

Keep the area around Bewl Water peaceful and tranquil for visitors and the wildlife



Photo: SussexPhoto

Bewl Water The peaceful haven for the wildlife and visitors during the day

A developer is trying to overturn the decision of Rother District Council and ignores the wishes of the local community

Background

Stephen Jones and his partner are trying to further increase the number of their holiday lets at the very edge of the Bewl Water boundary.

Stephen Jones, who lists Bromley as his address, has made a series of planning applications for a site in Tinkers Lane, Ticehurst. It was once beautiful fields and woodland.

He started in 2015 just after he bought the land. 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)

In 2025, Stephen Jones applied to build another unit. (Ref. RR/2025/36/P) There was strong community objection to it. He changed the building, see below. The Council planners supported it. The councillors on the planning committee refused the application.

The applicant has lodged an appeal with the Planning Inspectorate.

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 mains electricity, mains water and main sewage.

The steps to a holiday village are as follows.



Step 1 2015
Application refused by Rother DC



Step 1 2015
Application refused by Rother DC



Step 1 2015
Application refused by Rother DC (now replaced)

Step 2 2016
The applicant appeals the refusals and a planning Inspector grants permission for the three holiday lets



Step 3 2020
Application granted because of the appeal decision



Step 3 2020
Application granted because of the appeal decision



Step 3 2020
Application granted because of the appeal decision



Step 4 2022
Application to replace one unit with a larger one. It was granted.



Step 5 2025
Application made and plan withdrawn after community pressure



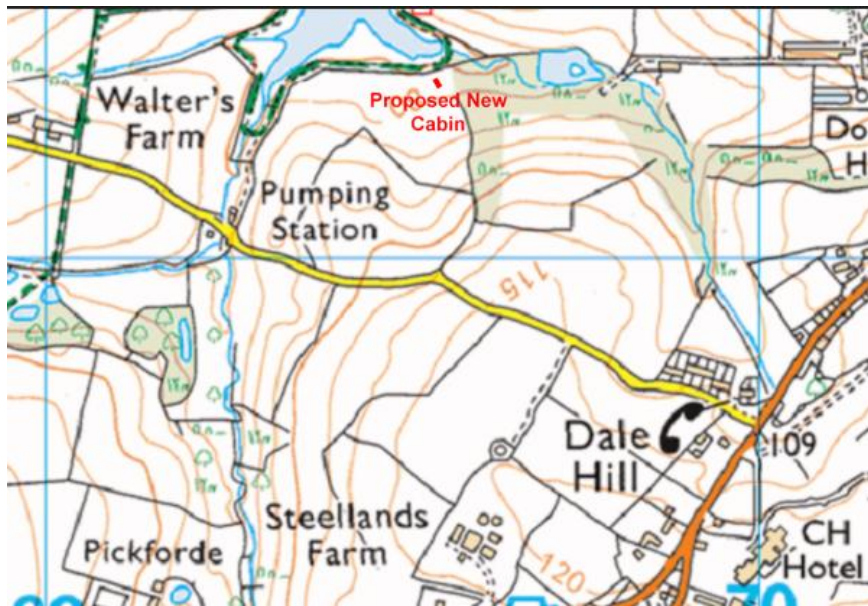
Step 6 2025
Hut substituted for one in Step 5

Step 7
The applicant has appealed to the Planning Inspectorate

Step 7
The applicant has said nothing can stop him building an eight one.

The issue is can the community stop Step 6. However, his intension is clear.

Where are the holiday lets?



The yellow road in the middle of the map is Tinkers Lane Ticehurst. 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 cabin is marked. The other holiday lets are nearby.

The Friends of Bewl Water object

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

- 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. The planners are obliged 'to seek to further the purpose of **conserving and enhancing the natural beauty of Areas of Outstanding Natural Beauty**'. Granting planning permission here is the opposite of that. Part of the site is below.



- 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).

- **Bewl Water is being considered for a Special Protection Area (SPA) designation**, see The Status of the UK's SPA in the 2000: The Third Network Review (Phase 2), by the Joint Nature Conservancy Committee, the public body that advises the government.
- **Noise pollution** is an issue for the wildlife, the nearby residents and visitors to Bewl Water. The holiday lets all have balconies where tourists can make as much noise as they like without any supervision,
- **Darks skies** are very important to the birds and other wildlife. Bewl Water still is an important dark area and with each residential unit that is built, the loss is significant to light sensitive birds.
- 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. **It will be intrusion into an important site.**
- **The proposed dwelling is ugly.** It does not conform to the High Weald Design guide. It looks like a cheap prefab classroom from twenty years ago, see Step 6.

To learn more about the application

To learn more visit <http://planweb01.rother.gov.uk/OcellaWeb/appealSearch> and [Online Applications and Decisions - Rother District Council](#)

Enter: RR/2025/36/P in the **Application box** for the first link and in the **Reference box** in the second link.

Register your objection now

To object or comment on the appeal (Closing date 21 October 2025)

1. Visit <https://acp.planninginspectorate.gov.uk/>
2. Type 3372099 in **Search for a case box**.
3. Press **Submit Search** and then press **Make Representation**

You can write to the Planning Inspectorate, but you must quote APP/U1430/W/25/3372099.

If you live nearby, or visit Bewl Water, please say so.

Please list the reasons why you object because that will give your objection more weight.

The planning Inspector does not accept e-mails from the public.

Please inform others

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

The Friends of Bewl Water

The Friends of Bewl Water wants to protect Bewl Water. Bewl Water should be for recreation during the day and a tranquil setting for the wildlife at night. The group also wants more housing for local people in the right place that meets their needs. This should be decided in the Neighbourhood Plan.

The group needs more members and volunteers. To learn about the group visit www.friendsofbewl.co.uk

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