

Rother Local Plan 2025–2042
Development Strategy and Site Allocations
Regulation 18 Consultation
January 2026

Response Form

8 week public consultation period: 26th January – 23rd March 2026

Rother District Council is inviting residents, businesses, and stakeholders to take part in a vital consultation on its emerging Local Plan.

The consultation period runs for eight weeks from Monday 26th January to 5:00pm on Monday 23rd March 2026.

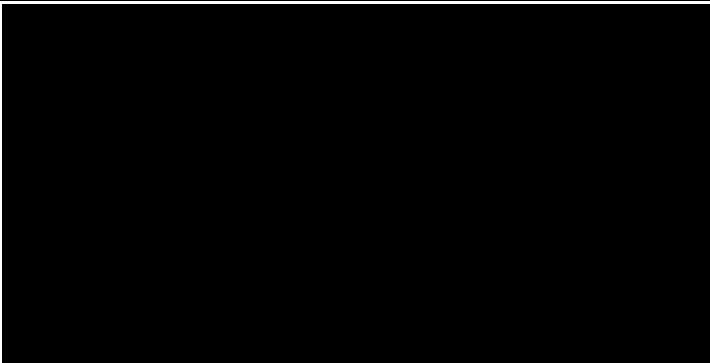
The Draft Local Plan and all of its supporting evidence base documents can be found and commented on via the Council's website at www.rother.gov.uk/draftlocalplan2026.

The Council prefers to receive your consultation responses via our website.

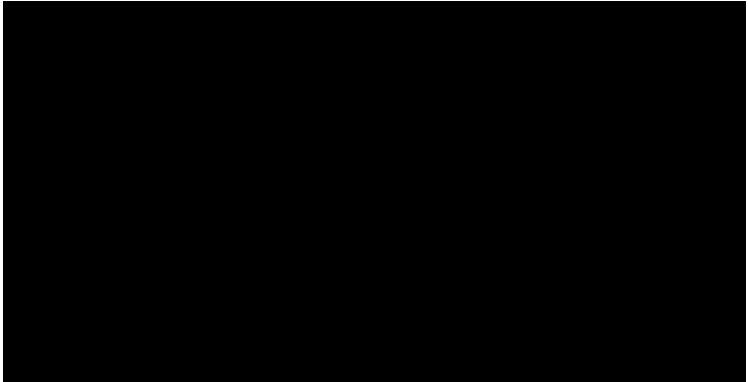
You may also respond by email or post by filling this form and then sending it by email to draftlocalplan@rother.gov.uk or by post to Planning Policy, Rother District Council, Town Hall, Bexhill-on-Sea, TN39 3JX. Please note that submissions made via post will not receive confirmation that they have been received.

If you are using this form, please state which consultation question(s) you would like to respond to. These questions are found in the draft Local Plan. They also have been attached to the end of this form for your reference.

Personal Details – You must provide these details for us to accept your consultation response

	Please enter your details	
Title	Mr	
First Name	Andrew	
Surname	Black	
Job Title (where relevant)		
Organisation (where relevant)	Andrew Black Consulting	
Address		
Post Code		
Email address		

Agents Details or Other Details (if making a representation on behalf of the above consultee)

	Please enter your details	
Title	Mr	
First Name	Martyn	
Surname	Avery	
Job Title (where relevant)		
Organisation (where relevant)	Chartwell Land and New Homes 2 Limited	
Address		
Post Code		
Email address		

Privacy Policy Statement

Rother District Council is committed to ensuring that your privacy is protected and will only use and store your personal data in line with the General Data Protection Regulation 2016 and the Data Protection Act 1998. We collect and use your personal data in order to provide services you have requested from us or to carry out our legal obligations to you. We will not disclose your personal data to any third parties, unless we need to do so to provide a service to you or we are legally required to do so. We may share your personal data with other Council departments in order to provide the service you have requested and to ensure that the information we hold about you is accurate and up to date. Our Privacy Policy sets out how we collect, use and securely hold your data and can be viewed on our privacy policy page at <https://www.rother.gov.uk/data-protection-and-foi/privacy-policy/>. If you want more information on how a particular Council service uses your personal data, please view the Privacy Notices at the bottom of the above privacy policy page.

Please be aware that any comments you submit cannot be treated in confidence as the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, requires copies of all representations to be made publicly available. The Council will publish names and representations on its website, but will not publish personal information, such as telephone numbers, emails or private addresses. By submitting a representation you are accordingly confirming that you agree to this and accept responsibility for your comments.

