

# WELCOME

## Welcome to the consultation detailing our emerging proposals for 70 new homes and open space at Land at Main Street, Peasmarsch.

Thank you for coming to our exhibition. The purpose of this event is to present our proposals for the development of the land at Main Street, Peasmarsch, and to enable you to raise any questions or thoughts you may have with our team. The site is identified in the Adopted Neighbourhood Plan as a possible suitable site for housing.

Ensuring a landscape-led approach to the development of the site; compliance with the Local Plan policies; and making the best use of a greenfield site has led to a proposal for 70 dwellings. Following this period of consultation, it is our intention to submit a Full Planning Application in the summer of 2025.

Feedback from Rother District Council has also been incorporated into the emerging design.

Feedback forms are available, and we would be grateful if you would complete these and leave your thoughts with a member of our team. If you prefer you can email these back to us as detailed on the last board.

We look forward to discussing our proposals with you and to hearing your views.

### About the Team

#### Kitewood Estates Limited (Kitewood)

Kitewood is a privately owned development company who specialise in delivering high quality residential-led developments in the South East of England.

HP Architecture - Architects

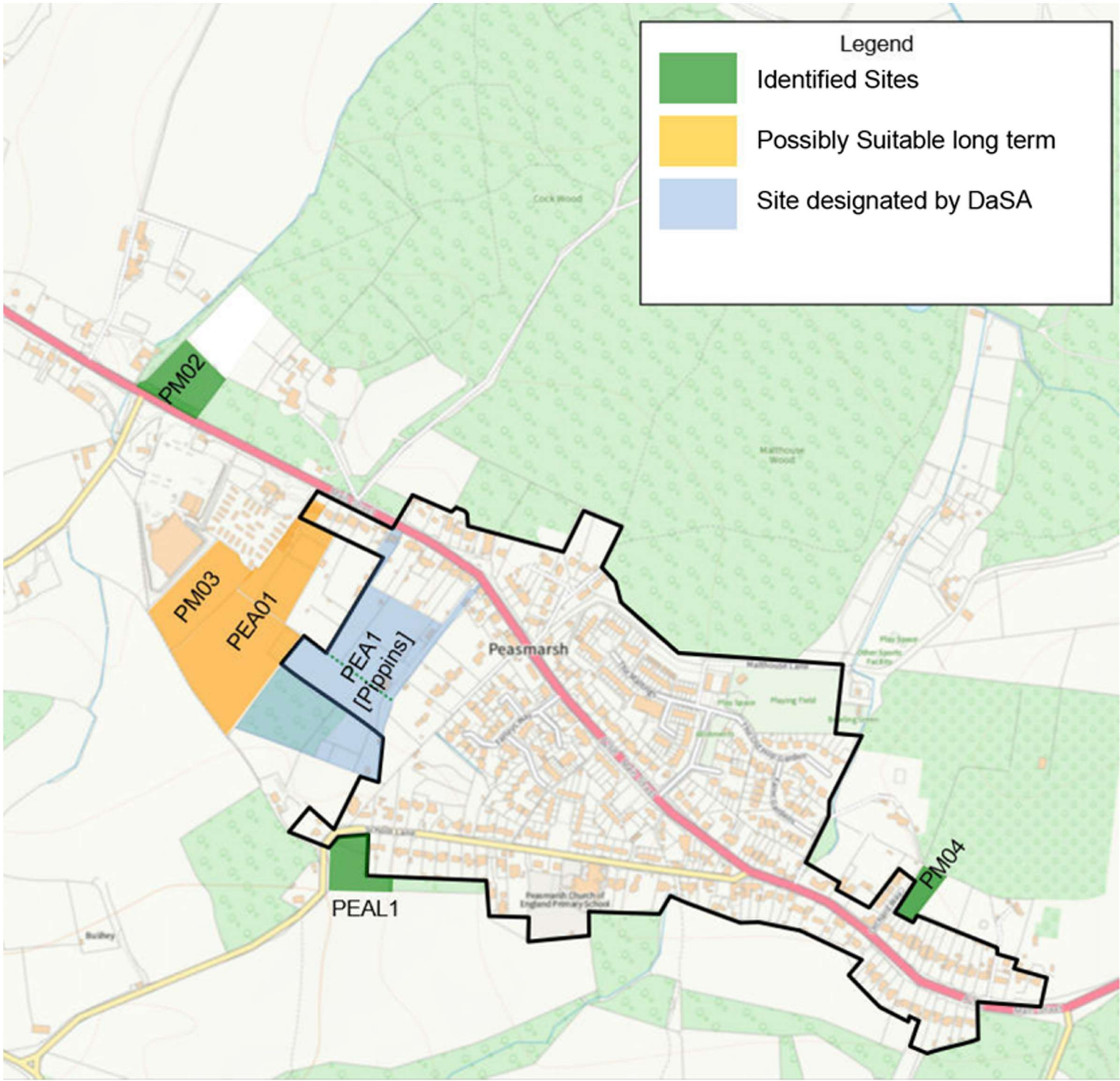
DHA Planning - Planning Consultants

Pegasus - Landscape Consultant

Velocity Transport Planning Ltd - Highways Consultant

Paul Basham Associates - Drainage Consultant

Derek Finnie Associates - Ecologist



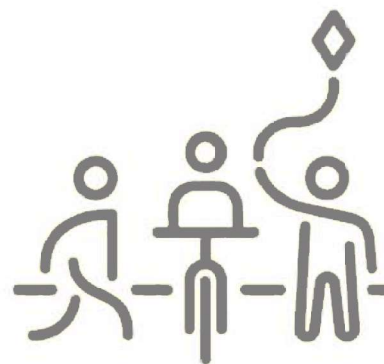
The application site (PEA01 & PM03) is identified in the made Neighbourhood Plan as a possible suitable site for housing. Furthermore, the adjacent site (PEA1), also known as the Pippins is subject to a seperate planning application for residential development.

### Benefit of the Proposal



#### Suitable Site

- The site was recognised as a potentially suitable site for housing in the adopted Peasmarsch Neighbourhood Plan, subject to access and technical details.
- Edge of settlement site with views to the countryside.



#### Public Open Space and Connectivity

- Provision of circa 1.11ha open space is proposed.
- Landscaping to provide buffers and create privacy, with the design facilitating passive surveillance of paths and public spaces to increase the sense of safety and security.
- Improved connectivity to the existing and adjacent PROWs and neighbouring sites where possible.



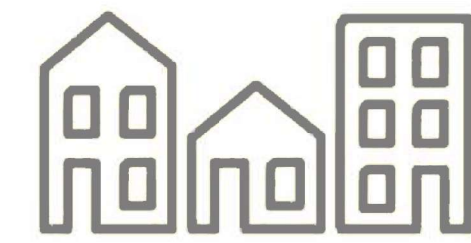
#### Sustainability

- A fabric first approach
