

Peasmarsh Parish Council's OBJECTION to RR/2025/1499/P – Main Street, Land off, Peasmarsh, 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.

Peasmarsh Parish Council compiled this response following an open meeting with parishioners on 17th September and with reference to the Peasmarsh Neighbourhood Plan and consideration of Rother's recommendations to the planning application on the Pippins site.

Whilst there were specific concerns raised by householders who would be directly impacted by the new development (and the Parish Council has encouraged householders to complete individual responses to the application giving detail of their own concerns) much of the discussion centred on issues highlighted in the Peasmarsh Neighbourhood Plan and were reiterated by the Parish Council in its response to the Pippins development.

The Parish Council also noted that the village had already exceeded its current housing target, has the Pippins site to come and that the proposed development is outside the present development boundary.

The Peasmarsh Neighbourhood Plan did acknowledge that Rother District Council had highlighted the site as possibly having future potential but did not consider it in detail for the length of the present plan.

Peasmarsh Parish Council wish to object to this development for the following reasons:

1. Accessing the Site

Access to the site will be gained by demolishing The Garden House, a 3-bedroom house on Main Street (A268) with all the attendant noise, disruption and pollution associated with such an operation and which the neighbouring properties will have to endure. How will noise/dust be mitigated for affected residents during construction? Where will contractors park?

Owners of the adjacent properties are concerned at how close the road is to their properties, especially if the site is being accessed by large vehicles.

Furthermore, the proposed access site is not owned by the developer.

It feels like history is repeating itself as more than 50 years ago a similar scheme was proposed and refused (see A/71/1080) and one of the reasons given is as follows: *"The site abuts a principal traffic road (A268) and the additional stopping, standing and turning that the development would generate would cause interruption in the free flow of traffic and increase traffic difficulties and danger, the applicants do not control sufficient land to provide an access to modern estate road standards."*

Will there be a better crossing/pedestrian path added near to the access, as there is no proper pavement on the other side of the access road.

How will parking on the access road to the development be managed to prevent bottle necks in the flow of traffic and unsafe parking near the entrance to the junction?

2. Lack of infrastructure

Transport – all houses will be dependent on cars for transport as bus services are infrequent.

Medical care – Peasmarch residents are required to register with the doctor's surgeries in Rye, which already serve surrounding villages plus additional tourists from Camber during the Summer months. Likewise, local NHS dentists are not taking on new patients.

Amenities – the majority of service centre amenities are linked to Jempsons' supermarket (shop, garage, pharmacy, Post Office and ATM). Many people in the village state that the supermarket is too expensive for them to use and they have to shop outside the village in either Hastings or Tenterden. It is also closed on a Sunday.

Electricity- much of the village is on an outdated 'spurs' system and is subject to power cuts. There have been two major power cuts in the last two years, leaving residents without power for 7+ days.

Water – there have been several long interruptions in water supply lasting around 3 days.

Schools – the local primary school has no room for expansion and currently only has a capacity for 100 children. During the consultation presentation in May 2025, the developer was asked what would happen to additional children moving into this development and they were told that there wouldn't be many children. How this can be foreseen is unknown. With 18 homes due to be 2 bed homes, these are often seen as affordable starter homes for young families.

3. Drainage

There is a limited sewerage system in the village covering approx. 350 homes. There are already regular difficulties with the system at the Eastern end of the village. The Peasmarch Neighbourhood Plan covers the issues in depth.

The capacity of the present system is overburdened and bringing in a new pipe to join the existing system will only exacerbate the situation. Southern Water is able to say they have no objection because their solution is to release untreated sewage into the Rother. Iden Waste Water treatment works, where the Peasmarch water pumping station directs water to is also overburdened and in 2024 Southern Water released sewage into the River Rother 50 times for a duration of 435 hours. Source: Top of the Poops – [Top of the Poops | Constituency | Hastings and Rye | Polluted by Southern Water](#)

At a recent Rother District Council meeting, the minutes (15th September 2025) state under C23/44 that the motion was carried to support the 'Rights of Rother Rivers' – number 3 on

this list was to support *“the right to be free from pollution”*. Over-development and a lack of infrastructure seem to be at odds with this stance.

4. Flooding

Older properties in the village do not have separate sewage and surface water drains which leads to arguments. In the last few years there have been five major overflows of sewage reported to the Parish Council, only one of these was deemed by Southern Water to be a blockage.

Peasmarsh has a unique geology as the surrounding sandstone of the High Weald ends with Peasmarsh primarily being on clay and water from the surrounding area flowing down to the clay where it becomes waterlogged hence giving Peasmarsh its name. Water from the Oaklands site flows down to impact on the houses to the north on Main Street and to the East and Farleys Way. There are major problems with sewage overflows to the east of the village, and much information on this has been provided in the Peasmarsh Neighbourhood Plan.

