

Beeches Farm and land north of Barnhorn Road, Bexhill

Vision Document
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Introduction

This Vision Document has been prepared on behalf of Wates Developments (Wates) to support the promotion of Beeches Farm and land north of Barnhorn Road, Bexhill (the site) through the emerging Rother Local Plan 2025–2042.

The site is identified within the draft Local Plan as Policy BX27 and is proposed to deliver a residential led mixed use development including new homes, a primary school and supporting local facilities.

Located to the north of Barnhorn Road, the site forms a logical extension to the western edge of Bexhill and presents an opportunity to deliver a well planned and sustainable new neighbourhood that supports the Council's wider growth objectives.

This document sets out a vision and development framework demonstrating how the site can be brought forward through a landscape led approach that responds to the site's natural features and environmental context. In doing so, it illustrates how a realistic and deliverable development area can be achieved while retaining important landscape features and establishing a strong settlement edge.

The vision also demonstrates how development of the site can support the Council's wider objectives for growth, contributing to the delivery of a sustainable neighbourhood consistent with the Local Plan's Live Well Locally principles.



Summary of Benefits



Delivering new homes for Bexhill

Beeches Farm and land north of Barnhorn Road, Bexhill will deliver new homes to support the planned growth of the town, contributing to the Council's housing objectives and providing a mix of homes suited to a wide range of households, including affordable homes to meet local needs.



Supporting sustainable growth

The development will support delivery of the emerging Local Plan and contribute to the Council's vision for sustainable neighbourhoods in accordance with the Live Well Locally principles.



A well connected location

The site adjoins the western edge of Bexhill and benefits from direct access to Barnhorn Road. New pedestrian and cycle routes will connect the development with surrounding neighbourhoods and the wider town.



Landscape led neighbourhood design

The masterplan responds to the site's existing landform, field patterns and hedgerows, creating a landscape led framework that integrates new homes with the surrounding countryside.



Extensive green infrastructure and countryside parkland

A large proportion of the site will remain as publicly accessible open space, including a substantial landscaped area to the north that provides opportunities for recreation, walking and nature while reinforcing the rural character of the area.



Biodiversity enhancement and sustainable drainage

Existing hedgerows and trees will be retained and strengthened while new habitats, meadow planting and sustainable drainage features will enhance biodiversity and create an attractive landscape setting.



Spaces for recreation, play and community growing

A network of green corridors, recreational footpaths, play spaces, allotments and orchard planting will create opportunities for outdoor activity, community growing and healthy lifestyles.



Community infrastructure and a strong settlement edge

Wates will work with the education authority to determine the most appropriate location for a new primary school across the identified growth sites. If required, the development will provide land for a new primary school and associated local facilities, while establishing a clear and defensible edge to Bexhill that protects the character of the surrounding countryside.

About Wates Developments

Wates Land & Development is a key division of the Wates Group, a fourth-generation family-owned business founded in 1897 and one of the UK's leading development, construction, and property services companies. Our purpose is clear: reimagining places for people to thrive. This ethos underpins everything we do, from strategic land promotion to creating sustainable communities that meet real local needs.

Role and Expertise

Within Wates Land & Development, we bring together specialist businesses that deliver value across the entire development lifecycle:

- Wates Developments – Experts in land, planning, and strategic development, with an industry-leading 97% planning success rate
- Wates Commercial & Logistics – Focused on delivering high-quality commercial and logistics schemes.
- Wates Wildscape – Dedicated to creating nature-based solutions and biodiversity enhancements, ensuring developments work in harmony with the environment.

Our approach combines deep planning expertise, financial stability, and a commitment to sustainability. As a family-owned business, we are not reliant on external funding, enabling us to take a flexible, partnership-driven approach with landowners, housebuilders, and communities.

Relationship with Wates Group

As part of Wates Group, we share the Group's values of integrity, collaboration, and long-term stewardship. This connection provides financial security and a legacy-driven mindset, ensuring that every project contributes positively to society and the environment. Through our work, we aim to leave a lasting impact for future generations while supporting the urgent need for new homes and sustainable places across the UK.

Wates Sustainability Strategy

In line with Wates' Sustainability Strategy we are focussing on key drivers for change that we believe are imperative to delivering our promises of thriving people, planet and places.

Thriving People

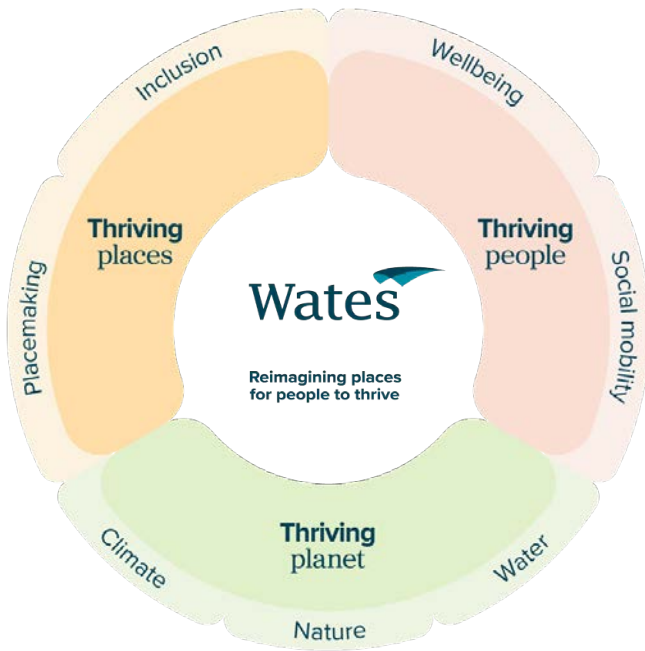
We are committed to creating places where people can truly thrive by embedding **Wellbeing** and **Social Mobility** from the start. At Beeches Farm, Bexhill we are committed to preparing and implementing a Social Value Action Plan, designing to our Healthy Homes Principles and the Building for a Healthy Life Standard.