- Installation of air source heat pumps (ASHP)
- Provision of electric vehicle charging ports for on-plot car parking spaces.



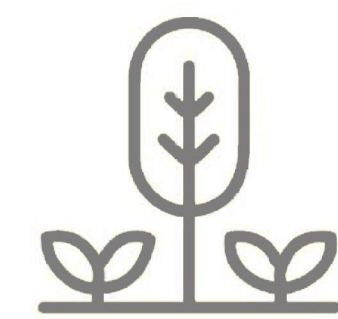
#### Healthy and Affordable Homes

- A mix of 1, 2, 3 and 4 bed high quality homes.
- All dwellings to be M4(2) compliant as well as Nationally Described Space Standards (NDSS).
- Provision of affordable homes.
- Policy compliant provision of 5% high accessible homes designed to wheelchair accessible standard with all other dwellings designed to wheelchair adaptable accessibility standard.



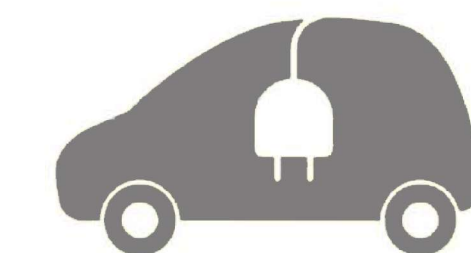
#### Local Character

- Build on the local character of the area, tying in distinctive features of the local architecture, allowing the new proposal to blend into the existing context, without mimicking it.



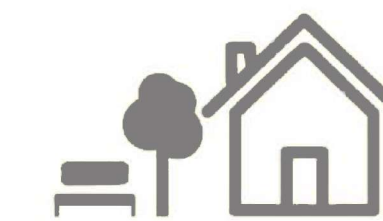
#### Retention and Enhancement

- All viable hedges and trees on the boundary retained and enhanced.
- Provision of green amenity, semi-mature planting and minimum 10% Biodiversity Net Gain.



#### Access

- A new vehicular connection to Main Street is proposed through what is currently the Garden House.
- Existing Public Right of Way (PROW) retained and enhanced ensuring good connectivity to Peasmarsch.



#### Design Detail

- Strong individual form and character to avoid sense of 'anywhere' places.
- Integration of elements of the surrounding context, scale of the proposal, and structural landscaping.
- Creating a human scale through the street scenes with landscaping and recognisable, attractive frontages.



# THE SITE & LANDSCAPE

## Site Description

The site extends approximately 3.11 hectares and comprises a series of paddocks to the rear of the properties that front Main Street. It is adjacent to the existing settlement edge of Peasmarsh with access proposed from the A268 Main Street via the property known as The Garden House, within the north-east corner of the site.

The site is currently subdivided by cleft post and rail fence into smaller parcels, some of which are used for grazing horses, with a manège located along the site's eastern edge. There are a number of outbuildings along the site's western edge, located in proximity to the Oaklands dwelling to the north-west of the site.

Broadly speaking the site is enclosed to the north west, north east and south east by the village environs with the existing field boundaries marked by hedgerows and mature tall trees, which control views in and out, and soften the settlement edge. The adjacent plots include dwellings addressing the A268 with a caravan park and Jempson's Superstore located to the north west.

