

Rother District Council
Development and Site Allocations Local Plan
Proposed Submission

Sustainability Appraisal

Volume 3 (Appendices 3 and 4)

Appendix 3: Assessment of Development Policy Options

Appendix 4: Assessment of Site Policy Options

Rother District Council
Town Hall
Bexhill-on-Sea
East Sussex
TN39 3JX

www.rother.gov.uk

Appendix 3: Assessment of Development Policy Options

Policy Options: Water Efficiency		Option A: New Policy - Optional Standard		Option B: No Policy - Default Standard	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Water efficiency is part of sustainable construction, hence some benefit to objective.	(✓)	Water efficiency is part of sustainable construction, hence some benefit to objective; although less than if optional standard, it only amounts to a marginal difference for objective overall.
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	✓	Benefit in energy efficiency	(✓)	Some benefit in energy efficiency
14	Conserve and enhance biodiversity.	(✓)	Some potential benefit from reduced abstraction.	~	
15	Protect and enhance the high quality natural and built environment.	~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		The SA/SEA highlights some advantages of Option B in terms of water resource objectives, as well as potentially reducing pressure for abstraction and hence on ecology.			

Appendix 3: Assessment of Development Policy Options

Policy DRM1: Water Efficiency		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Water efficiency is part of sustainable construction, hence some benefit to objective.
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	✓	Benefit in energy efficiency
14 Conserve and enhance biodiversity.	(✓)	Some potential benefit from reduced abstraction.
15 Protect and enhance the high quality natural and built environment.	~	
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	Overall the policy has positive environmental effects, in terms of water resource objectives, as well as potentially reducing pressure for abstraction and hence on ecology.	

Policy Options: Renewable and Low Carbon Energy - Site Specific Wind Turbine(s) Allocation(s)		Option A: Site specific Wind Turbine Allocation		Option B: No Policy	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Specific allocation would significantly increase supply of renewable energy.	(x)	Under government guidance, Wind turbines can no longer be developed without a site specific Local Plan allocation.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	✓	Potential renewable energy generation.	(x)	Under government guidance, Wind turbines can no longer be developed without a site specific Local plan allocation.
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	x	Potential landscape impact from turbines. Difficult to avoid given requirement for sites which also generate sufficient wind-speeds, and extent of designations.	~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation		It would be difficult to mitigate landscape impacts of wind turbines. However, it is important to appreciate the wider context that there are likely to be significant landscape and/or environmental impacts to any energy generating source.			
Cumulative and Synergistic Effects		Cumulative effects can be controlled by restricting turbine development to specific allocation sites - a consequence of national restrictions on speculative development.			
SA Conclusion		The background to this Plan option is elaborated upon in the DaSA Background Paper 'Renewable Energy'. There are undoubted emissions benefits from the renewable energy generated by wind turbines. This needs to be weighed carefully against potential landscape impacts especially in sensitive, nationally protected locations. Although Core Strategy policy SRM1 supports such technologies (subject to other considerations), for wind turbines the wider national context stipulation is that wind turbines sites must be specifically allocated through Local Plans. Therefore, Policy SRM1 is insufficient, in isolation, to secure wind turbine development and the assessment of option B 'no policy' reflects this. Should a specific site(s) be identified, it would require further site specific SA assessment.			

Appendix 3: Assessment of Development Policy Options

Policy Options: Renewable and Low Carbon Energy - Policy encouraging Biomass/Wood Fuel from Local Sources		Option A: Policy encouraging Biomass/Wood Fuel from Local Sources		Option B: No Policy	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	(✓)	Increased likelihood of uptake may help address fuel poverty.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	There may be some additional benefit relative to the no option policy, albeit minor. The extent to which additional policy reference encourages providers and/or influences decision making is debateable.	(✓)	Core Strategy EN5 already supportive, subject to other plan considerations.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.				
11	Reduce emissions of Greenhouse gases.	(✓)		(✓)	Core Strategy EN5 already supportive, subject to other plan considerations.
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		The background to this Plan option is elaborated upon in the DaSA Background Paper 'Renewable Energy'. Core Strategy policy already SRM1 supports biomass technologies (subject to other considerations), supported by background evidence material. However there is scope for the DASA to provide additional guidance and contextual information on benefits and opportunities to support development management decisions. The extent to which this would be positively beneficial is debateable, without more information on potentials. Further SA work will be necessary in the event of the greater specifics emerging on this subject.			

