



Land at Brede Lane, Sedlescombe

Submission to Rother Local Plan Call for Sites

August 2025

LDĀ DESIGN

Catesby Estates

part of Urban&Civic



↑ View of Site from Brede Lane

1.0 Introduction

Land at Brede Lane

Land at Brede Lane is being promoted as an opportunity for a small scale, high quality extension to the east of Sedlescombe, delivering much needed new housing in Rother District.

Given that over 80% of Rother District falls within the High Weald National Landscape, and this designation washes over many of the District's towns and villages, it is inevitable that some land (within these designated areas) will need to be released for housing. The challenge will be to identify those sites which create logical extensions to existing settlements; have minimal harm on the natural environment; and offer truly sustainable forms of development.

This document sets out the vision for Land at Brede Lane and demonstrates how development both successfully integrates with the existing settlement and is sensitively accommodated within the landscape.

Catesby Estates

The Site is being promoted by Catesby Estates, a specialist strategic land promoter. Catesby Estates plan for sustainable and community focused developments, where housebuilders want to build and people want to live.

For further information on Catesby Estates please visit www.catesbyestates.co.uk

2.0 Context

The Site is located to the east of the village of Sedlescombe, along Brede Lane. The Site falls entirely within the High Weald National Landscape, which washes over Sedlescombe.

The Site comprises an arable field parcel encompassing approximately 2.78 hectares ('ha').

The Site is well-defined by existing hedgerows and vegetation, with woodland enclosing the Site to the east and west. The woodland to the east ('Park Shaw') is classified as Ancient Woodland. The woodland to the west is more recently planted, and does not appear on historic maps, however, is subject to a Tree Preservation Order. There is also a strong pattern of woodland in the surrounding landscape.

The Site is situated on land sloping broadly west to east, between around 35m and 20m AOD. Immediately to the south is the built-up residential area of East View Terrace, which has a similar topography as the Site.

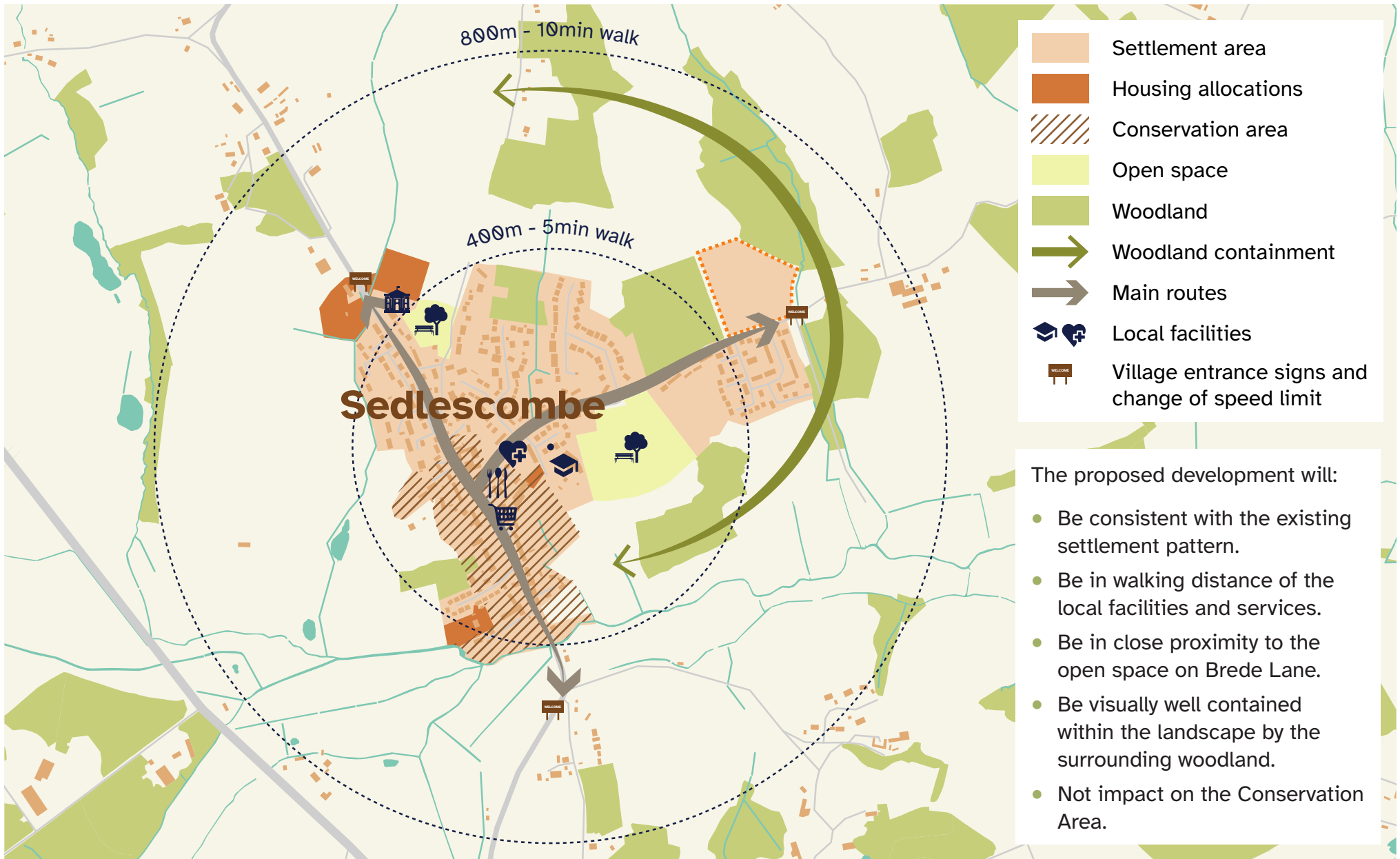
East View Terrace forms one of a number of 'clusters' built along Brede Lane as part of the 20th century expansion of the original village. These include Park Shaw, Orchard Way, and Gorselands to the north of Brede Lane; and the new primary school, Streetlands, Gammon Way and East View Terrace to the south. Land to the south of Brede Lane – between East View Terrace and Gammon Way – is also allocated for new housing (within the National Landscape).