## Ecology

In terms of the existing condition of the site, it comprises a series of paddocks that are used for grazing or cut on an annual basis to be used as hay locally. The local Ancient Woodlands and BAP Priority Habitats Traditional Orchards are the most sensitive and valuable assets in close proximity to the site. The adjacent allocation site (The Pippins) includes an area of Traditional Orchard in its southern part.

There are no statutory or non-statutory nature conservation designations within or in close proximity to the site.

## Landscape Character and Visual Analysis

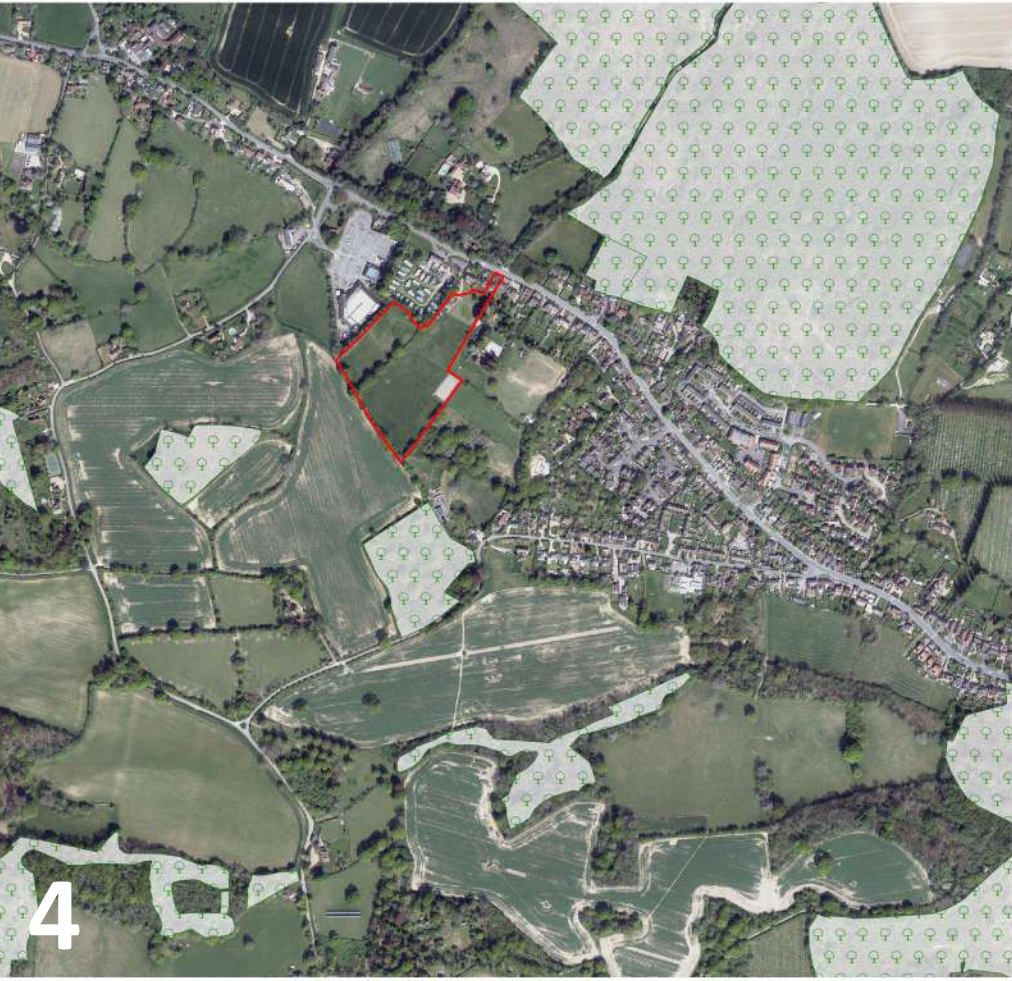
The Pegasus Group produced a Landscape Led Strategy Document to appraise the local landscape character and inform the proposed site plan. This was issued as part of the pre application package and has been integral in the development of the scheme. Figures 3 – 8 (right), as also set out in the Landscape Led Strategy Document are diagrams which illustrates the key landscape led design considerations.

The site is located in the Central Paddocks area. The key features include:

- Policy PEA1 Allocation Site - Pippins Site' establishes new settlement edge.
- The curtilage of the Jempson's Superstore marks the maximum extent of the village into the countryside.
- The site largely slopes north east.
- There is a detectable slope south west in the southern part of the site,
- The existing notable features within the site are the mature and tall hedgerows and trees.
- Views south are filtered and terminate on the higher ground along Tanhouse Lane and School Lane.
- Attractive filtered views to the adjacent arable fields.
- Landform and woodlands are the dominant features evident in these views.
- Views towards the village environs are interrupted by hedgerows, trees including evergreen trees.
- High Weald Landscape Trail along the south western edge of the site.
- BAP Traditional Orchards is adjacent to the south east.