Policy DRM2: Renewable Energy Developments		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	Increased uptake of renewable energy may help address fuel poverty
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	The policy provides general support for low carbon and renewable energy generation, subject to compliance with other policies, thereby supporting a reduction in use in fossil fuels. The supporting text notes that proposals for energy from biomass should also promote sustainable woodland management.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	(✓)	The policy provides general support for low carbon and renewable energy generation, subject to compliance with other policies, thereby supporting a reduction in use in fossil fuels and the emissions associated with burning them.
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	(✓)	The policy identifies the need for proposals to accord with Policy DEN4 (Biodiversity and Green Space). Biomass proposals that support sustainable woodland management have the potential to benefit biodiversity.
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy identifies the need for proposals to accord with Policies DEN1 and DEN2 (Maintaining Landscape Character and The High Weald AONB) and also DEN3 (Strategic Gaps). It specifically identifies that large-scale stand-alone wind turbines would not be supported.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy identifies other DaSA policies that proposals must comply with, in order to ensure there are no unacceptable effects in terms of landscape impact, impact on strategic gaps, biodiversity and green space, and pollution.	
Cumulative and Synergistic Effects		
SA Conclusion	Overall the policy has positive environmental effects, particularly in respect of supporting a reduction in the use of fossil fuels which offers benefits in the prudent use of natural resources and reducing emissions of greenhouse gases. Support for appropriate biomass schemes offers benefits to woodland management and biodiversity. A restriction on large scale wind turbines offers protection to the landscape.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Renewable and Low Carbon Energy - Energy Statement		Option A: Energy Statement - Low Threshold (i.e required from smaller developments) as per Core Strategy		Option B: Energy Statement - High Threshold	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	Increased burden on smaller developers, albeit still relatively insignificant relative to wider costs of development delivery.	~	Some burden on larger scale developers, albeit insignificant in relation to wider costs of larger scale development schemes .
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	(✓)	Increased likelihood of uptake may help address fuel poverty.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Increased likelihood of uptake from raised awareness, although still not an absolute requirement to apply recommendations, so falls short of maximum score	(✓)	Increased likelihood of uptake from raised awareness, although larger scale developments are more likely to already have some awareness of benefits. Not an absolute requirement to apply recommendations, so falls short of maximum score.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.				
11	Reduce emissions of Greenhouse gases.	(✓)		(✓)	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		The subject was introduced by Core Strategy Policy SRM1 which established thresholds, whilst indicating these would be subject to further assessment via a subsequent DPD and/or SPD. The requirement is effectively for a study to assess scope and potential. A lower threshold (i.e. option A, which is effectively the position taken by Core Strategy policy SRM1) may well increase awareness and likelihood of uptake of renewable energy technologies at a District-wide level, but may start to have negative impacts in terms of viability and deliverability, albeit these are likely to be very minor given the overall costs involved. Option B assesses the option of a less stringent approach that would apply to higher thresholds (i.e. larger scale developments). There are strengths and weaknesses in both approaches, but the relative extent of these is unclear at present. Further SA work will be necessary in the event of the greater specifics emerging on this subject.			

Policy DRM3: Energy Requirements		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	The supporting text notes that developers should have regard to the energy demands of their developments, which may relate to building orientation, layout, means of energy and heat generation. These are parts of sustainable construction.
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	Increased likelihood of uptake of alternative energy and improved energy efficiency may help address fuel poverty
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	The policy will not lead to any significant increased economic burden on developers over and above the Building Regulations. It gives encouragement to renewable and low energy technologies, and requires larger schemes to have due regard to energy efficiency, but does not specify requirements.
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	The policy gives general encouragement to the use of renewable and low carbon energy technologies, and requires larger developments to demonstrate due regard has been had to energy efficiency, thereby supporting a reduction in the use of fossil fuels.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	(✓)	The policy gives general encouragement to the use of renewable and low carbon energy technologies, thereby supporting a reduction in the use of fossil fuels and the emissions associated with burning them.
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	~	
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	Overall the policy has positive environmental effects, particularly in respect of supporting improved energy efficiency of buildings, thereby contributing to sustainable construction and a reduction in fuel poverty. It also supports a reduction in the use of fossil fuels and the emissions associated with burning them. It will not lead to any significant increased economic burden on developers.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Retention of Sites of Social or Economic Value		Option A: No further policy		Option B: New policy for each type of use		Option C: New policy covering all types of economic and social uses	
SA Objective		Score	Commentary	Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		(✓)	Prospect of more facilities, including recreation, that contribute to health being retained	(✓)	Prospect of more facilities, including recreation, that contribute to health being retained
3	Reduce crime and fear of crime.	~		~		~	
4	Reduce deprivation and social exclusion.	~		~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		(✓)	Policy directed at supporting employment activities likely to be most effective	✓	Detailed requirements likely to make general approach more effective
7	Improve accessibility to services and facilities for all ages across the District.	~		?	Possible benefit but depends on distribution of facilities	?	Possible benefit but depends on distribution of facilities
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		✓	Detailed requirements likely to make general approach more effective	✓	Policy directed at retaining cultural and leisure activities likely to be most effective
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~		~	
11	Reduce emissions of Greenhouse gases.	~		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~		~	
14	Conserve and enhance biodiversity.	~		~		~	
15	Protect and enhance the high quality natural and built environment.	~		?	Possible but uncertain impact of reducing the need for new greenfield sites	?	Possible but uncertain impact of reducing the need for new greenfield sites
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~	
Potential Mitigation							
Cumulative and Synergistic Effects							
SA Conclusion		The SA/SEA shows that Options B and C compare very similarly, albeit that Option B gives somewhat more of a focus on the specific needs and, hence, is potentially more effective.					

Policy DCO1: Retention of Sites of Social or Economic Value		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy supports the retention of facilities, including recreation facilities, that contribute to health and well-being.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	The policy supports the retention of community facilities for social use.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	The policy supports the retention of business premises.
7 Improve accessibility to services and facilities for all ages across the District.	?	Possible benefit but depends on distribution of facilities.
8 Encourage and facilitate increased engagement in cultural and leisure activities.	✓	The policy supports the retention of facilities for cultural and leisure activities.
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	?	Possible but uncertain impact of reducing the need for new greenfield sites.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	Overall the policy has positive social and economic effects, scoring well against criteria 2 (health and well-being); 4 (reducing social exclusion); 6 (sustaining economic growth) and 8 (increased engagement in cultural and leisure activities).	