Please write your comments below. Please indicate in the left-hand column which question you are responding to. This will help ensure that your response is considered correctly. Please continue on a separate page or sheet of paper if necessary.

<i>Question Number</i>	<i>Your Comments</i>
32	Please see attached separate representations

Should you require further space to respond to make comments please continue on a separate page or sheet of paper as necessary.

Consultation Questions: Draft Rother Local Plan 2025–2042 – Development Strategy and Site Allocations

Part 1, chapter 2:

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

Part 2, chapter 3 - Development Needs

2. 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?
3. Do you have any comments on the identified employment needs, or needs for retail and main town centre uses?
4. Do you have any comments on the identified accommodation needs of gypsies, travellers and travelling showpeople?

Part 2, chapter 4 – Infrastructure Needs

5. Do you have any comments on infrastructure needs or priorities to support the proposed Development Strategy?

Part 3, chapter 5 – Preparing the Development Strategy

6. Do you have any comments on the Council's assessment of the additional Development Strategy Options?
7. Do you have any comments on the preferred approach for housing density shown in Figure 9, or on the updated Density Study (2026)?

Part 3, chapter 6 – Development Strategy for Rother

8. Do you have any comments on the Council's proposed Overall Development Strategy?
9. Do you have any comments on the proposed growth opportunities in the sub-areas as shown in Figure 10?
10. Do you have any comments on the proposed Vision and development strategy for Bexhill, including the development figures shown in Figures 13 and 14? (Please note that comments on individual sites should not be made in response to this question, please see questions 17 and 18 instead)
11. Do you have any comments on the proposed Vision and development strategy for Southern Rother and the Hastings Fringes, including the development figures shown in Figures 17 and 18? (Please note that comments on individual sites should not be made in response to this question, please see questions 26 to 35 instead)
12. 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)

13. Do you have any comments on the proposed Vision and development strategy for Rye and the Eastern Settlements Cluster, including the development figures shown in Figures 23 and 24? (Please note that comments on individual sites should not be made in response to this question, please see questions 42 to 52 instead)
14. Do you have any comments on the proposed Vision and development strategy for Northern Rother, including the development figures shown in Figures 26 and 27? (Please note that comments on individual sites should not be made in response to this question, please see questions 53 to 63 instead)
15. Do you have any comments on the proposed Vision for the Countryside?
16. Do you have any comments on the proposed strategy for Gypsies, Travellers and Travelling Showpeople? (Please note that comments on individual sites should not be made in response to this question, please see question 64 instead)

Part 3, chapter 7 – Site Allocations

17. Do you have any comments on the proposed site allocations in Bexhill?
18. Do you consider that there are any other possible sites in Bexhill which should be allocated for development in the Local Plan?
19. Do you have any comments on proposed Policy BX1: Bexhill Urban Area?
20. Do you have any comments on proposed Policy BX2: Bexhill Cultural Area?
21. Do you have any comments on proposed Policy BX3: London Road – Sackville Road Enhancement Area?
22. Do you have any comments on proposed Policy BX4: Beeching Road Enhancement Area?
23. Do you have any comments on proposed Policy BX18: West Bexhill Growth Area – Infrastructure Policy?
24. Do you have any comments on proposed Policy BX29: North Bexhill Growth Area – Infrastructure Policy?
25. Do you have any comments on proposed Policy BX30: Land south of Haven Brook Avenue – Infrastructure?
26. Do you have any comments on the proposed site allocations in Crowhurst Parish, detailed in Policies CR1 to CR3?
27. Do you have any comments on the proposed site allocation in Fairlight Cove, detailed in Policy FA1?
28. Do you have any comments on the proposed site allocations in the Hastings Fringes (Guestling Parish), detailed in Policies GU1 and GU2?