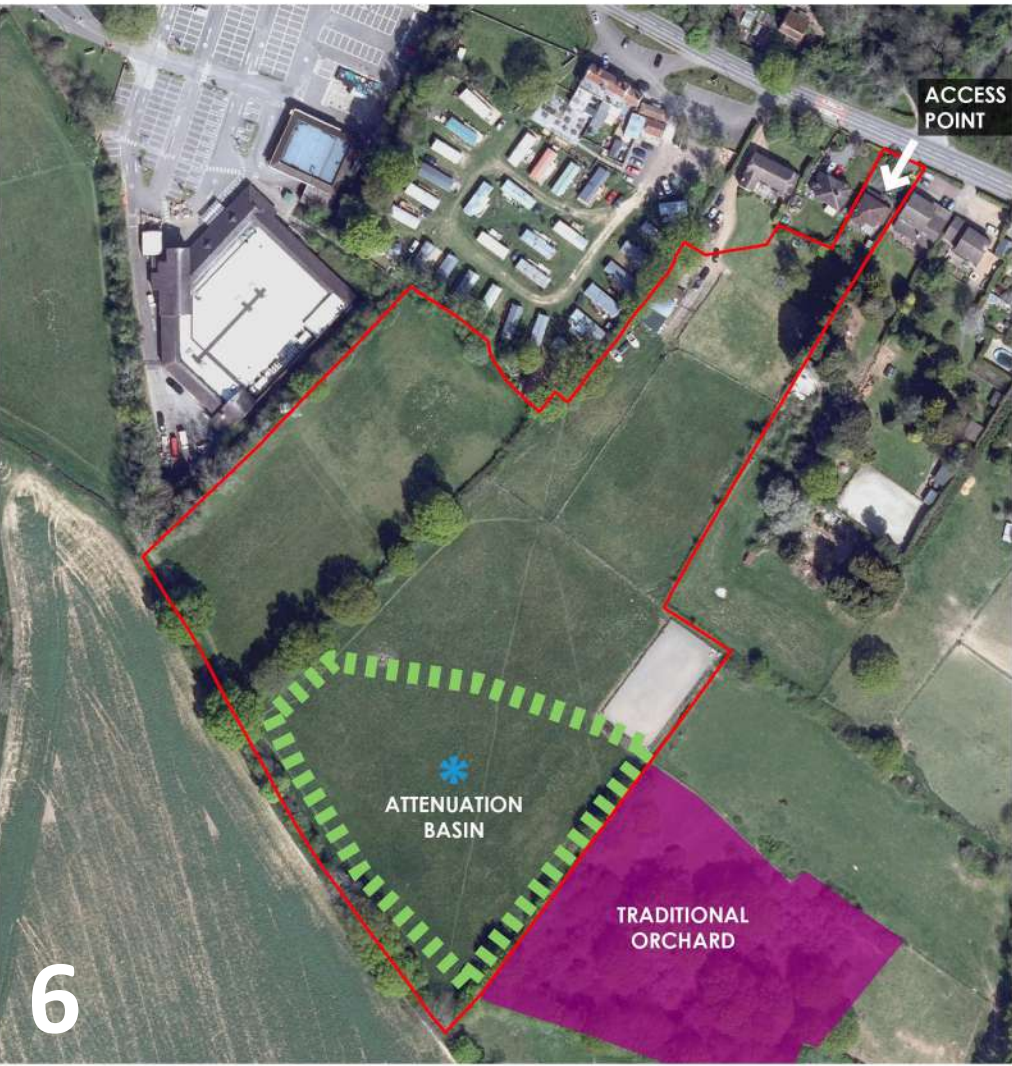
Priority Habitats Plan



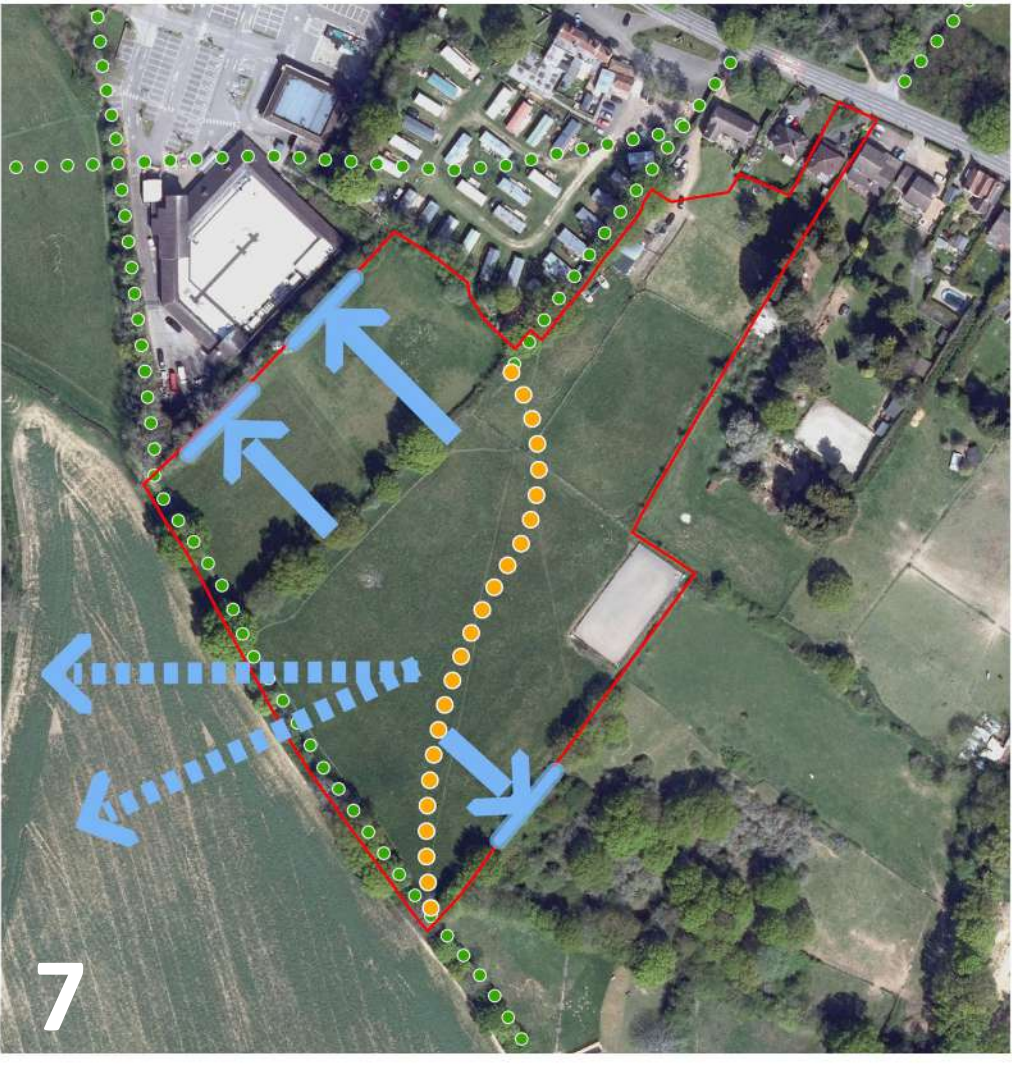
Large areas of ancient woodland – Malthouse Wood and Cock Wood – flank the village to the north, whilst Corner Wood marks the south eastern boundary of the village.



The site is enclosed on all sides with the south western boundary allowing for heavily filtered views out into the open countryside.



Open space and landscaped areas with attenuation basin in the southern more sensitive part of the site, to act as amenity space and buffer / transition to open countryside beyond;



Identified areas of inter-visibility with the adjacent rural landscape and the existing Public Footpath PSM/17/1 which would be Incorporated into the proposed layout.



Potential developable areas in the northern and central part of the site with access from Main Street.