Appendix 3: Assessment of Development Policy Options

Policy Options: Equestrian Developments		Option A: Promotional Policy		Option B: Safeguarding Policy	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Some benefit from additional form of activity	?	No benefit, but uncertain if it encourages access to the countryside
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	Some benefit but mostly local residents demand	(✗)	Limited adverse impact due to local facilities predominantly.
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	Some leisure benefit	(✗)	Likely limitation on leisure activity
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✗)	Some inefficiency from proliferation of sporadic land use	(✓)	Some focus on maintaining land use in agriculture and general efficiency of use.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	?	Potential impacts from additional traffic, but marginal and dependent on nature of proposal	~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	?		~	
14	Conserve and enhance biodiversity.	?	Potential for loss of habitat associated with intensive use, but will depend on schemes.	~	
15	Protect and enhance the high quality natural and built environment.	(✗)	Erosion of natural beauty and landscape character at least to some degree	(✓)	Policy prioritises conservation
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation		Management of location, scale and intensity of use.		Allow for sensitive equestrian uses.	
Cumulative and Synergistic Effects					
SA Conclusion		Option A is found to pose actual and potential risks to environmental objectives, but with some, albeit limited, economic benefits.		Option B supports environmental objectives, notably in relation to the natural environment, but at a cost of some potential negative economic/community benefits.	

Policy DCO2: Equestrian Developments		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy allows for equestrian developments providing they meet the listed criteria. The provision of equestrian developments encourages this form of activity and access to the countryside, although the size of the population to benefit is likely to be small.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	The policy allows for equestrian developments providing they meet the listed criteria, thereby supporting the rural economy.
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	The policy allows for equestrian developments providing they meet the listed criteria, thereby providing for this leisure activity.
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	The policy requires larger commercial facilities to be satisfactorily integrated with existing buildings, thereby focusing this form of development on land that already includes some form of development.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	?	New equestrian developments in the countryside may have potential impacts from additional traffic, but the effects are likely to be marginal and dependent on the nature of the proposal.
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	The supporting text highlights that equestrian developments can have ecological impacts, for example through habitat or species loss, nutrient enrichment or the use of lighting, however, the policy at section (iv) requires there to be no adverse impact on biodiversity, and any such effects would need to be mitigated in accordance with Policy EN5 so there should be no overall disbenefit.
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy requires all proposals to safeguard the intrinsic and locally distinctive landscape character and amenities, paying particular regard to the conservation of the High Weald AONB. It also requires any new buildings to be appropriate to the rural setting in terms of siting, scale and design, and seeks to avoid development in prominent or isolated locations.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy includes a number of requirements that will mitigate potential harm to the environment, in particular in terms of the landscape and AONB impact.	
Cumulative and Synergistic Effects		
SA Conclusion	Overall the policy has positive environmental effects, particularly in respect of conserving landscape character. By taking a relatively restrictive approach to equestrian developments but still allowing them, providing they meet the listed criteria, the policy will also have minor positive effects in terms of health and well-being; supporting the rural economy; and increasing engagement in leisure activity.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Affordable Housing		Option A: Retain existing Core Strategy thresholds for on-site requirements and for financial contributions in Rural Areas		Option B: Thresholds in line with the PPG and not seek financial contributions on smaller schemes in the AONB		Option C: Option B: Thresholds in line with the PPG and seek financial contributions on smaller schemes in the AONB	
SA Objective		Score	Commentary	Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	This option provide for most affordable housng across the District.	(✓)	This option also provides for affordable housing in medium and larger developments	✓	This option sits between A and B but is scored closer to Option A as it also secures funding for affordable housing where unmet need is greatest.
2	Improve the health and well-being of the population and reduce inequalities in health.	?	Potential link between affordable housng and health, but focus of objective is on access to facilities and recreation space	?	Potential link between affordable housing and health, but focus of objective is on access to facilities and recreation space	?	Potential link between affordable housing and health, but focus of objective is on access to facilities and recreation space
3	Reduce crime and fear of crime.	~		~		~	
4	Reduce deprivation and social exclusion.	✓	Contribution of affordable housing would have a significant bearing on the objective	~	Of the three options, this is regarded as the baseline for assessing impact on the objective	(✓)	Contribution of affordable housing would have some impact on the objective
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~		~	
11	Reduce emissions of Greenhouse gases.	~		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~		~	
14	Conserve and enhance biodiversity.	~		~		~	
15	Protect and enhance the high quality natural and built environment.	~		~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~	
Potential Mitigation							
Cumulative and Synergistic Effects		Costs of affordable housing requirements will need to be considered alongside costs of other planning requirements may impact on viability.					
SA Conclusion		Need to further review when costs of all planning requirements known in order to come to clearer conclusions. Option A is most supportive of meeting housing needs, with some positive impacts on deprivation and social exclusion, followed by Option C.					