Thriving Places

We are dedicated to creating thriving places that are inclusive, accessible, and sustainable for everyone. Through our new **Placemaking** and **Inclusion Framework** and core development standards, we will address key environmental and social issues from the earliest stages of design.

Thriving Planet

We intend to protect and enhance the natural environment by integrating Nature and Sustainability into every stage of development. At Beeches Farm, Bexhill we are committed to providing Net Zero Carbon Ready Homes, we will implement our core biodiversity principles for green and blue infrastructure along with ensuring biodiversity net gains for the local policy level on site.



The Site

Site Context

The site is located to the west of Bexhill and immediately north of Barnhorn Road (A259).

Bexhill lies approximately 7.5 miles (12 km) west of Hastings, 12 miles (19 km) east of Eastbourne, and 22.3 miles (35.9 km) south east of Uckfield.

Strategically well located, Bexhill benefits from strong connections via the A259 coastal corridor and the wider road network. The town centre and railway station are easily accessible, while the A259 provides direct links to neighbouring coastal settlements including Hastings and Eastbourne.

The site sits at the edge of the existing urban area, transitioning from residential development along Barnhorn Road to open agricultural land and countryside to the north.

The Site

The red line extends to approximately 29.54 hectares.

Public Right of Way BEX/12/2 crosses the site on an east–west alignment, connecting Sandhurst Lane to Coneyburrow Lane.

The site is bound to the:

- mature vegetation and agricultural land to the north
- Coneyburrow Lane to the west
- Barnhorn Road (A259) to the south
- existing vegetation and residential development to the east and south east





The site. Not to scale. Aerial photograph: © Google Earth

- Site boundary
- - - Public right of way: Footpath

A Sustainable Location

The site is inherently sustainable, with a wide range of facilities accessible within a short walk, cycle or bus journey.

The site's proximity to services, public transport and recreational facilities also supports the Council's ambition to create sustainable neighbourhoods in accordance with the Live Well Locally principles.

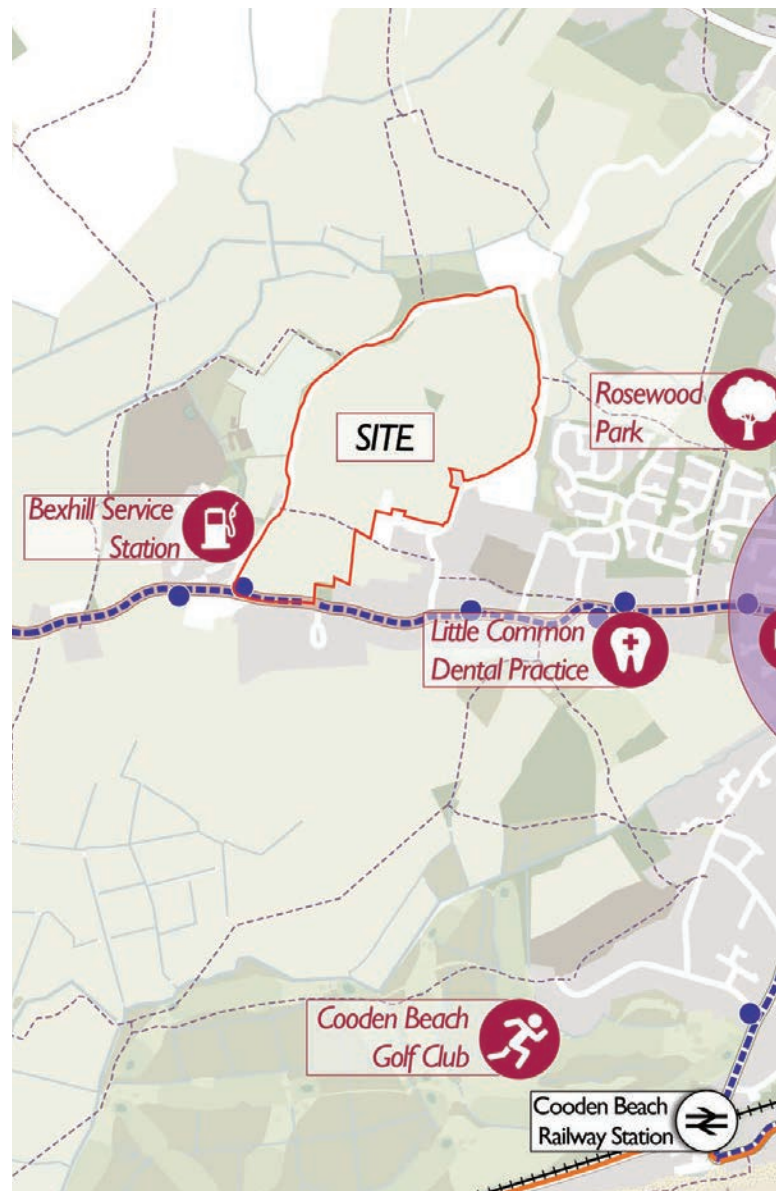
Local Services and Facilities

Bexhill-on-Sea provides a wide range of retail, leisure and cultural amenities that support the day-to-day needs of residents. The town centre contains independent retailers, cafés and restaurants alongside essential services such as GP and dental practices, a library and post office.

