



**Extraordinary Minutes of the Council meeting held Wednesday 17th September 2025 at 8.15pm at Peasmarsh Memorial Hall.**

**Present:** Councillors: Peter Lamont (Vice Chair – Acting Chair for this meeting), Gina Sanderson (GS), Marcus Gould (MG), Rose Kiley (RK) and Georgina Dunham (GD).

**Also present:** Clerk, Amy Head (AH).

**96. Apologies for absence** – Parish Councillors Robert Barham (RB), Mick Coleman (MC) and County Councillor Paul Redstone (PR) and District Councillor Paul Osborne (PO). No apologies received from Cllr Ben Randall (Chair).

**97. Disclosure of interests under the Council's Code of Conduct** – None.

**Questions from members of the public** – There were 14 members of the public present. They were all in attendance to discuss their objection to the planning application listed under item 98. Discussions were had about various issues as follows:-

- The development is outside of the development boundary. GS said that RDC move the developmental boundaries when they update their Local Plan so it has always been moveable.
- Members of the public said that if this planning development goes ahead (70 houses) and the Pippins development (41 houses) and the recently submitted Pond Cottage development at Jempsons (10 apartments), this would be an additional 121 houses. Peasmarsh currently has 420 homes, so this would be a +25% increase in housing in the village.
- The owner of the neighbouring house to the Garden House had security concerns about how exposed his house will be following the demolition of the Garden House and the damage to his boundary and loss of privacy.
- Concerns of how the construction site will be managed – noisy vehicles, worker parking, cleaning of vehicles etc.
- Concerns were raised about the development being sold to a large housing association whose geographical boundaries would mean locals would not be eligible for the housing.
- Concerns were raised that residents didn't know about the PC's meeting and suggestions were made about banners advertising meetings. The PC said that meetings were advertised online and on the website and the PC's noticeboard.
- Traffic and access issues were discussed. PL to provide traffic monitoring reports for this area in the PC's formal response. With an average of two cars per house there would be a huge increase in traffic in the area.
- A previous development application was rejected over 50 years ago due to poor access and safety issues.
- The primary school is small with a maximum capacity of 100 pupils with no room for expansion. If this development were to go ahead the school may potentially have to

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take back the classroom which is currently used for the pre-school and this would leave the village without a nursery and the capability of children to transition from pre-school to school in the same area.

- Discussions were had about flooding – surface water and sewerage.
- Concerns were raised that the Kitewood and the Pippins development would join up to be one larger development.
- GS said that the developers had clearly read around a lot of the issues that were raised with the Pippins' development and have said that they will mitigate all these issues.
- GS said that Southern Water will never say that they can't cope with the drainage as they will continue to discharge into the River Rother. In 2024 they discharged untreated water 50 times according to a monitoring website.
- The local doctors' surgeries are already oversubscribed with Northiam not accepting new people from Peasmarch. Rye Medical Centre already serves Peasmarch, Iden, Rye, Rye Harbour, Winchelsea and Camber amongst others (with a large increase of tourists in the summer months).
- The electricity system in the village is on the outdated 'spurs' system which is not good for providing electric and leads to power cuts, including a week long one in 2022.
- Discussions were had about whether the local MP would help raise awareness of the issues surrounding this development.
- The Clerk said that she had requested that Cllr Paul Osborne would call this application into the Planning Committee so that they can complete a site visit and consider the issues surrounding the application.
- The loss of known dog walking routes was discussed – a loss of a local amenity with the landscape trails around Peasmarch, e.g. GS said that she thought that the footpaths impacted join up to the High Weald Trail.
- The Caravan park sited behind the Cock Inn would also suffer the noise and disruption of this development and the view across these fields.
- Discussions were had about a need for more pedestrian crossings, especially for those crossing from the Maltings and with this new development. The Clerk said that the PC had undertaken several surveys of the Maltings area and the footfall is not enough at present to warrant a crossing which costs c. £60K.
- GS highlighted that in a government website regarding predicted flood areas in 2050, Peasmarch will have flooded areas to its north and south.

**98. To discuss and approve the Parish Council's response to Rother District Council regarding planning application - RR/2025/1499/P - Main Street - Land off, Peasmarch TN31 6YD - Demolition of The Garden House and the erection of 70 dwellings with access taken off Main Street, together with the provision of parking, landscaping, open space and associated infrastructure.** The PC asked the Clerk to draft an objection response based on information from the PNDP, the previous Pippins application objection and other issues raised tonight. All members of the public were urged to submit their own personal objections with attached evidence/photos.

The final response will be attached to these minutes.

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**99. Dates of forthcoming meetings:** Monthly meeting, Wednesday 1st October 2025, Memorial Hall, Peasmarsh at 7.30pm.

The meeting finished at 10.10pm.

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