Grassland across the site with The Garden House in the background



The Garden House and outbuildings



# THE LAYOUT

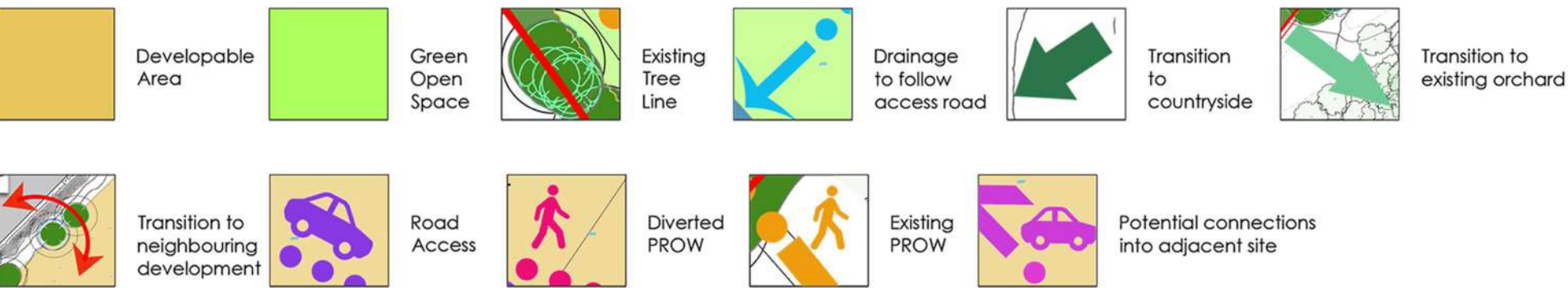
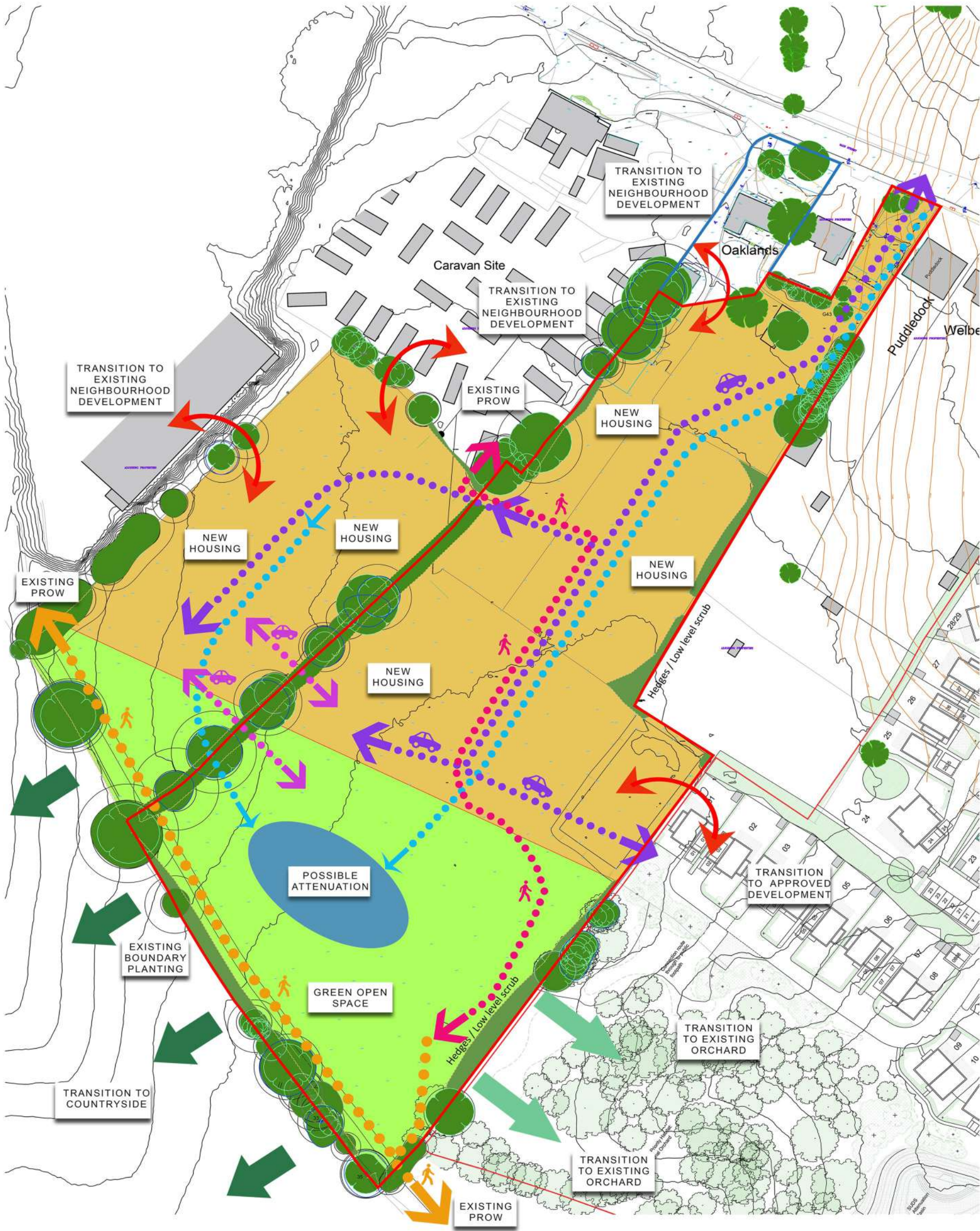
## Site Design Progression

In working with the Rother Distrct Council, the proposed site plan has been through multiple iterations to ensure that all comments received have been integrated into the design.

The points that have been raised and actioned include:

- Set development away from south-western boundary, maintaining the existing building line and green setting.
- Incorporate public rights of way into the development and open space.
- Increase the overall density of the scheme to make the most efficient use of the site.
- Integrate a green verge with rain gardens along the main access road.
- Position properties to ensure existing trees can be retained.
- Rationalise the access road.
- Increase the number of terrace units.
- Reduce the size of parking courts.

## Landscape, Opportunities & Constraints Plan



70 dwellings comprised of a mix of 1,2,3 & 4 bedroom houses. The density of the developable area within the red line boundary equates to 34 dwellings per hectare. The density for the western portion of the site equates to 36 dwellings per hectare.



70 dwellings comprised of a mix of 1,2,3 & 4 bedroom houses. The density of the developable area within the red line boundary equates to 35 dwellings per hectare.



# ACCESS, CONNECTIVITY & DRAINAGE

## Access & Connectivity

The site is located to the south of the A268 Main Street, which passes through the village of Peasmarsh. The site is to be accessed through an existing property known as The Garden House, which will be demolished in order to accommodate access for vehicles, pedestrians and cyclists and will provide a link to what is currently open land to the rear of the existing house.

A single point of vehicular access is proposed to be provided in place of the demolished property at The Garden House. Pre-application engagement and advice has been sought from East Sussex County Council as Highways Authority who support the principle and approach to the Highways. This vehicular access road will include an appropriately designed bellmouth and pedestrian crossing facilities in the form of dropped kerbs, and a segregated footpath for pedestrians to gain access to the proposed development from Main Street. Please refer to the site access drawing below as prepared by Velocity Transport Planning.