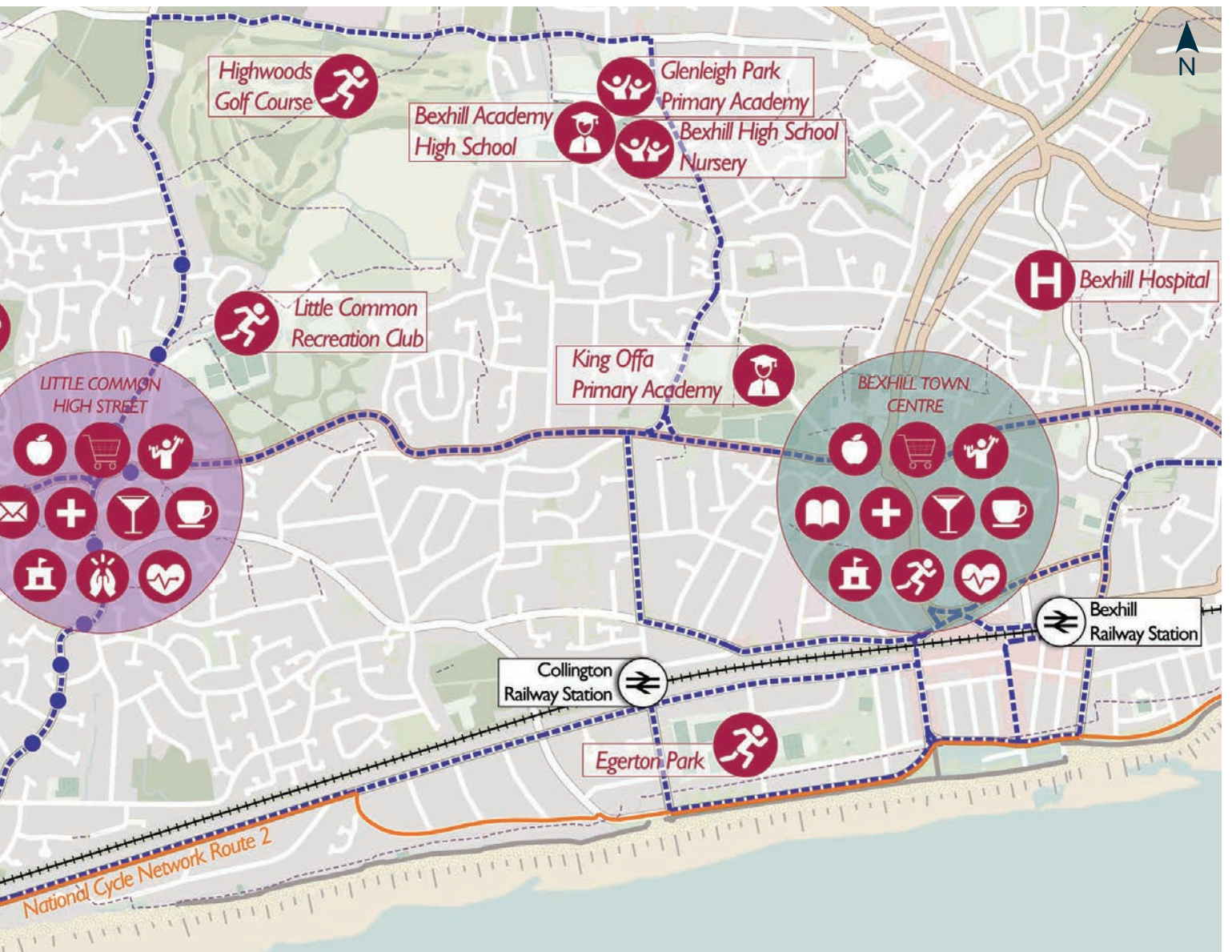
The nearby Little Common neighbourhood centre provides convenient access to shops, cafés, a post office and other community services that support everyday needs.

The town also benefits from a variety of leisure and recreation opportunities including parks, sports clubs and open spaces such as Egerton Park, which provides sports facilities, play areas and access to the seafront.

Due to its sustainable location, with excellent access to public transport, public rights of way and local services, the site provides the opportunity to seamlessly integrate a new neighbourhood into the existing town.



- Site boundary
- - Public right of way: Footpath
- - Bus route
- Nearby bus stops
- National cycle route
- ☕ Cafe
- 🍷 Public House
- 🏠 Community facilities
- 🏛️ Place of worship
- 🎒 Pre-school/Primary school



Facilities and connectivity audit. Not to scale

- | | | |
|--------------------------------------|----------------|-------------------|
| School and/or college | Park | Gym/Sports centre |
| Surgery | Post Office | Supermarket |
| Pharmacy | Library | Hospital |
| Recreation ground/
playing fields | Petrol station | Train station |

Public Transport Connections

Bexhill benefits from strong public transport connections. Rail services from Bexhill station provide regular links along the south coast, including to Hastings, Eastbourne and Brighton, with onward connections to London.

Frequent bus services operate along the A259 coastal corridor, with services typically running every 20 minutes during the day and providing direct connections to Bexhill town centre, Hastings and Eastbourne.

Together these services provide convenient access to employment, education and leisure destinations across the wider area.

Walking and Cycling

The site is well connected by a network of public rights of way, including Public Right of Way BEX/12/2, which crosses the site on an east–west alignment connecting Sandhurst Lane and Coneyburrow Lane.

These routes link into the wider footpath network and provide opportunities for walking and cycling between the site and surrounding neighbourhoods, including Little Common and the wider Bexhill area.

The development will also provide opportunities to enhance these connections, supporting sustainable travel choices and providing safe and convenient routes for everyday journeys. This will help promote active travel and encourage walking and cycling for local trips.

WALK

Bexhill Service Station (4 minutes)

Rosewood Park (10 minutes)

The Custom Cafe (14 minutes)

Little Common high street
(20 minutes)



PUBLIC TRANSPORT

Little Common high street (6 minutes)

Bexhill Academy (17 minutes)

Little Common School (8 minutes)

Bexhill Town Centre (25 minutes)



CYCLE

Little Common Recreation Ground (7 minutes)

Broad Oaks allotments (11 minutes)

Bexhill Town Centre (16 minutes)







01.