Policy DHG1: Affordable Housing		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Policy will secure affordable housing, including on smaller sites (6-9 dwellings) within the rural areas in the AONB.
2 Improve the health and well-being of the population and reduce inequalities in health.	?	Potential positive link between affordable housing and health, but focus of objective is on access to facilities and recreation space.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	Policy will secure affordable housing, thereby having some positive impact on the objective.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	Costs of affordable housing requirements may impact on viability, although the policy takes account of this so there should be no negative impact.
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	~	
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy includes mitigation as to any adverse effect on a scheme's viability, by stating that where it can be demonstrated that the affordable housing (AH) requirements would render an otherwise suitable scheme unviable, the Council will expect the proportion of AH to be the most that does not undermine viability.	
Cumulative and Synergistic Effects	Costs of affordable housing requirements, together with other planning requirements, may impact on viability, although as noted, above the policy takes account of this.	
SA Conclusion	The policy has positive social effects, particularly in terms of ensuring everyone has the opportunity to live in an affordable home, and reducing deprivation and social exclusion. The policy takes account of viability and should lead to no negative impact on schemes' delivery or economic growth.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Rural Exception Sites		Option A: Retain Core Strategy Policy LHN3		Option B: New policy to amend LHN3 to allow for enabling open market housing	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Would provide for affordable housing.	✓	Could enable more sites to come forward with a modest amount of enabling market housing where viability is an issue.
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Access to appropriate and well designed housing can have positive impacts on health.	(✓)	Access to appropriate and well designed housing can have positive impacts on health.
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	✓	Would provide for affordable housing to meet local housing need.	✓	Would provide for affordable housing to meet local housing need as well as a modest amount of market housing.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	(x)	May result in housing developments in locations that would not normally be acceptable in planning terms due to an overwhelming housing need.	(x)	May result in housing developments in locations that would not normally be acceptable in planning terms due to an overwhelming housing need.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation		The Core Strategy policy includes criteria to mitigate against any adverse effects on rural character and landscape and this should also be included in a new policy.			
Cumulative and Synergistic Effects					
SA Conclusion		Both options support a number of sustainability appraisal objectives, namely 1 and 4 but option B scores more highly on objective 1 as it offers the potential for the delivery of more rural exception sites.			

Policy DHG2: Rural Exception Sites		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Could enable more sites to come forward with a modest amount of enabling market housing where viability is an issue.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Access to appropriate and well designed housing can have positive impacts on health.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	✓	Would provide for affordable housing to meet local housing need as well as a modest amount of market housing.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	(x)	May result in housing developments in locations that would not normally be acceptable in planning terms due to an overwhelming housing need.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy includes criteria to mitigate against any adverse effects on rural character and landscape.	
Cumulative and Synergistic Effects		
SA Conclusion	The policy supports a number of sustainability appraisal objectives, particularly 1 as it offers the potential for the delivery of more rural exception sites subject to identified local needs.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Residential Internal Space Standards		Option A: Apply national space standards		Option B: Do not apply national space standards	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Effective in providing new homes that meet the needs of occupiers	(✓)	Supports new homes being built to reflect market, but found to tend towards smaller sizes.
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.			~	
4	Reduce deprivation and social exclusion.	?	Additional space may impact on on objective, but uncertain link.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		?	Smaller homes may support higher densities, but impact on actual plot sizes is uncertain.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Adoption of the space standard contributes more to housing objectives.			

Policy DHG3: Residential Internal Space Standards			
SA Objective		Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	The policy will ensure that homes constructed to the required standards will ensure adequate internal living and storage space for residents to live comfortably.
2	Improve the health and well-being of the population and reduce inequalities in health.	~	
3	Reduce crime and fear of crime.	~	
4	Reduce deprivation and social exclusion.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7	Improve accessibility to services and facilities for all ages across the District.	~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11	Reduce emissions of Greenhouse gases.	~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~	
13	Maintain, improve and manage water resources in a sustainable way.	~	
14	Conserve and enhance biodiversity.	~	
15	Protect and enhance the high quality natural and built environment.	~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation			
Cumulative and Synergistic Effects			
SA Conclusion		The policy will have a positive effect on objective 1, by ensuring that homes constructed to the required standards include adequate internal living and storage space for residents to live comfortably.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Accessible and Adaptable Homes		Option A: Require all homes to be built to the enhanced access standard M4(2)		Option B: Require 25% of homes on sites of 11+ dwellings to be built to the M4(2) standard		Option C: Require 25% of homes on sites of 11+ dwellings to be built to the M4(2) standard and an additional 5% built to M4(3)(a) on sites of 50+ dwellings		Option D: No policy relating to enhanced access standards i.e. All development to be built to M4 (1) standard	
SA Objective		Score	Commentary	Score	Commentary	Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Ensures that needs of a range of occupiers with, or likely to have in the future, mobility limitations are met.	(✓)	Likely to meet needs of a range of occupiers with, or likely to have in the future, mobility limitations, excepting wheelchair needs.	✓	Likely to meet needs of a range of occupiers with, or likely to have in the future, mobility limitations are met including for wheelchairs.	~	
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Reduces impact of health on housing choice.	~		✓	Reduces impact of health on housing choice, including for wheelchair users.	~	
3	Reduce crime and fear of crime.	~				~		~	
4	Reduce deprivation and social exclusion.	(✓)	Reduces impact of health on housing choice and hence social exclusion.	(✓)	Reduces impact of health on housing choice and hence social exclusion.	(✓)	Reduces impact of health on housing choice and hence social exclusion.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(x)	Likely impact on housing costs and viability by universal application.	~		~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~		~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~		~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~		~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~		~		~	
11	Reduce emissions of Greenhouse gases.	~		~		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~		~		~	
14	Conserve and enhance biodiversity.	~		~		~		~	
15	Protect and enhance the high quality natural and built environment.	~		~		~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~		~	
Potential Mitigation									
Cumulative and Synergistic Effects									
SA Conclusion		While Option A provides universal opportunities for households wishing to move to dwellings which are or can be relatively easily adapted in the future, there is likely to be some impact on the viability of some schemes from meeting this requirement. Option B, to apply policy requiring 25% of dwellings to be constructed to the enhanced access standards – M4 (2) only to larger schemes of 11+ dwellings, is likely to still meet most of the potential need for accessible homes, but does not meet any need for wheelchair adaptable homes. Option C addresses the latter limitation and may meet potential need. Hence, Option C appears to offer greatest overall benefits, but this is tentative pending further information on need and effectiveness.							

