

**Re: Planning application RR/2017/2452/P Moleynes Mead:**

Comment on behalf of *Bexhill Heritage*

We have been asked by local residents to comment on the above planning application.

We note that the Rother District Council's Local Plan dated October 2016 identified Moleynes Mead, Ellerslie Lane, as a preferred site for development.

However the site forms part of rolling open countryside which in part abuts Highwoods Golf Course. The site is higher in the north and has views into the wider landscape. The southern and eastern ends of the site are lower. Development of any scale at this location would constitute in our opinion, a significant incursion into existing open countryside, which is contrary to OSS4. There is an existing access for the fields from Fryatts Way; nevertheless a large development in this location is likely to have a significant impact on the adjacent quiet residential road network.

We also note that Rother District Council recognised this as an issue and cited Policy TR3 in this context, when stating that developments of 'any significant size' west of Ellerslie Lane would be 'not preferred', (page 366 of Development and Site Allocations Local Plan Options and Preferred Options)

We are glad to see that the current application does not appear to place the main house itself under threat of demolition, and that a reasonable area of land has been left as garden to go along side it.

Therefore as a heritage organisation we have no further comments however we will be maintaining a watchful eye on the progress of this application.