The core of the village is designated as a Conservation Area. The Conservation Area Appraisal records that although new development has changed the form of the village, the essential character of the village remains and expansion has taken place where it has relatively less impact i.e. to the east of the village. As such, the Conservation Area is now largely enclosed by more recent development to the north and east of the village, and has no connection with the surrounding countryside.

It is judged that the development of the Site would be entirely consistent with the existing pattern of settlement along Brede Lane, and would not result in an incongruous pattern of development or impact on the historic core of the village. The Site also sits within the change to speed limit / village sign along Brede Lane.

The existing surrounding woodland provides an outer edge to the east of the village, containing development and limiting further expansion of the village and encroachment into the wider countryside.

The Site is also well connected with the village core, with a pavement running along the length of Brede Lane between the village green and East View Terrace. To the west of the Site, along Brede Lane, is the primary school, doctors' surgery, public house and convenience store – all with a circa 5 - 10 minute walk of the Site. The village hall, to the north of the village, is also in walking distance.



↑ Site Location and Context

3.0 Landscape-led Proposals

Initial testing indicates that the Site can deliver around 40 new homes and that around 50% of the Site will be green infrastructure.

The layout reflects the pattern of development at East View Terrace, with a geometrical structure of roads and parcels responding to topography. There will be a strong focus on landscape structure, in order to create an attractive setting for new development and space for the new community to enjoy. The landscape structure will also ensure the scheme is well integrated into the landscape; retains and enhances characteristic landscape features; and delivers a range of environmental benefits, including habitat creation and climate change resilience.

The emerging scheme design has been informed by the High Weald Housing Design Guide (2019), which advocates a landscape, context led approach to design.

The key design principles are summarised below:

- **Brede Lane edge** – an attractive and active edge.
 - Retention and enhancement of existing boundary hedgerow.
 - Housing facing onto Brede Lane to provide active frontage.
 - Footpath inside of hedgerow, with connection onto Brede Lane / existing pavement.
- **Park Shaw edge** – a diverse habitat, protecting the Ancient Woodland.
 - Sufficient offset from Ancient Woodland, with edge habitat to discourage access to woodland / enhance biodiversity.
 - Creation of basins at lowest part of the Site to create wetland habitat / space for drainage.
 - Mown access route as part of circular walk.

