

# Rother District Local Plan

Adopted July 2006

**Rother District Council  
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Cover photographs courtesy of Rother District Council  
(Except bottom photograph courtesy of Janina Holubecki/High Weald AONB unit)

9.25 Consideration has been given to extend the Kent and East Sussex Steam Railway line westwards from Bodiam to Robertsbridge to link with the main line services from Hastings to London.

9.26 The tourism advantages are acknowledged and the proposed route would largely follow the former trackbed. There are major issues that would need to be addressed. The Highways Agency has advised that a level crossing where the track would traverse the A21 Robertsbridge Bypass would be unacceptable, while there are environmental and technical difficulties with other options including the impacts on flood risk areas. The Local Highway Authority has similarly indicated that it does not favour a level crossing of the B2244. Also, the route runs along the high quality and distinctive landscape of the Lower Rother Valley, the character and general tranquillity of which should be maintained. The Council wishes to indicate its support in principle for the extension of the Kent and East Sussex Steam railway to Robertsbridge, while detailed proposals must satisfactorily address environmental and road crossing issues.

**Policy EM8 An extension to the Kent and East Sussex Steam Railway from Bodiam to Robertsbridge, along the route identified on the Proposals Map, will be supported, subject to a proposal meeting the following criteria:**

- (i) it must not compromise the integrity of the floodplain and the flood protection measures at Robertsbridge;
- (ii) it has an acceptable impact on the High Weald Area of Outstanding Natural Beauty;
- (iii) it incorporates appropriate arrangements for crossing the A21, B2244 at Udiam, Northbridge Street and the River Rother.

9.27 Overall throughout the District, there are over 30,000 bedspaces available in the holiday season which includes accommodation in hotels, motels, guesthouses, self catering flats and cottages, holiday chalets, static and touring holiday caravans.

9.28 Visitors staying in the area bring important benefits for the local economy. Therefore the loss of existing tourist accommodation to other uses will be resisted unless it is of unacceptably poor quality or where a genuine lack of demand for the accommodation is demonstrated. A Supplementary Planning Document will be published with further advice on the relevant tests. To reduce unnecessary journeys and to protect the landscape which is itself an important visitor attraction, new tourist accommodation will be concentrated within development boundaries except where allowed for in the countryside by other Plan policies including Policy EM3 and Policy EM10.'

**Policy EM9 Within development boundaries, proposals for the provision of an appropriate range and quality of tourist accommodation will be permitted subject to other policies of this Plan. In the countryside, tourist accommodation will only be permitted if specifically provided for by other Plan policies and in accordance with them. In all parts of the District, proposals for the loss of good quality visitor accommodation will be refused unless it can be demonstrated that there is no longer a demand for that accommodation.**