-natural habitat, at least 15 metres wide (which does not include residential gardens), on the*

northern and south-eastern boundaries, between the edge of development and the ancient woodland and priority habitat;

- 7. Retain and enhance the existing hedgerows and trees on the north, east and west boundaries of the site*
- 8. Retain and provide links to the public right of way that dissects the site from the access at Gorselands to the north-eastern corner*
- 9. Include an assessment and evaluation of the site's archaeological potential and the implementation of any mitigation measures identified through the assessment.*

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 SD10. The owner has no objections to these policy requirements and these are easily achievable in any future development scheme. Indeed, the council will be aware of the outline planning application, RR/2025/1121/P - for 11 homes and which adopts a similar approach and which has a variety of assessments undertaken, including landscape, heritage, transport which show no constraint to development. These can be provided directly if needed.

It is also clear a different mix of housing could achieve the council's ambitions of 15 dwellings as can be seen on the indicative plan (which can be worked up in more detail if that is required) together with new planting, biodiversity enhancement and other required infrastructure. It is envisaged the southern half of the land would be the focus of the built development.

The land in area, which is bounded by housing to the south and partly west and can utilise the estate footpath running back into the village. There are also bus stops and services within walking distance.

The applicant previously provided land registry documents and shows a suitable access and footpath/cycle links can be provided and within the latest application East Sussex are generally happy subject to a road safety audit being prepared which is underway. The policy required cycle and walking links can be provided to Gorselands and this can be provided to the policy team if required.

The PROW would be retained and an attractive route would be provided for future users to the north east corner- through a landscaped context and potential access to public open space/other links could also be provided. Just to take account of the range of options, it may be beneficial for the policy wording to allow for some flexibility, for example, to require the retention of the PROW within the site subject to ensuring an attractive route and improve links where possible rather than wording requiring the current alignment. This is just a suggestion

The scheme can also improve the sustainability of this part of Sedlescombe, with playspace/open space or other community infrastructure.

The applicant would also seek to deliver a sensitive development and any future scheme would retain natural boundaries as shown in the current outline application and there is the opportunity for strengthening these with further planting buffers and further natural planting to the north, which will also secure/contribute to the net gain requirements for biodiversity. We would though question the need for 15m buffer zone on the eastern boundary as the adjacent woodland is not ancient woodland and we are not aware of any policy requirement

for 15m being required for priority woodland areas. However, we do support some form of buffer along this boundary but this should be designed on account of ecological and arboricultural advice, not just a blanket 15m requirement. This wording could be adjusted accordingly.

Therefore, it is clear the land can be developed in a manner envisaged by the council and Policy SD10 and the land is very much suitable, appropriate and deliverable in the timescales required by the plan and this is demonstrated by the outline application.

The current outline application has an archaeological report prepared and this can be provided directly to the policy team if required but shows no heritage matters that would constrain development.

In short as set out in the HELAA submission and acknowledged in the policy wording and supporting text, the land lies within an contained context, particularly the southern parts and can include significant new strategic landscaping and can deliver a sensitive development that is suitable to its surroundings.

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. The letter also shows the scheme can meet the policy requirements of SD10 and the quantum of development envisaged by the council.