- **Woodland edge** – a space for informal recreation and play.
 - Linear ‘park’ incorporating natural play space.
 - Access route as part of a circular walk.
 - New tree and hedgerow boundary to contain northern edge and connect existing woodlands.
- **North view** – a green route at the heart of the scheme.
 - Internal lane with room for trees.
 - Shared surface with routes with low traffic volumes which prioritises people.
 - Opportunity for focal point / interpretation of wider landscape.
- **New homes** – sensitively designed houses for Sedlescombe.
 - Strong frontage to Brede Lane to compliment East View Terrace.
 - Use of brick and hung tiles as predominant local vernacular.
 - Some use of timber in building elevations in key locations to add interest and reflect traditional Weald materials.

- 1 Brede Lane edge
- 2 Park Shaw edge
- 3 Woodland edge
- 4 North View
- 5 Sensitively designed homes



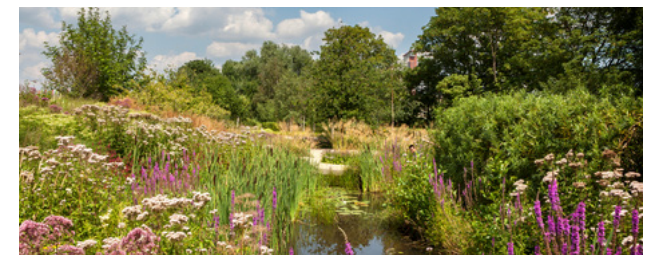
↑ Frontage and connections to Brede Lane



↑ Woodland edge / linear park



↑ Natural play within linear park



↑ Woodland edge and wetland habitat

4.0 LVA Summary

A Landscape and Visual Appraisal (LVA) has been prepared in support of the ongoing Site promotion.

It is acknowledged that the existing land use and character of the Site would change from an open field to a new area of built development. However, it is anticipated that any effects on landscape character / views would be largely contained to the Site and its immediate surroundings and there would be no discernible change to key characteristics or views within the wider landscape.

Beyond the Site and its immediate context, the proposed development would be perceived as part of the existing settlement area, occupying a similar location, extent and topography as the East View Terrace residential area; would not extend any further eastwards or northwards than the existing settlement area; would be generally well-contained within the landscape by surrounding woodland; and would not be a highly visible or prominent feature in view.

New planting along the Site's northern boundary will integrate development into the landscape / provide screening from the north, as well as improving habitat connectivity between the existing woodlands.

The Zone of Theoretical Visibility (ZTV) study prepared as part of the LVA clearly shows the relatively limited visual influence of the proposed development.

Overall, it is considered that the Proposed Development can be successfully accommodated within the landscape, and that appropriate mitigation and enhancement measures can be incorporated into the design of the scheme to address potential landscape and visual effects.



