



The six existing units

### Comment Asap

Please pass on the information and help others to hear about the application. Please encourage them to object. The total number of people objecting matters.

### The Friends of Bewl Water

The Friends of Bewl Water wants housing for local people in the right place that meets their needs. This should be decided in the Neighbourhood Plan. These plans do NOT meet local requirements.

The group needs more members and volunteers. To learn about the group visit [www.friendsofbewl.co.uk](http://www.friendsofbewl.co.uk)

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## Help protect the area around Bewl Water



Photo: SuxxesPhoto

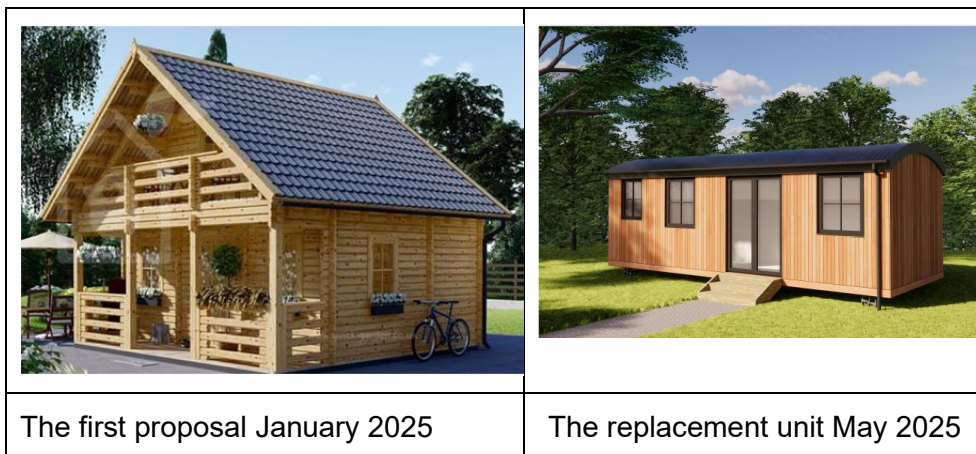
### The peace and beauty of Bewl Water area is under attack

#### Step by step a developer has sought to convert protected fields and woodland into holiday lets

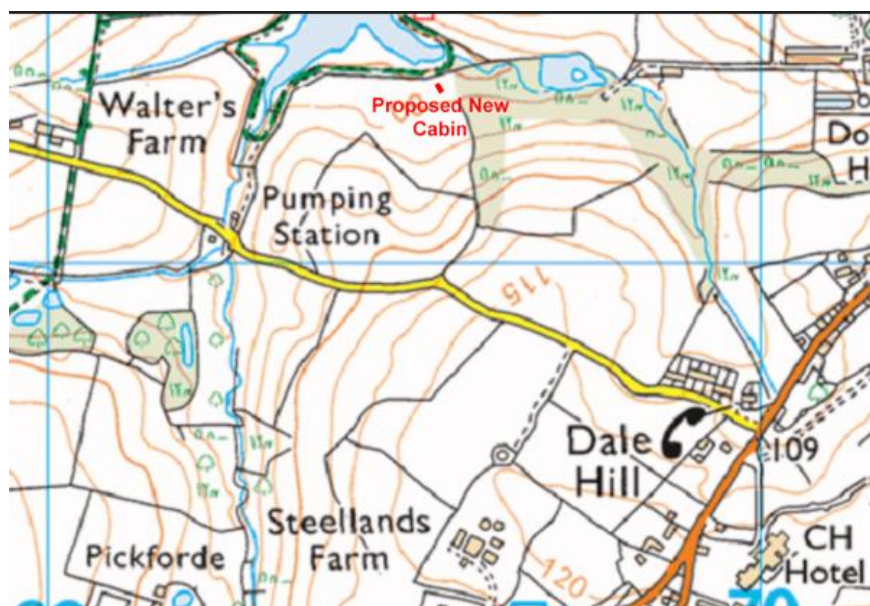
Stephen Jones, who lists Orpington as his address, has made a series of planning applications in Tinkers Lane, Ticehurst. In 2015, he applied for two tree houses and a shepherd's lodge. The application was refused by Rother District Council. (Ref. RR/2015/1797/P) On appeal, the application was granted. In 2020, he applied for three more lodges, one of which replaced a 2015 tree house. The application was granted. (Ref. RR/2020/985/P) In 2022, he applied to replace one of the units with a larger unit. The application was granted. (Ref RR/2020/846/P)

Now Stephen Jones has applied to build another unit. (Ref. RR/2025/36/P) Step by step, unless he is stopped, he will try to fill his whole plot with holiday lets. Each one is a residential unit with main electricity, mains water and mains sewage.

Since the 2025 application was lodged, he has altered the proposal after discussing the plans with Rother District Council. The first and the replacement design is on the next page.



### Where is the new holiday let?



The yellow road in the middle of the map is Tinkers Lane. The blue area at the top is part of Bewl Water. The green line at the edge, is the 12 ½ mile circular path round the reservoir. Ticehurst is south of the map. Three Leg Cross is to the left of the map. The new holiday let is marked.

### The Friends of Bewl Water object

The Friends of Bewl Water and Ticehurst and Wadhurst Parish Councils object to the urbanisation of the site. The objections include:

- The existing residential units damage the tranquillity and beauty of the countryside (known to planners as the High Weald National Landscape and previously known as the High Weald Area of Outstanding Natural Beauty).
- The new residential unit will further increase the noise and light pollution for nearby residents, visitors to Bewl Water and the wildlife.
- Bewl Water is a site of international importance, because of the protection it gives to endangered birds, particularly those on the Red List (the most at risk) which feed there.
- There is no tourist need for new holiday lets as there are so many similar sites nearby which are underused and more suitable for tourists.
- The new housing unit is 42 metres from the much used 12 ½ mile path and cycleway at the edge of the reservoir. The unit's designated space is only 25 metres from the path.

### To learn more about the application

To learn more about the application i) put 'Rother RR/2025/36/P in Google or other search engine, ii) choose the Rother entry, iii) The application page appears.

### To object or comment on the plans (Closing date 4 June 2025)

1. Visit the application page, and press 'Enter Comment', or
2. Write an e-mail to [planning@rother.gov.uk](mailto:planning@rother.gov.uk) or
3. Write a letter to: Planning, Rother District Council, Town Hall, Bexhill TN39 3JX.

For e-mails and letters, you must a) state the planning reference **RR/2025/36/P**, b) write Downash, Ticehurst, c) give your name and address and d) state 'I object because .....'. (and list your reasons).