Establishing the
Developable Area



Establishing the Developable Area

This chapter assesses how the site allocation can be delivered by applying a series of technical considerations to establish the site's developable area and the potential number of homes that could be accommodated.

A range of technical studies have been undertaken to understand the opportunities and constraints affecting the site. This work identifies the areas of land that are most suitable for development, providing a clearer understanding of the site's capacity and informing the emerging development framework.
















Key Considerations

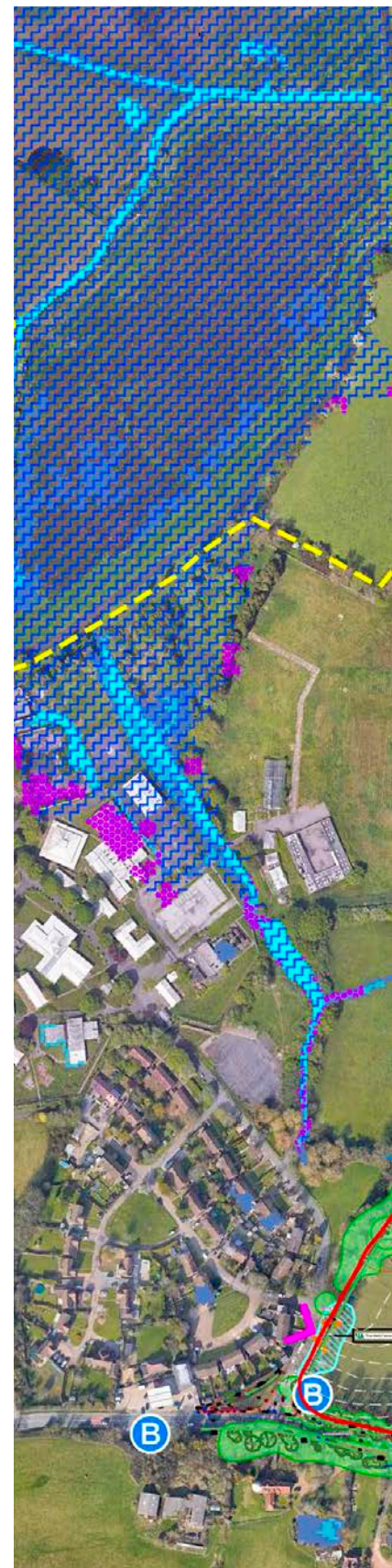
As is typical for a site of this scale, a number of environmental and physical factors must be carefully considered when establishing the development framework.

The plan opposite summarises the principal site considerations, including existing vegetation and landscape features, topography, public rights of way, flood risk, neighbouring uses and potential access opportunities.

These factors have informed the emerging development approach and help identify the areas of the site that are most suitable for development.

The following pages summarise the key technical disciplines and explain how they influence the extent of land available for development, progressively refining the site's developable area and informing the overall development capacity.

-  Site boundary
-  Existing vegetation (trees & hedgerow)
-  Public Right of Way - Footpath
-  Grade II listed building
-  General fall of land
-  5m 1m contours
-  Flood zone 2
-  Flood zone 3
-  Surface water flood risk: high
-  Surface water flood risk: medium
-  Surface water flood risk: low
-  Potential primary access point
-  Potential emergency access point
-  Nearby bus stop
-  Rear and side of adjacent properties





Considerations. Not to scale. Aerial photograph: ©Google Earth

1. Topography

Technical Consideration

The topography of the site has been reviewed using LiDAR data together with available mapping and survey information in order to understand how the landform influences the developability of the site.

The site comprises a series of gently undulating agricultural fields with a localised high point near the centre of the site at approximately 28 metres AOD. From this central ridge, the land falls both northwards towards Coneyburrow Lane and southwards towards Barnhorn Road, creating a varied landform across the site.

While much of the site comprises gentle gradients that are capable of accommodating residential development, steeper slopes occur in parts of the northern fields and along the sides of the shallow valleys that run through the site. Development on steeper land can require greater earthworks, more complex drainage solutions and less efficient development parcels, which can affect the practical and commercial deliverability of development.

The topographical analysis therefore identifies those parts of the site where development can be most efficiently accommodated while avoiding areas where gradients become more challenging.

Impact on the Developable Area

In response to the site's landform, development is focused within areas of gentler and more manageable slopes, where new homes can be delivered efficiently while maintaining a high quality residential environment.

Areas where slopes become steeper are retained as part of the wider landscape framework and green infrastructure network, helping to reinforce the natural landform of the site while providing opportunities for open space and ecological enhancement.

Taking these topographic considerations into account further refines the net developable area to approximately 22.33 hectares.



Land available for development plan. Not to scale



Topographical survey plan. Not to scale

- 1 in 2.7 slope
- 1 in 5.67 slope
- 1 in 11.4 slope
- 1 in 19.1 slope

2. Landscape

Technical Consideration

A Landscape and Visual Assessment has been undertaken to understand the character of the site and its relationship with the surrounding countryside and existing settlement edge.

The site forms part of a gently undulating agricultural landscape characterised by hedgerows, tree belts and field boundaries, which create a strong landscape structure across the site. These features contribute to the rural character of the area and provide important visual containment.

The assessment identifies opportunities to retain and strengthen this landscape structure while ensuring development integrates sensitively with the surrounding countryside. In particular, the northern part of the site forms part of the wider countryside setting and provides an opportunity to retain a substantial area of open landscape, reinforcing the rural character of the area.

The landscape strategy therefore focuses development within the parts of the site that are best contained by existing vegetation and landform, while retaining key landscape corridors and strengthening green infrastructure connections across the site.

Impact on the Developable Area

The landscape assessment identifies areas where development should be limited in order to protect important landscape features, maintain visual containment and provide an appropriate transition between the existing settlement and the surrounding countryside. In particular, the northern part of the site is retained as a substantial area of green infrastructure reflecting the site's gently undulating landscape and its relationship with the wider countryside. This area provides opportunities for public open space, ecological enhancement and sustainable drainage, while maintaining the rural setting of the site.