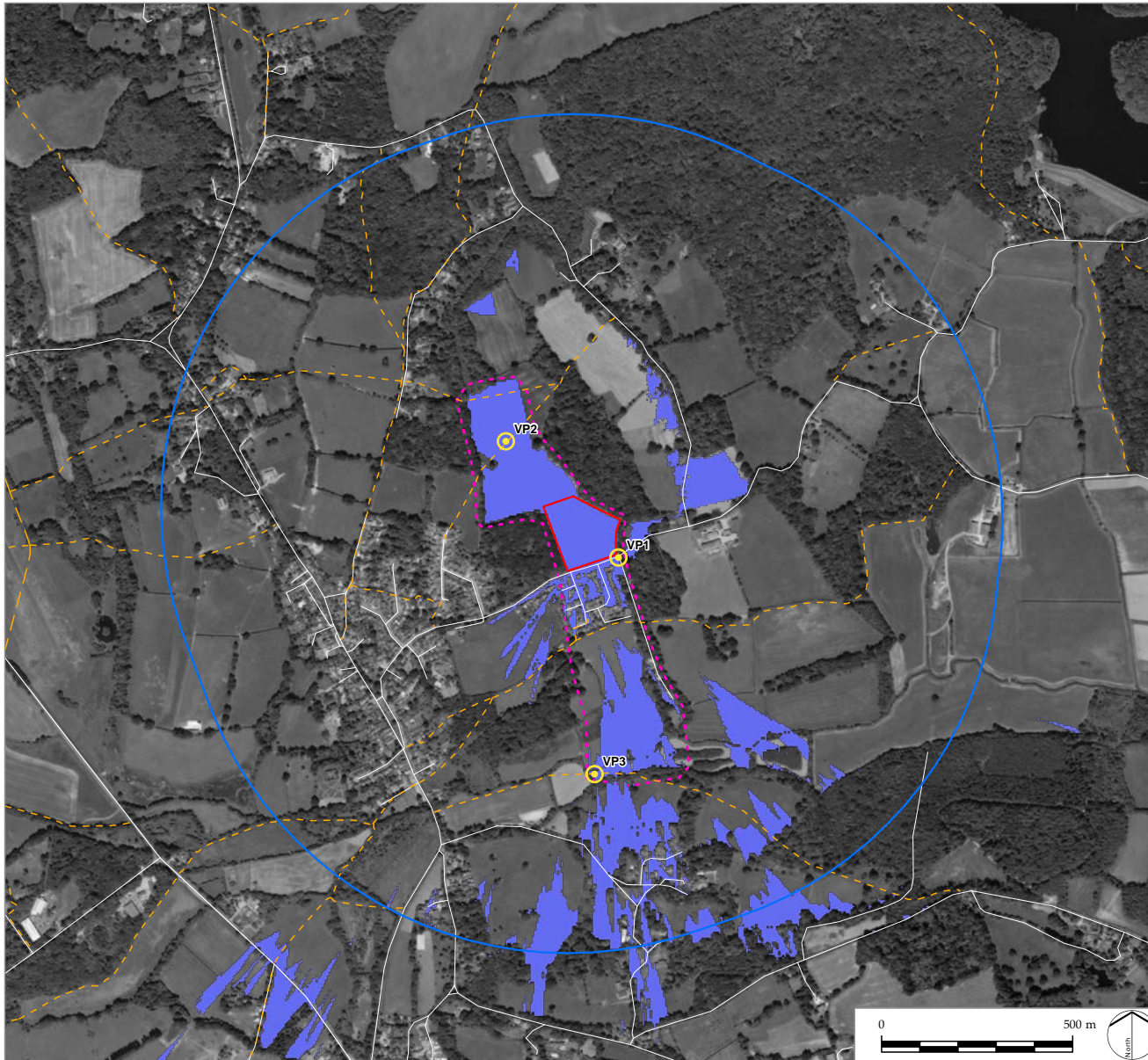
↑ View from Brede Lane. Site relates well to existing settlement area.



↑ View from PRoW to north. New planting will contain Site / connect existing woodland.



↑ View of Site from Brede Lane. The Site / existing settlement is not highly visible.



LEGEND

- Site Boundary
 - Study Area (1km)
 - Zone of Theoretical Visibility (ZTV) (computer generated) - based on building height of 2 storeys or 8.5m
 - Zone of Visual Influence (ZVI)
 - Photo Viewpoint Locations
- Public Rights of Way (PRoW)
- Footpath
 - Bridleway

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, vegetation and buildings which have been included in the model with the heights obtained from a LiDAR digital surface model.

Due to its resolution, the surface model does not take into account every localised feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on LiDAR terrain data with a 2m² resolution, resampled to 5m.

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↑ Preliminary Zone of Theoretical Visibility (ZTV) Study

5.0 Conclusion & Next Steps

Land at Brede Lane, Sedlescombe provides a unique opportunity to deliver new housing in Rother District, in a location that compliments existing settlement pattern and represents a sustainable location.

The emerging masterplan concept is landscape-led, and not only will this create a beautiful place to live, it will deliver real benefits in terms of character, recreation and ecology.

Catesby Estates are fully committed to creating a high quality scheme and would welcome the opportunity to work with the Council – and other stakeholders – to bring forward this Site for development.





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