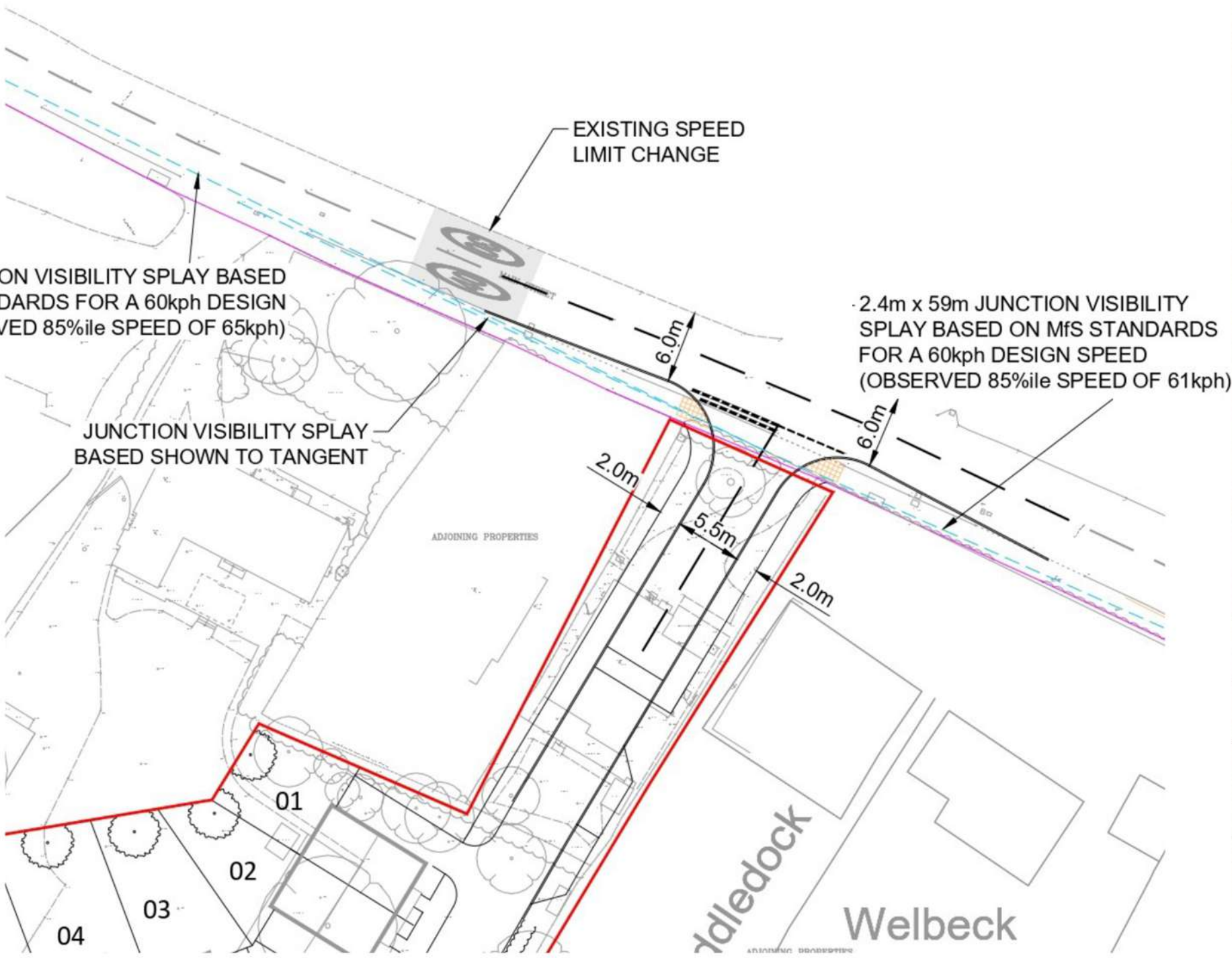
A further pedestrian access to the proposed development will be provided at the point where the existing Public Right of Way (PRoW) PSM/17/1, designated as a footpath. The existing route of Footpath PSM/17/1 will be diverted through the proposed development to ensure a continuous connection from Main Street to the north, to Footpath PSM/18/2 to the south.

## Drainage

Paul Basham Associates were appointed to design the drainage strategy for the site. Pre-application engagement and advice has been sought from East Sussex County Council as Lead Local Flood Authority who support the principle and approach to the Drainage Strategy. The proposed drainage strategy utilises Sustainable Urban Drainage Systems (SuDS) to attenuate and provide treatment for the surface water runoff before discharging into the existing sewer with Main Road at a restricted rate. This involves the primary drainage runs following the access road down the spine of the site towards the landscaped attenuation basin located at the southern end of the site. Furthermore, rain gardens have been allowed for in verges either side of the access road which again channels towards the attenuation basin. Overall, the drainage strategy has been designed to allow for climate change.