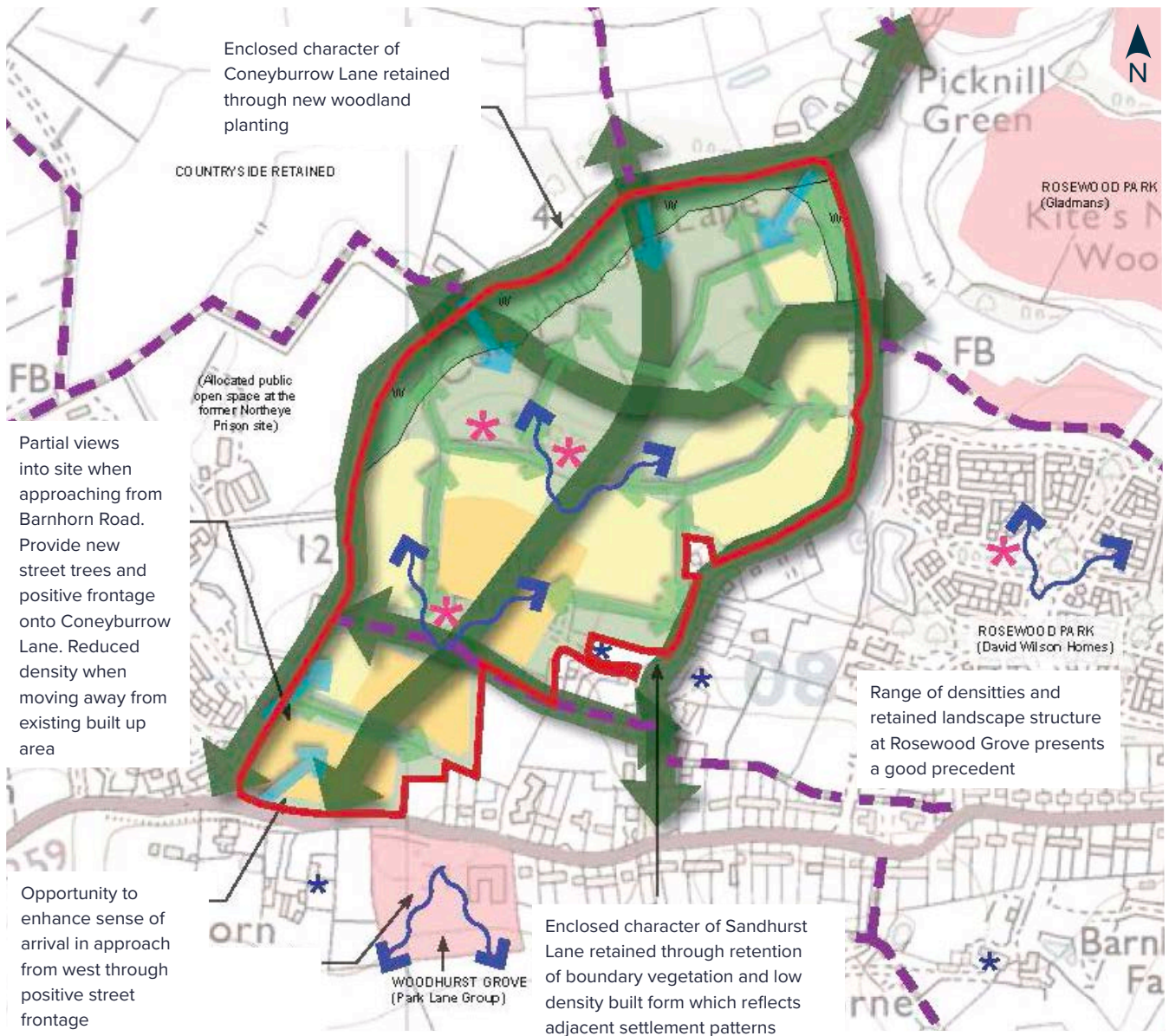
The landscape strategy also responds to the site's topography by protecting the internal ridge and associated views, which form a key landscape feature and an opportunity for publicly accessible open space that celebrates views towards the surrounding countryside.

Existing hedgerows and tree belts are retained to form strategic green corridors across the site, while boundary vegetation along Coneyburrow Lane and Sandhurst Lane is strengthened through additional woodland planting. This helps maintain the enclosed rural character of these lanes, protects the setting of nearby listed buildings and provides a clear and defensible settlement edge to Bexhill.

Together, these measures establish a strong landscape framework that guides the location and form of development parcels while ensuring that built form responds sensitively to the site's landscape structure and topography. Taking these landscape considerations into account further refines the net developable area to approximately 17.22 hectares.



Land available for development plan. Not to scale



Landscape and visual opportunities and constraints plan. Not to scale



3. Arboriculture and Ecology

Technical Consideration: Arboriculture

An arboricultural assessment has been undertaken to understand the distribution, quality and value of existing trees and hedgerows within and around the site. The assessment identifies important landscape features and defines appropriate protection areas to ensure that valuable trees and hedgerows are retained and protected as part of the development.

The site contains a number of established hedgerows and tree groups that contribute to the local landscape character and ecological network. These features provide an important framework that will be retained and incorporated within the development layout.

Technical Consideration: Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken to establish the ecological baseline of the site and identify habitats and features of ecological value.

The site is predominantly comprised of agricultural grassland fields, which are generally of limited ecological value. The most notable ecological features are the established hedgerows, trees and boundary vegetation, which provide habitat connectivity across the site and link to the wider ecological network.

These features provide potential habitat for a range of species typically associated with farmland landscapes, including nesting birds and bats, and therefore form an important framework for the development of the site.

