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Planning Policy Team
Rother District Council
Town Hall, London Road
Bexhill-on-Sea
TN39 3JX

Dear Sir or Madam,

Land west of Ninfield Road roundabout, Bexhill – Rother Local Plan 2025–2042 Regulation 19 Consultation: Representation on Policy BX35

1. Introduction

1.1 This representation is submitted by Andrew Ransome Town Planning Ltd on behalf of F Forte Developments Ltd, the owner of land west of the Ninfield Road roundabout, Bexhill, in response to the Regulation 19 consultation on the Rother Local Plan 2025–2042 (Pre-Submission Version, September 2026).

1.2 It relates to Policy BX35: Land west of Ninfield Road roundabout, which allocates the site for a residential development of some 80 dwellings, and to Policy BX26 (North Bexhill Growth Area – Infrastructure) insofar as it applies to the site.

1.3 Our client **supports** Policy BX35 and considers it, and the Plan as it relates to the site, to be **legally compliant and sound**. No modifications are sought. The site is available now, is suitable and achievable, and our client is committed to delivering all 80 homes within the first five years following adoption.

2. Legal compliance and soundness

2.1 Our client considers the allocation meets each of the tests of soundness in paragraph 36 of the National Planning Policy Framework (NPPF).

Test	Why the allocation meets it
Positively prepared	It makes a meaningful contribution of some 80 homes, including policy-compliant affordable housing, towards the District's objectively assessed housing need.
Justified	It directs growth to Bexhill, the District's only "highly sustainable" settlement, on a site whose context has been changed by Haven Brook Avenue and the Ninfield Road roundabout. It reflects the evidence in the Council's site assessment work.

Test	Why the allocation meets it
Effective	A significant part of the site is under our client's control, including the access, is available now and can be delivered early in the plan period. Policy BX26 provides a clear, proportionate framework for shared infrastructure across the North Bexhill Growth Area.
Consistent with national policy	It supports the Government's objective of significantly boosting the supply of homes and the role of small and medium sites in early delivery.

2.2 Our client has no comments on the Plan's legal compliance, including the Duty to Cooperate, and does not seek any change.

3. Suitability, availability and achievability

3.1 **Suitable.** The site extends to 4.1 hectares with an indicative developable area of 2 hectares, forming a triangle between Ninfield Road and St Mary's Lane (supporting paragraph 10.255).

We agree with the Council's assessment at paragraph 10.257 that the construction of Haven Brook Avenue, the Ninfield Road roundabout and the planned extension to the east have changed the area's character.

The site is a logical and well-contained addition to the North Bexhill Growth Area, with good potential for walking and cycling links to Sidley District Centre.

3.2 **Available.** The site is available now. There are no legal, ownership or tenancy constraints that would prevent development. The existing residential curtilage alongside Ninfield Road roundabout is within our client's control.

3.3 **Achievable.** Residential development of this scale on the edge of Bexhill is viable, including the policy-compliant affordable housing required by Policy HOU2 and proportionate contributions under Policy BX26. The constraints identified by the Council – the central pond, areas of surface water flood risk, nearby woodland and the Pevensey Levels catchment – are well understood and can be addressed through appropriate site layout design.

4. Policy BX35 requirements

4.1 Our client supports the requirements of Policy BX35 and considers them clear, justified and capable of being met.

4.2 We also support the design guidance at paragraph 10.257, including an active, well-overlooked frontage to Ninfield Road.

5. Deliverability and timescales

5.1 The site is deliverable in the terms of the NPPF glossary: it is available now, offers a suitable location for development now, and there is a realistic prospect that housing will be delivered within five years. All 80 homes are expected to be completed by 2030/31.

Milestone	Indicative timing
Pre-application engagement (Council, ESCC Highways, LLFA, Southern Water)	2027
Planning application submitted	Late 2027 / early 2028
Planning permission and discharge of pre-commencement conditions	2028
Start on site	2028/29
Completions	2028/29: 20 2029/30: 40 2030/31: 20

6. Conclusion

6.1 Our client supports Policy BX35 and the related provisions of Policy BX26, and considers the Plan sound and legally compliant as it relates to the site. No modifications are sought.

6.2 We do not consider it necessary to take part in the examination hearings, but would welcome the opportunity to do so should the Inspector find it helpful, or if other representations raise matters about the site's suitability or deliverability.

6.3 We would be pleased to discuss the site further with the Council, and to agree a Statement of Common Ground if that would assist the examination.

Please do not hesitate to contact me if you have any questions.

Yours faithfully,

Andrew Ransome BSc MSc MRTPI
Director
Andrew Ransome Town Planning Ltd