Policy DHG4: Accessible and Adaptable Homes		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	The policy ensures that the needs of a range of occupiers with mobility impairments, or those likely to have such impairments in the future, are met.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	By requiring all homes to meet the higher accessibility standard, the impact of health on housing choice is reduced.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	By requiring all homes to meet the higher accessibility standard, the impact of health on housing choice is reduced, thereby helping to reduce social exclusion.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	Possible impact on housing costs and viability, although evidence has found that the policy requirements, together with other policy requirements of the Plan, do not prejudice the viability of sites.
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	~	
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy includes provision for occasions where the requirements of the policy are found not to be practicable or financially viable.	
Cumulative and Synergistic Effects	Evidence has found that the policy requirements, together with other policy requirements of the Plan, will not prejudice the viability of sites.	
SA Conclusion	The policy has positive social effects in terms of meeting the needs of a range of occupiers and increasing housing choice for those with, or likely to develop, mobility impairments, thereby benefiting health and well-being and helping to reduce social exclusion. While viability and the effect on the cost of new housing has been considered, evidence has found that the policy requirements, together with other policy requirements of the Plan, will not prejudice the viability of sites.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Specialist Housing for Older People		Option A: Require schemes over 100 dwellings to provide some housing for older people		Option B: Set district-wide targets for types of care home places (numbers not yet defined)		Option C: Promote extra care housing schemes in rural service centres		Option D: Seek housing for older people, including bungalows, as part of affordable housing		Option E: Seek housing for older people as part of market housing		Option F: Promote a 'care hotel' to assist transition from hospital back to independent living	
SA Objective		Score	Commentary	Score	Commentary	Score	Commentary	Score	Commentary	Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Provides housing for older people, albeit limited to larger schemes	(✓)	Provides intelligence to support schemes and basis for allocations	(✓)	Provides housing where most unmet need is identified	(✓)	Puts expectation on RSLs to meet older persons needs	(✓)	Puts expectation on developers to meet older persons needs	~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~		~		~		~		(✓)	Helps well-being by supporting continued home living
3	Reduce crime and fear of crime.	~		~		~		~		~		~	
4	Reduce deprivation and social exclusion.	(✓)	Supports mixed communities	(✓)	Supports mixed communities	(✓)	Supports mixed communities	(✓)	Supports mixed communities	(✓)	Supports mixed communities	(✓)	Supports mixed communities
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~		~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~		~		~		~		~	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	Likely good access to services and facilities	?	Access to services depends on location	(✓)	Likely good access to services and facilities	?	Access to services depends on location	?	Access to services depends on location	~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	Likely good access to services and facilities	?	Access to services depends on location	(✓)	Likely good access to services and facilities	?	Access to services depends on location	?	Access to services depends on location	~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~		~		~		~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~		~		~		~		~	
11	Reduce emissions of Greenhouse gases.	~		~		~		~		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		~		~		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~		~		~		~		~	
14	Conserve and enhance biodiversity.	~		~		~		~		~		~	
15	Protect and enhance the high quality natural and built environment.	~		~		~		~		~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~		~		~		~	
Potential Mitigation													
Cumulative and Synergistic Effects													
SA Conclusion		No negative impacts identified, so all worthy of further consideration, primarily to promote meeting housing needs but also balanced communities.											

Policy DHG5: Specialist Housing for Older People		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	The policy supports schemes of specialist housing for older people on suitable sites, thereby supporting an increase in housing choice for older people.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy supports schemes of specialist housing for older people to meet their specific health needs. It also requires regard to be had to the siting of schemes in terms of "walkability" to services and public transport.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	Supports mixed communities by supporting specialist housing for older people on suitable sites in the larger villages and towns.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	(✓)	The policy supports suitable sites in the larger towns and villages, which have a range of services. The policy requires regard to be had to the siting of schemes in terms of "walkability" to services and public transport.
8 Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	The policy supports suitable sites in the larger towns and villages, which have a range of services. The policy requires regard to be had to the siting of schemes in terms of "walkability" to services and public transport.
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	The policy supports suitable sites in the larger towns and villages, which have a range of services. It also requires regard to be had to the siting of schemes in terms of "walkability" to services and public transport.
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	~	
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	The policy has positive social effects, particularly in respect of facilitating an increase in the provision of specialist housing for older people in sustainable locations which have a range of services, scoring well in respect of objectives 1, 2, 4, 7, 8, and 10.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Self-build and Custom Housebuilding		Option A: Policy that generally encourages self and custom build housing on residential sites		Option B: Policy that requires a proportion of self and custom build housing in strategic allocations		Option C: Policy that requires a proportion of self and custom build housing in large residential sites (50+)		Option D: Policy that allocates specific sites for self and custom build housing	
SA Objective		Score	Commentary	Score	Commentary	Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Increases likely range of available homes, including potentially cheaper and more sustainable homes	✓	Increases range of available homes, including potentially cheaper and more sustainable homes	✓	Increases range of available homes, including potentially cheaper and more sustainable homes	✓	Increases range of available homes, including potentially cheaper and more sustainable homes
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~		~		~	
3	Reduce crime and fear of crime.	~		~		~		~	
4	Reduce deprivation and social exclusion.	?	Potential impact, but depends on nature of scheme	(x)	Lack of strategic sites in rural areas would limit access	?	Potential impact, but depends on nature of scheme	?	Potential impact, but depends on nature of scheme
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	Encourages wider range of housing options, without prescription	?	Potential benefits, but depends on demand	?	Potential benefits, but depends on demand	?	Potential benefits, but depends on demand
7	Improve accessibility to services and facilities for all ages across the District.	~		(✓)	Good prospect access to a range of services and facilities	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		(✓)	Good prospect access to a range of services and facilities	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~		~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~		~		~	
11	Reduce emissions of Greenhouse gases.	?	Tends to be greater energy efficiency but uncertain	?	Tends to be greater energy efficiency but uncertain	?	Tends to be greater energy efficiency but uncertain	?	Tends to be greater energy efficiency but uncertain
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~		~		?	
14	Conserve and enhance biodiversity.	~		~		~		~	
15	Protect and enhance the high quality natural and built environment.	~		~		~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~		~	
Potential Mitigation									
Cumulative and Synergistic Effects									
SA Conclusion		There is a generally positive benefit from widening housing choice to include self and custom-build homes. Different delivery options each have merits. They are not mutually exclusive. Also, high level of uncertainties as quite differing types of scheme and uncertain demand.							