The ecological strategy seeks to retain and enhance these existing habitats, incorporating hedgerows, trees and landscape corridors into a network of green infrastructure that supports biodiversity and provides opportunities for habitat creation and ecological enhancement.

Impact on the Developable Area

The ecological and arboricultural assessments identify a number of existing landscape features that should be retained and integrated within the development framework. These include established hedgerows, trees and associated root protection areas, which provide important habitat connectivity and contribute to the character and structure of the site.

Areas containing higher value vegetation will be retained as part of green corridors and landscape buffers. These features will form part of the site's wider green infrastructure network, helping maintain ecological connectivity across the site while supporting opportunities for habitat enhancement and the delivery of biodiversity net gain.





Retained vegetation and new structural planting will help define the landscape framework for development parcels, ensuring that built form is sensitively integrated with the existing landscape structure.

Taking these ecological and arboricultural considerations into account further refines the net developable area to approximately 11.57 hectares.



Land available for development plan. Not to scale



-  Trees that could be removed
-  Canopies of trees to be retained
-  No development line
-  Public footpath

Initial tree survey plan. Not to scale



-  SITE BOUNDARY
-  BADGER SETT (INACTIVE)
-  BAT ROOSTING POTENTIAL TREES (LOW)
-  BUILDING
-  URBAN TREE
-  LINE OF TREES
-  NATIVE HEDGEROW
-  NATIVE HEDGEROW - ASSOCIATED WITH BANK OR DITCH
-  NATIVE HEDGEROW WITH TREES
-  DEVELOPED LAND; UNSEALED SURFACE
-  GORSE SCRUB
-  MODIFIED GRASSLAND
-  OTHER WOODLAND; BROADLEAVED
-  PONDS (NON-PRIORITY)
-  VEGETATED GARDEN

Phase 1 habitat plan. Not to scale

5. Drainage

Technical Consideration

A preliminary drainage strategy has been undertaken to understand how surface water can be appropriately managed across the site and to ensure that development does not increase flood risk elsewhere.

The site currently drains through a series of natural overland flow paths that broadly follow the site's landform, with surface water moving away from the higher ground towards the surrounding field boundaries and drainage features.

The proposed drainage strategy responds to these existing patterns by incorporating a network of sustainable drainage systems (SuDS) across the site. This includes features such as swales, attenuation basins and landscaped drainage corridors designed to manage surface water runoff while integrating with the wider green infrastructure framework.

By working with the natural landform of the site, these drainage features can be incorporated into areas of open space and landscape corridors, providing both functional drainage infrastructure and attractive landscape features.

Impact on the Developable Area

The drainage strategy identifies areas of the site where land is required for surface water management infrastructure, including attenuation basins and drainage corridors that accommodate overland flow routes.

These features are located primarily within areas of open space and landscape corridors, ensuring that drainage infrastructure is integrated into the overall landscape structure of the development.

When the land required to accommodate these drainage features is taken into account, the net developable area is further refined to approximately 11.25 hectares.



Land available for development plan. Not to scale



Drainage strategy plan. Not to scale

6. Heritage

Technical Consideration

A review of the historic environment surrounding the site has identified Beeches Farmhouse, a Grade II listed building located along the southern boundary of the site.

The farmhouse dates from the eighteenth century and is constructed in traditional timber framed form with tile hung and weatherboarded elevations beneath a tiled roof, reflecting the vernacular architecture of rural Sussex. The building forms part of the historic agricultural character of the area and remains an important heritage asset within the local context.

While the site itself does not contain any designated heritage assets, the presence of the listed building has informed the evolution of the development framework. The masterplan has therefore been arranged to respond sensitively to the farmhouse and its immediate setting.

Impact on the Developable Area

Development has been set back from Beeches Farmhouse and its immediate curtilage in order to maintain an appropriate relationship between the listed building and the surrounding landscape.

Land around the farmhouse is retained as part of a landscape buffer and open space, ensuring the building continues to be experienced within a relatively open setting while remaining visually distinct from the proposed residential development.

When these heritage considerations are taken into account, the net developable area is further refined to approximately 11.19 hectares.



Land available for development plan. Not to scale



Aerial of listed buildings adjacent to the site. Not to scale

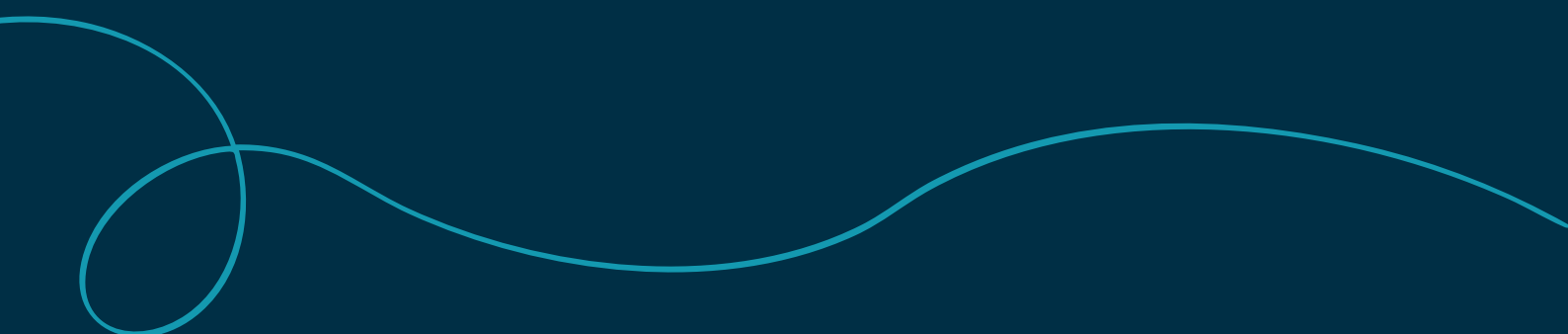


Beeches Farmhouse alongside site boundary. Not to scale. Google Earth



02.