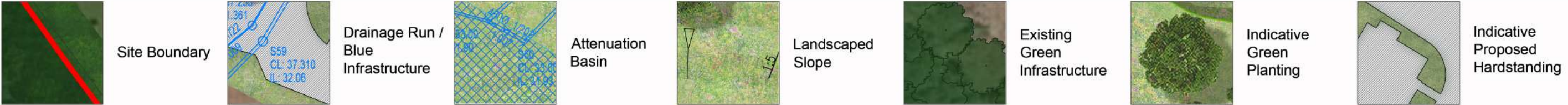


PRoWs / Highways / Desire Lines



Proposed site access general arrangement

Green & Blue Infrastructure Plan





# DESIGN APPROACH



Simple flat roof porch canopies to reflect local style.



End of terrace chimney detailing as seen locally.



Red brick terraced units to reflect both style and local density.



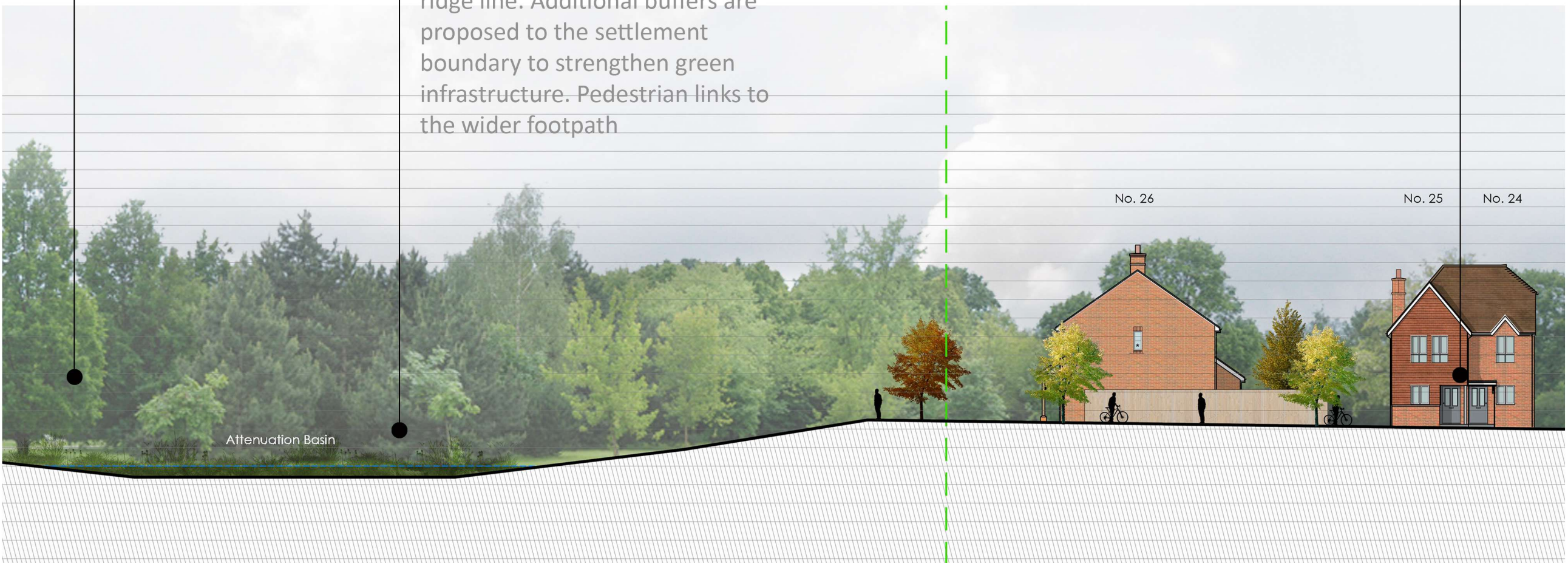
Retention and enhancement of existing trees and hedgerows to the site boundaries to ensure the preservation of the rural edge as well as screen the development whilst offering additional privacy.



Landscaping that helps the drainage of the site and increases the opportunities for biodiversity. Water attenuation would provide an adaptive solution to surface water flooding and long term weather patterns.



Red brick, tile hanging and clay roof tiles to accord with the local materials palette.



Open space with the introduction of structural planting along the ridge line. Additional buffers are proposed to the settlement boundary to strengthen green infrastructure. Pedestrian links to the wider footpath

Loose urban grain, with scale maintained at 2 storeys high ensuring an urban fringe that blends easily into the countryside with scale commensurate with adjacent dwellings.



Draft Site Plan | 70 dwellings | Main Street, Peasmarsh



# NEXT STEPS

## Thank you for taking part in this consultation

Once you have had the chance to look through the proposals, please do use the contact details available to provide feedback.

The views of the community and local knowledge are important to us. We welcome any comments you have about any aspect of the proposals.

We will consider all comments received as we progress these proposals towards a planning application in the near future.

## What to do next

- Please fill in a comment card and leave it with one of our team.
- You can also email questions or comments to: [consultations@dhaplanning.co.uk](mailto:consultations@dhaplanning.co.uk)
- Please ensure feedback reaches us no later than Friday 06th June 2025



KITEWOOD