Policy DHG6: Self-build and Custom Housebuilding		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	The policy facilitates an increase in the range of available homes, including potentially cheaper and sustainable homes.
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	?	By facilitating the availability of serviced plots for self-build/ custom homes there is some potential for increasing the availability of cheaper homes although this will be dependent on the market.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	There are likely to be positive economic effects for landowners/ overall developers as they will be able to sell the plots without paying development costs.
7 Improve accessibility to services and facilities for all ages across the District.	(✓)	Likely benefit, as sites of 20 or more dwellings are likely to be in sustainable locations with access to a range of services, in accordance with Local Plan policies. The effect is less certain for individual projects which the policy also supports in principle, but only subject to compliance with other relevant policies which would include those relating to sustainable locations.
8 Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	Likely benefit, as sites of 20 or more dwellings are likely to be in sustainable locations with access to a range of services, in accordance with Local Plan policies. The effect is less certain for individual projects which the policy also supports in principle, but only subject to compliance with other relevant policies which would include those relating to sustainable locations.
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	There is some evidence that self-build and custom homes tend to be constructed with a greater degree of energy efficiency although this is not certain.
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	~	The policy requires compliance with an agreed design code, where appropriate, thereby ensuring that developments are acceptable in terms of design.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy allows for the situation of there being no demand for a plot after 12 months of it being marketed.	
Cumulative and Synergistic Effects		
SA Conclusion	The policy has social benefits in terms of facilitating an increase in the range of available homes, which could potentially include cheaper and more sustainable homes. It is likely to assist the viability of schemes. By setting the threshold at schemes of 20 dwellings or more, the likelihood of such plots being in sustainable locations with good access to services is increased.	

Appendix 3: Assessment of Development Policy Options

Policy Options: External Residential Areas		Option A: No Policy - Rely mainly on LPCS policies OSS4, also EN3, SRM1, TR4		Option B: General Policy - Brings together/highlights need to consider amenity space, parking and refuse/recycling		Option C: Detailed Policy - set standards for amenity space, parking and refuse/recycling	
SA Objective		Score	Commentary	Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	?	Uncertain impact, reliant upon application of general Core Strategy policies	?	Level of impact uncertain without detailed interpretation to call upon	(✓)	Some benefit in terms of ensuring housing that is good to live in and meets needs
2	Improve the health and well-being of the population and reduce inequalities in health.	?	Uncertain impact, reliant upon application of general Core Strategy policies	?	Level of impact uncertain without detailed interpretation to call upon	(✓)	Some benefit from more spacious external environment of a home.
3	Reduce crime and fear of crime.	~		~		~	
4	Reduce deprivation and social exclusion.	~		~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	?	Uncertain impact, reliant upon application of general Core Strategy policies	?	Uncertain impact, reliant upon application of general Core Strategy policies	(x)	Applying specific space standards may impact on density of development and increase land-take
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~		~	
11	Reduce emissions of Greenhouse gases.	~		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~		~	
14	Conserve and enhance biodiversity.	~		~		~	
15	Protect and enhance the high quality natural and built environment.	~		?	Possible added safeguarding of natural features, notably trees, but uncertain	?	Likely added safeguarding of natural features, notably trees, but uncertain
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	?	Uncertain impact, reliant upon application of general Core Strategy policy SRM1	?	Uncertain impact, reliant upon application of general Core Strategy policy SRM1	(✓)	Some benefits from clear policy direction, supported by guidance.
Potential Mitigation		Make textual cross-reference to relevant Core Strategy policies		Give some guidance to expectations in supporting text.		Avoid excessive or unnecessarily prescriptive standards.	
Cumulative and Synergistic Effects							
SA Conclusion		Development of a more detailed policy (Option C) that elaborates upon existing policies is found to have several sustainability advantages in terms of amenity benefits, while reliance on existing policies (Option A) or a more general policy (Option B) leave greater uncertainties, particularly the former, as they are more open to interpretation. However, Option C may also have an adverse impact on Objective 9. Hence, an approach that provides detailed guidance where essential (as option C) but without prescriptive requirements where they are not necessary (Option B) appears the most sustainable approach.					