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**

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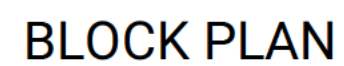
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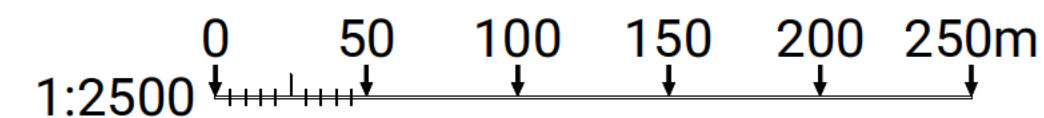
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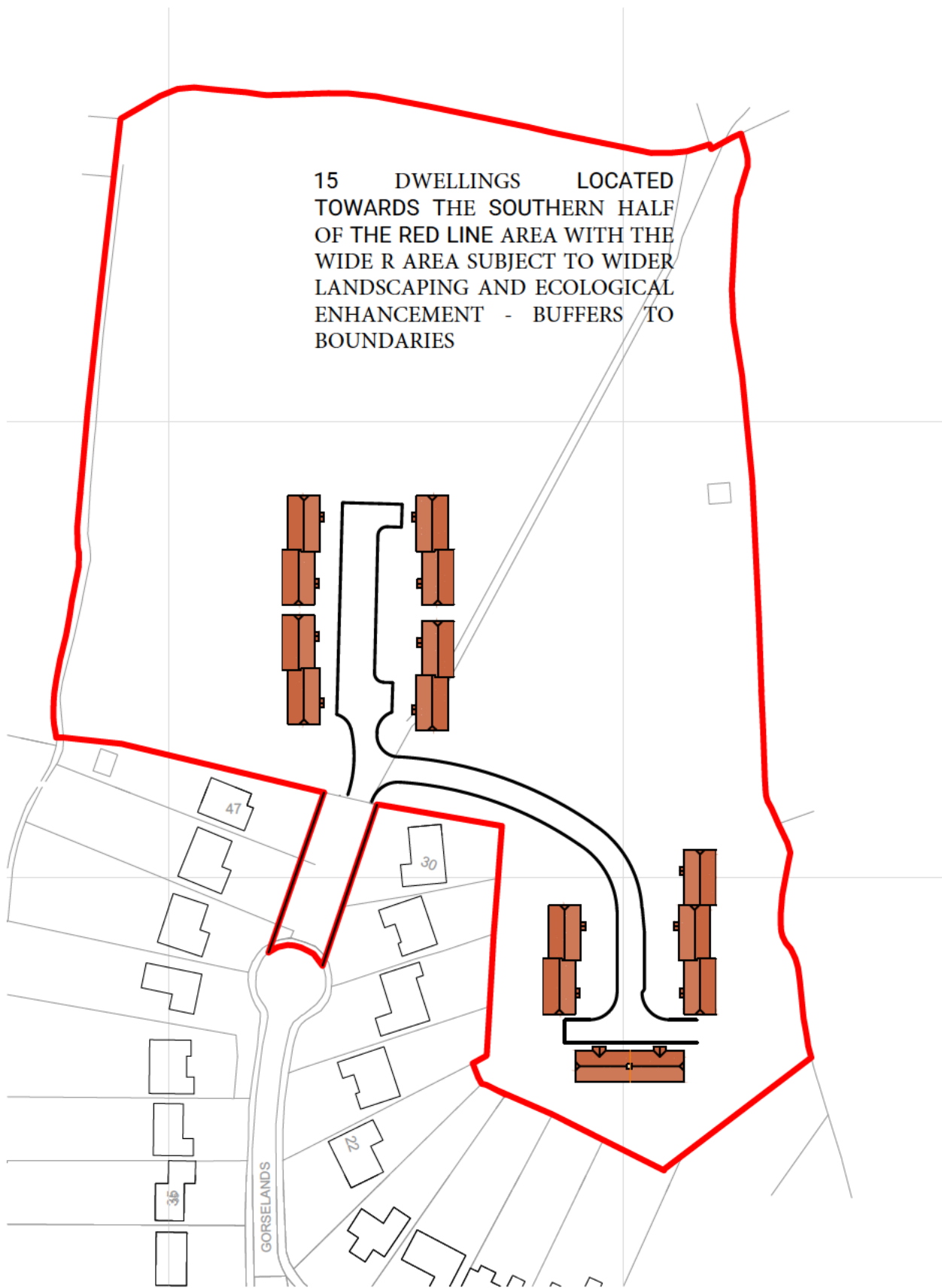
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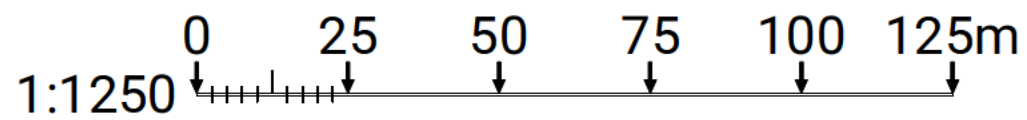
LOCATION PLAN



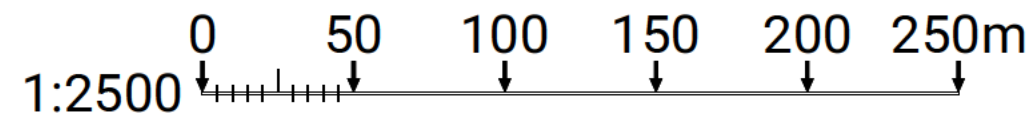
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Architectural & Interior Design Consultants			
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CLIENT			
Dennis Thomas Builders			
PROJECT			
LAND ADJACENT GORSELANDS SEDLSCOMBE EAST SUSSEX			
DRAWING			
LOCATION BLOCK PLAN			
FIRST ISSUE		DRAWN BY	
MAR 26		MRG	
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BLOCK PLAN



LOCATION PLAN



GENERAL NOTES

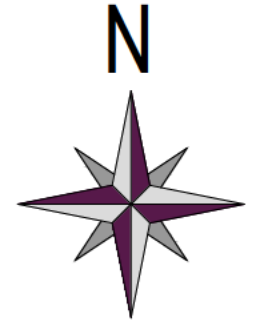
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CLIENT
Dennis Thomas Builders

PROJECT
LAND ADJACENT
GORSELANDS
SEDLSCOMBE
EAST SUSSEX

DRAWING
LOCATION BLOCK PLAN - LOCAL PLAN - 15 HOUSES

FIRST ISSUE DRAWN BY SCALE @ A3
MAR 26 MRG 1:1250 & 1:2500

DRAWING NO.
6997 / 26 / LOCAL PLAN