Design



Vision

The technical work set out in the preceding sections establishes a realistic and deliverable development area for the site. Building on this evidence, the following Vision and Framework Masterplan illustrate how Beeches Farm and land north of Barnhorn Road could be brought forward as a landscape led neighbourhood that integrates sensitively with the western edge of Bexhill while reinforcing the character of the surrounding countryside.

The proposals will create a well connected and sustainable place to live, delivering new homes alongside local services, green infrastructure and opportunities for recreation.

Development will respond positively to the site's existing landscape structure, topography and ecological features, ensuring that the natural qualities of the site shape the form of the new neighbourhood.

In doing so, the development will support the objectives of the emerging Rother Local Plan and reflect the Council's Live Well Locally principles, creating a healthy and attractive environment that encourages walking, cycling and community interaction.

Key Themes



1. A Landscape Led Framework

The development will be structured around the site's existing hedgerows, trees and landform, creating a landscape led masterplan that integrates new homes within the surrounding countryside. Retained landscape corridors and substantial areas of open space will establish a strong green framework across the site.



2. Creating a Healthy and Walkable Neighbourhood

The site benefits from close proximity to local services, public rights of way and public transport connections. The proposals will enhance these connections, supporting the creation of a walkable neighbourhood that aligns with the Live Well Locally principles and encourages active lifestyles.





3. Green Infrastructure and Biodiversity

A network of green corridors, open spaces and landscaped areas will run through the site, providing opportunities for recreation while strengthening ecological connections. These spaces will incorporate sustainable drainage features and habitat creation, delivering measurable biodiversity enhancements.



5. Supporting Community Infrastructure

The site provides the opportunity to deliver a Use Class local hub and potentially a one form entry primary school with Early Years nursery provision, helping to support the day to day needs of residents and contribute to the creation of a self supporting neighbourhood.



4. Delivering Much Needed Homes

The development will provide a mix of homes suited to a wide range of households, including affordable homes to help meet local needs. The capacity testing undertaken demonstrates how the site can deliver a significant number of new homes in a manner that responds to the site's physical characteristics and context.



6. A Strong and Defensible Settlement Edge

The landscape framework establishes a clear and sensitive transition between the town and the surrounding countryside, ensuring that development integrates with the existing settlement while maintaining the wider landscape character of the area.



Framework Masterplan

A landscape-led, sustainable neighbourhood where new homes, green infrastructure, and community spaces are carefully integrated with the surrounding landscape and the existing edge of Bexhill. The framework masterplan responds to existing hedgerows, trees, and topography, shaping development around the site's natural characteristics and creating a sensitive transition between town and countryside.

The proposals deliver new homes, green and community infrastructure to support Bexhill's growth, while being sustainably located near local services, public rights of way, and public transport. This supports Live Well Locally principles by enabling walking, cycling, and public transport use, and ensures the neighbourhood integrates well with surrounding communities while creating an attractive and distinctive place to live.

The masterplan demonstrates capacity for approximately 417 to 448 homes, depending on whether land is required for a one-form entry primary school with Early Years nursery provision, as explored further in the following pages.

The proposals include:

- Around **417 to 448 new homes**, providing a mix of homes suited to a wide range of households, including affordable homes to meet local needs.
- Over **half of the site will be publicly accessible open space**, including extensive areas of meadow planting and informal parkland across the northern part of the site, creating a strong landscape setting for the development.
- A **landscape led structure**, retaining and enhancing existing hedgerows, trees and field boundaries to create green corridors that shape the development and strengthen biodiversity.
- **Edible landscapes**, including **orchard planting** and opportunities for **allotments and community growing**, supporting healthy lifestyles and community interaction.
- Opportunities for both **formal and informal recreation**, including children's play spaces and a central destination green.
- Sustainable drainage systems integrated within the landscape framework, managing surface water while **enhancing biodiversity** and visual amenity.
- **Improved and enhanced pedestrian and cycle connections**, including links to existing public rights of way and new routes connecting the development with surrounding neighbourhoods and local services.
- **A potential location for a one form entry primary school with early years nursery provision**, if required, integrated within the neighbourhood and accessible by walking and cycling.
- Opportunities for **Use Class E local hub to support the day to day needs of residents**, potentially delivered as ground floor commercial space with residential development above.





Site allocation
BX23

Coneyburrow Lane

Barnhorn Road

- | | | | | | |
|---|---|---|------------------------------------|---|---|
|  | Site boundary |  | Edible landscapes/orchard planting |  | Existing access track to Beeches Farm |
|  | Vehicular/pedestrian and cycle access point |  | Potential emergency access point |  | Enhanced planting adjacent to Beeches Farmhouse |
|  | Pedestrian access point |  | Recreational footpaths |  | Public Right of Way |
|  | Sustainable Drainage System (SuDS) |  | Landscaped green corridors |  | Use Class E local hub |
|  | Primary access road |  | Destination green |  | Children's play space |
|  | Retained and enhanced vegetation |  | Retained existing dwelling |  | Option for school site |
|  | Meadow planting and species-rich landscapes | | | | |

Development Capacity and Education Provision

Policy BX27 allocates Beeches Farm and land north of Barnhorn Road for residential led development including “some 540 dwellings”, a one form entry primary school with Early Years nursery provision and a Use Class E local hub.

The technical work set out in this Vision Document has established a net developable residential area of approximately 11.19 hectares. This reflects the site’s landscape structure, topography, drainage requirements and heritage considerations.