29. Do you have any comments on proposed Policy GU3: Rock Lane Urban Fringe Management Area?
30. Do you have any comments on the proposed site allocations in Guestling Green, detailed in Policies GU4 and GU5?
31. Do you have any comments on the proposed site allocation in Three Oaks, detailed in Policy GU6?
32. Do you have any comments on the proposed site allocations in Icklesham, detailed in Policies IK1 and IK2?
33. Do you have any comments on the proposed site allocations in the Hastings Fringes (Westfield Parish), detailed in Policies WS1 and WS2?
34. Do you have any comments on the proposed site allocations in Westfield, detailed in Policies WS3 to WS5?
35. Do you consider that there are any other possible sites in the Southern Rother and Hastings Fringes sub-area (which includes the parishes of Crowhurst, Fairlight, Guestling, Pett, Westfield and Icklesham (west)) which should be allocated for development in the Local Plan?
36. Do you have any comments on the proposed site allocations in Battle, detailed in Policies BT1 to BT11?
37. Do you have any comments on the proposed site allocation in Brightling, detailed in Policy BRI1?
38. Do you have any comments on the proposed site allocations in Catsfield, detailed in Policies CT1 to CT3?
39. Do you have any comments on the proposed site allocations in Netherfield, detailed in Policies NE1 and NE2?
40. Do you have any comments on the proposed site allocations in Sedlescombe, detailed in Policies SD1 to SD11?
41. Do you consider that there are any other possible sites in the Battle and Surrounding Settlements sub-area (which includes the parishes of Ashburnham, Battle, Brightling, Catsfield, Dallington, Mountfield, Sedlescombe and Whatlington) which should be allocated for development in the Local Plan?
42. Do you have any comments on the proposed site allocations in Beckley, detailed in Policies BC1 to BC3?
43. Do you have any comments on the proposed site allocations in Broad Oak, Brede, detailed in Policies BR1 to BR3?
44. Do you have any comments on the proposed site allocations in Camber, detailed in Policies CM1 to CM3?
45. Do you have any comments on the proposed site allocations in Iden, detailed in Policies ID1 and ID2?

46. Do you have any comments on the proposed site allocations in Northiam, detailed in Policies NR1 and NR2?
47. Do you have any comments on the proposed site allocations in Peasmarsch, detailed in Policies PE1 to PE5?
48. Do you have any comments on the proposed site allocations in Playden, detailed in Policies PL1 and PL2?
49. Do you have any comments on the proposed site allocations in Rye, detailed in Policies RY1 to RY9?
50. Do you have any comments on the proposed site allocation in Rye Harbour, detailed in Policy RH1?
51. Do you have any comments on proposed Policy RH2: Employment Land, Harbour Road?
52. Do you consider that there are any other possible sites in the Rye and the Eastern Settlements Cluster sub-area (which includes the parishes of Beckley, Brede, Camber, East Guldeford, Iden, Northiam, Peasmarsch, Playden, Rye Foreign, Rye, Udimore and Icklesham (east)) which should be allocated for development in the Local Plan?
53. Do you have any comments on the proposed site allocations in Burwash, detailed in Policies BW1 to BW4?
54. Do you have any comments on the proposed site allocations in Burwash Common, detailed in Policies BWC1 and BWC2?
55. Do you have any comments on the proposed site allocations in Etchingham, detailed in Policies EC1 to EC3?
56. Do you have any comments on the proposed site allocations in Hurst Green, detailed in Policies HG1 to HG4?
57. Do you have any comments on the proposed site allocations in Robertsbridge, detailed in Policies RB1 to RB6b?
58. Do you have any comments on the proposed site allocations in Staplecross, Ewhurst Parish, detailed in Policies SC1 and SC2?
59. Do you have any comments on the proposed site allocations in Flimwell, Ticehurst Parish, detailed in Policies FW1 to FW3?
60. Do you have any comments on the proposed site allocations in Ticehurst, detailed in Policies TC1 and TC2?
61. Do you have any comments on proposed Policy TC3: Bewl Water?
62. Do you have any comments on the proposed site allocations in Stonegate, Ticehurst Parish, detailed in Policies SG1 and SG2?
63. Do you consider that there are any other possible sites in the Northern Rother sub-area (which includes the parishes of Bodiam, Burwash, Etchingham, Ewhurst, Hurst

Green, Salehurst and Robertsbridge and Ticehurst) which should be allocated for development in the Local Plan?

64. Do you have any comments on the proposed site allocations for Gypsies, Travellers and Travelling Showpeople, detailed in Policies GYP1 to GYP6?

65. Do you consider that there are any other possible sites for Gypsy, Traveller or Travelling Showpeople sites which should be allocated in the Local Plan?

Local Plan Appendices

66. Do you have any comments on the proposed changes to Policy LWL7 (A) (i) (Streets for All)?

67. Do you have any comments on the Appendices?

Sustainability Appraisal

68. Do you have any comments on the Interim Sustainability Appraisal in support of the Regulation 18 stage consultation on the Development Strategy and Site Allocations (January 2026)?

Other comments

69. Are there any other issues, options or other matters you would like to raise?