In addition to the present concerns in the village the Climate Change Study by Climate Central predicts that large coastal areas in Eastern Rother will be affected by 2050 and although Peasmarsh is not directly at risk it may well be impacted by flooding to the East (Rye) and rising river levels to the west which will effectively cut off our single major road (A248).

5. Traffic

An additional 70 houses in the village with an average of 2 cars per household will increase traffic and lead to road safety issues.

The proposed development is on the brow of a hill moving from a 40mph to 30mph speed restriction. It is proposed to narrow the A268 to allow for sightline splays for traffic emerging from the development; this will impact the access for the neighbouring properties, also the restricted width will cause problems for agricultural traffic entering / leaving the farm access (Forstals Farm/New House Farm). The new development in addition to the Pippins development will create a five-way junction with traffic exiting both sides of the road and vehicles travelling along Main Street.

The A268 will also be narrowed to allow for the Pippins' development's access, the two junctions will be very close together.

Main Street runs East / West, when the sun is low morning and evening drivers are blinded.

Speed monitoring in the area of the proposed development by the Parish Council's Speed Watch – the results are below in Appendix A. This shows that speeding in this area is a problem.

6. Housing numbers

The NDP was formally approved by RDC in January 2024 and is a legal document. The Housing Needs Survey within the Peasmarsh Neighbourhood Development plan (PNDP) stated that the Parish Council would approve smaller housing developers up to 10. Yet in the Pippins application (RR/2023/1707/P – Land to the Rear of Pippins) Rother District Council approved a development for 41 houses in July 2024. The Independent Examiner for the PNDP suggested that this development would more than satisfy the demand for new housing stock in this village especially considering the 2017 Maltings development. If this new development were to take place, in addition to Pippins (41 houses) and the Pond Cottage development at Jempsons – RR/2025/141/P (x10 affordable apartments) this would mean that there would be a total of 121 new houses in a small village. With 420 houses currently in Peasmarsh, this is an +25% increase in housing.

7. Affordable Housing and Development Boundary

In the PNDP H2 it states that in rural affordable housing sites: *“In the case of development for affordable housing sites delivered in accordance with RDC Policy LHN4, a legal agreement will be required to ensure that the affordable housing accommodation remains available to meet local housing needs in perpetuity, and that people with the greatest local connection are given highest priority in both initial and future occupancy.”* This development is outside of the development boundary and in this regard, the NDP states in policy S2: *“Any development outside of the boundary, with the exception of conversions of rural buildings, one for one replacement and agricultural or rural workers’ dwellings, must comply with the guidelines for affordable housing sites. In this context affordable housing shall be let or sold at no more than 50% of the commercial rate for the particular property”.*

The affordable housing element of the Pippins development was removed as it was argued that it wasn’t commercially viable – what is to say that this policy won’t be overridden again with this new development?

The main concern for residents is that the development will be sold to a large housing association who cover many areas within the South-East, leading to locals not being able to obtain housing within their own village.

With over 20% of housing in Peasmarsh being designated as social housing, Peasmarsh has one of the highest percentages of social housing in Rother (AECOM Housing Needs Assessment 2021). Our need is for affordable homes both to buy and rent for those working for businesses in the local area.

8. Protection of locally significant views

In the PNDP, L1 – Protection of Locally Significant Views – “PMLV03 from School Lane at Bushy looking north west towards Flackley Ash and beyond” – this new site would impact on views for those walking the High Weald Landscape trail to the Southern end of the site.

The Principal Rights of Way Officer has already lodged an objection regarding the urbanisation of the pathways proposed.

9. Future maintenance

Who will be responsible for maintaining and paying for the proposed green amenity space/play space. Will it be the development's residents, ESCC or RDC? The parish council is very concerned that should ESCC or RDC have the responsibility that they will almost certainly seek to move the maintenance costs to the parish, especially in view of current devolution discussions and plans for a unitary authority.

Appendix A – Speed Watch figures

Data recorded at the proposed junction to give access to the Kitewood development TN31 6YD using CA Traffic Black Cat radar device – serial number 2021040002					
Date Recorded	Volume of traffic 08:00 – 18:00	Percentage of vehicles exceeding 30 MPH 08:00 – 18:00	Maximum recorded speed MPH	Number of vehicles in wrong lane for direction of travel	85% MPH
Tue 10/06/2025	4152	51	53	43	
Wed 11/06/2025	4374	50	57	68	
Thu 12/06/2025	4494	48	72	65	
Fri 13/06/2025	5036	48	64	78	35.2
Sat 14/06/2025	4442	49	55	40	
Sun 15/06/2025	3570	58	62	51	
Mon 16/06/2025	4326	51	61	55	
Sat 02/08/2025	4759	51	64	39	
Sun 03/08/2025	3257	59	68	26	
Mon 04/08/2025	4339	49	67	43	
Tue 05/08/2025	4406	47	72	67	36.2
Wed 06/08/2025	4765	49	72	68	
Thu 07/08/2025	4827	48	67	70	
Fri 08/08/2025	5430	46	70	63	