Policy DHG7: External Residential Areas		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	The policy supports the provision of new development that is designed so as to make a good quality place for people to live.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy offers some benefits in terms of ensuring adequate garden space and also cycle parking provision.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	While the policy sets minimum garden lengths which could impact on the density of developments, increasing land take, evidence has shown that the majority of developments are already meeting the minimum length target, so the effect is likely to be negligible.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	Some benefit in making provision for safe and secure cycle storage, thereby encouraging use of this mode of travel.
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy supports good design by requiring the provision, layout and treatment of external areas to be seen as an integral part of the wider design approach to residential developments.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)	The policy supports appropriate waste management and recycling in residential developments.
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	The policy has positive sustainability effects in terms of supporting well-designed residential development with adequate garden space (obs. 1, 2, 15). Requirement for cycle parking provision should help promote sustainable travel (ob. 10).	

Appendix 3: Assessment of Development Policy Options

Policy Options: Extensions to Residential Gardens		Option A: Retain existing Local Plan policy HG9		Option B: Clear restriction on garden extensions into the countryside	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Some benefit in meeting household needs, although more likely for amenity gains	?	Potential to impact on meeting housing needs, but less common and dependent upon context
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	?	Potential to take more land, but policy includes controls	(✓)	Due to loss of greenfield land and lower densities, although not individually significant
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	?	May impact on natural habitat, but impact depends on land management, now and in the future	?	Potential to impact on biodiversity, but would be balanced by nature conservation policies
15	Protect and enhance the high quality natural and built environment.	?	Some potential erosion of character, but dependent upon application of policy criteria	(✓)	Likely to retain existing character, especially in countryside locations
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation		Uncertain impacts, especially on environmental objectives, may be mitigated by strong criteria and counter-balancing environmental policies			
Cumulative and Synergistic Effects					
SA Conclusion		A highly restrictive policy would provide more certainty against erosion of rural character, but the proper application of the landscape character criterion in existing policy HG9 (Option A), coupled with limiting any such extensions, may offer best balance between residential amenity and environmental objectives.			

Policy DHG8: Extensions to residential gardens		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Some benefit in meeting household needs, although more likely for amenity gains.
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	While the policy has the potential to take more land, it contains controls so the effects would not be significant.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	?	A garden extension may affect natural habitat but the impact depends on existing and future land management.
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy contains controls to ensure that garden extensions do not harm the rural character of the area
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The requirements of the policy mitigate against potential harm to the countryside.	
Cumulative and Synergistic Effects		
SA Conclusion	The policy has positive effects in terms of amenity and ensuring the protection of the rural character of the area.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Extensions, Alterations and Outbuildings		Option A: Retain Policy HG8 of the 2006 Local Plan		Option B: Detailed policy applying principles of high design quality to local context	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Support for extensions responds to householder needs/desires	(✓)	Support for extensions responds to householder needs/desires
2	Improve the health and well-being of the population and reduce inequalities in health.	?	Impact depends on context	?	Impact depends on context
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	?	Impact depends on context	?	Impact depends on context
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Effective use of existing property	(✓)	Effective use of existing property
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	(✓)	Includes general safeguards	✓	Includes more specific safeguards, notably relating to existing, often historic, form of development and landscape context
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		There is little between the options, although Option B offers potential advantages in terms of conservation of both the (historic) built and natural environment.			

Policy DHG9: Extensions, Alterations and Outbuildings		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Support for development responds to householder needs/ desires while the policy also protects the amenities of adjoining properties.
2 Improve the health and well-being of the population and reduce inequalities in health.	?	Possible personal benefits where the development is required to respond to the health needs of the occupiers, although the focus of the objective is on access to facilities and recreation space
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Support for development makes effective use of existing residential properties.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy includes specific safeguards for the character and appearance of the dwelling; the street-scene; settlement or countryside location, and also historic buildings and areas.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy includes mitigation to prevent harm to the character and appearance of the dwelling, street-scene, settlement or countryside location, as well as historic buildings and areas.	
Cumulative and Synergistic Effects		
SA Conclusion	The policy has positive effects in terms of responding to householder needs; protecting residential amenity; and safeguarding the character and appearance of the dwelling, street scene, settlement, countryside location and historic buildings/ areas. It also supports the effective use of existing residential properties.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Annexes		Option A: No specific annexe policy (baseline - see Extensions SA)		Option B: Criteria-based policy regarding amenity, garden area, parking impacts		Option C: Sequential approach to the building of annexes	
SA Objective		Score	Commentary	Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Increases accommodation options especially for dependent family members	(✓)	Increases accommodation options especially for dependent family members	(✓)	Increases accommodation options especially for dependent family members
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Option provides health care and support	(✓)	Option provides health care and support	(✓)	Option provides health care and support
3	Reduce crime and fear of crime.	~		~		~	
4	Reduce deprivation and social exclusion.	(✓)	Affordable and inclusive housing option	(✓)	Affordable and inclusive housing option	(✓)	Affordable and inclusive housing option
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Effective use of housing plot	(✓)	Effective use of housing plot	(✓)	Effective use of housing plot
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	?	Potentially less traffic due to on-site support but depends on circumstances	?	Potentially less traffic due to on-site support but depends on circumstances	?	Potentially less traffic due to on-site support but depends on circumstances
11	Reduce emissions of Greenhouse gases.	~		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~		~	
14	Conserve and enhance biodiversity.	~		~		~	
15	Protect and enhance the high quality natural and built environment.	~		(✓)	Specific regard to amenity impacts	✓	Regard to amenity impacts as well as minimising environmental impacts
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~	
Potential Mitigation							
Cumulative and Synergistic Effects							
SA Conclusion:		Options all score fairly positively, underlining sustainability benefits of annexes. Marginal overall difference, but option C offers somewhat more benefit in terms of protecting both the rural and urban environments by promoting higher levels of integration with existing dwelling.					