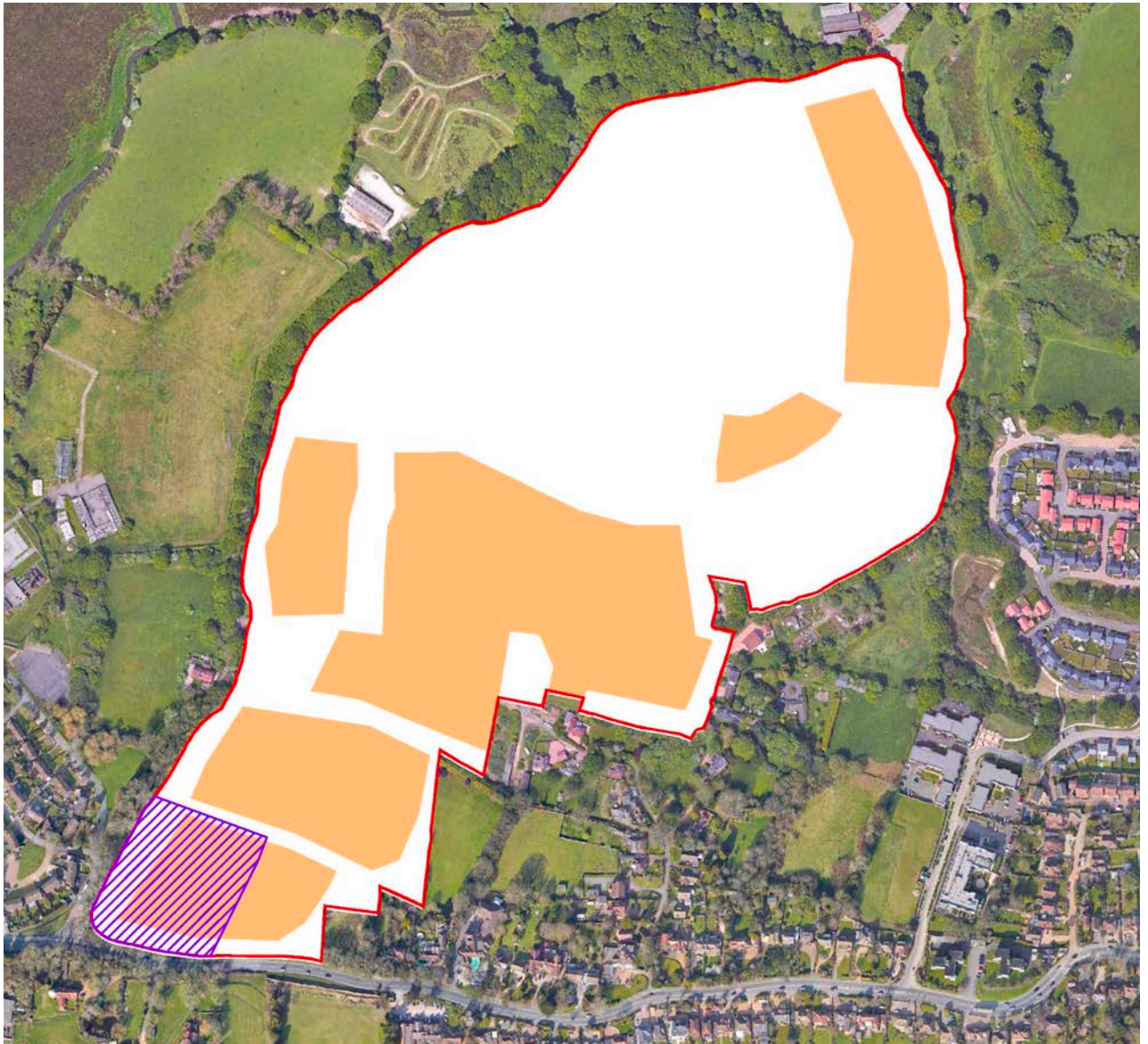
To understand how the allocation could be

delivered in practice, two development scenarios have been tested. These consider both the inclusion and exclusion of the primary school with early years nursery provision, alongside the delivery of a Use Class E local hub.



On the basis of the Council's proposed density of 40 dph the site could therefore deliver the below capacity scenarios.

Development Scenarios

Scenario	Residential + Use Class E local hub	School Area	Density	Residential units
Option 1 - Residential development including an Use Class E local hub	11.19 ha	-	40 dph	448
Option 2 – Residential development including one form entry primary school with Early Years nursery provision and a Use Class E local hub	10.42 ha	1.30 ha	40 dph	417



Land use plan. Not to scale

-  Residential
-  Option for school site

Conclusion: These scenarios demonstrate that the site is capable of delivering a substantial number of new homes alongside supporting infrastructure, including the potential provision of a primary school and a Use class E local hub. The analysis also illustrates how the final capacity of the site will depend on the inclusion of education provision, while responding appropriately to the site's physical characteristics and surrounding context.

03.

Conclusion



Conclusion

Beeches Farm and land north of Barnhorn Road, Bexhill represents a sustainable and deliverable opportunity to support the planned growth of Bexhill through the emerging Rother Local Plan.

This Vision Document demonstrates how the site can be brought forward through a landscape led development framework that responds positively to its physical and environmental characteristics, including its landscape structure, topography, drainage requirements and heritage context. In doing so, it establishes a realistic and deliverable development area that reflects the site's opportunities and constraints.

The site is well located in relation to existing neighbourhoods, public transport, public rights of way and local services, allowing it to integrate effectively with the western edge of Bexhill and support the creation of a healthy, walkable and well connected neighbourhood in accordance with the Council's Live Well Locally principles.

The framework masterplan shows how the site could deliver approximately 417 to 448 homes, depending on whether land is required for a one form entry primary school with Early Years nursery provision, alongside a Use Class E local hub, and significant areas of publicly accessible green infrastructure.

Overall, the Vision confirms that Beeches Farm and land north of Barnhorn Road, Bexhill is capable of delivering a high quality residential led development that supports the objectives of the emerging Local Plan while creating a strong and defensible settlement edge, enhancing biodiversity and providing long term benefits for both new and existing residents.