Policy DHG10: Annexes		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Support for annexes increases accommodation options, especially for dependent family members.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Personal benefits where the development is required to respond to the health needs of the occupiers and facilitates health care and support, although the focus of the objective is on access to facilities and recreation space
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	Provision of an annex could represent an affordable and inclusive housing option.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Support for development makes effective use of existing residential properties.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	?	In cases where an annex is for an occupier with health care needs it may be that its provision results in a reduction in traffic due to on-site support, although this would depend on the circumstances.
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy cross-references the requirements of Policy DHG8, which includes specific safeguards for the character and appearance of the dwelling; the street-scene; settlement or countryside location, and also historic buildings and areas.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy cross-references Policy DHG9, which includes mitigation to prevent harm to the character and appearance of the dwelling, street-scene, settlement or countryside location, as well as historic buildings and areas.	
Cumulative and Synergistic Effects		
SA Conclusion	The policy has positive effects in terms of responding to household needs, providing an affordable and inclusive housing option, and offers some benefit in health and well-being, where the annex is required to respond to the health needs of the occupier. It also supports the effective use of existing residential properties and in cross-referencing Policy DHG8, it protects and enhances the natural and built environment by requiring the safeguarding of the character and appearance of the dwelling, street scene, settlement, countryside location and historic buildings/ areas.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Boundary treatments, accesses and drives		Option A: New Criteria-based Policy		Option B: No Policy but rely on existing policies	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	Local policy coverage would highlight need to meet the needs for parking in a safe, effective and environmentally acceptable way. There could be greater benefit if there is a specific policy for provision of accesses and drives.	?	Existing policies require safe access and provide for on-site parking but don't address character impacts or guidance on key issues
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	(✓)	Some greater prospect of maintaining and enhancing habitats	~	
15	Protect and enhance the high quality natural and built environment.	✓	Boundary treatments more likely to respect and enhance local landscape character and access and drives to integrate well with existing development and local character.	~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Option A offers advantages over the baseline Option B in terms of contributing to environmental objectives, especially in terms of rural landscape character, while it would further benefit from specific policy attention to accesses and drives.			

Policy DHG11: Boundary Treatments		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	No likely effect on travel choice or reducing road travel, but the policy requires proposals to have an acceptable impact on highway safety.
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	✓	The policy supports the retention of historically/ architecturally interesting boundary treatments; requires new boundary treatments to be consistent with the character of the locality; and in the rural areas, protect the rural character.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy includes requirements that will mitigate potential harm to the environment, in particular in terms of landscape character and highway safety.	
Cumulative and Synergistic Effects		
SA Conclusion	The policy has positive effects particularly in terms of the protection and enhancement of the high quality natural and built environment (ob. 15).	

Appendix 3: Assessment of Development Policy Options

Policy DHG12: Accesses and Drives			
SA Objective		Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~	
3	Reduce crime and fear of crime.	~	
4	Reduce deprivation and social exclusion.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7	Improve accessibility to services and facilities for all ages across the District.	~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	No likely effect on travel choice or reducing road travel, but the policy requires all proposals for new drives and accesses to be acceptable in terms of highway safety, including for pedestrians and cyclists.
11	Reduce emissions of Greenhouse gases.	~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~	
13	Maintain, improve and manage water resources in a sustainable way.	~	
14	Conserve and enhance biodiversity.	~	
15	Protect and enhance the high quality natural and built environment.	(✓)	The policy requires all proposals to maintain the character of the locality, particularly in the rural areas,
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		The policy includes requirements that will mitigate potential harm to the environment, in particular in terms of ensuring highway safety and maintaining the character of the locality.	
Cumulative and Synergistic Effects			
SA Conclusion		The policy has positive effects particularly in terms of protecting and enhancing the high quality built environment (ob. 15).	

Policy Options: Shopfronts, Signage and Advertising		Option A: Broad-brush policy		Option B: Detailed policy	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	?		?	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	(✓)		✓	Control over advertising will help ensure proper regard to historic character of conservation areas that form the commercial cores of towns and several villages as well as conserve countryside character.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Providing greater clarity of the interpretation of the general principles (through Option DEC1a) offers likely benefits in terms of the built and natural environment objectives.			

Appendix 3: Assessment of Development Policy Options

Policy DEC1: Shopfronts, Signage and Advertising		
SA Objective	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~
2	Improve the health and well-being of the population and reduce inequalities in health.	~
3	Reduce crime and fear of crime.	~
4	Reduce deprivation and social exclusion.	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~
7	Improve accessibility to services and facilities for all ages across the District.	~
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~
11	Reduce emissions of Greenhouse gases.	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~
13	Maintain, improve and manage water resources in a sustainable way.	~
14	Conserve and enhance biodiversity.	~
15	Protect and enhance the high quality natural and built environment.	✓ The policy provides control over shopfronts, signage and advertising, which will help ensure proper regard is paid to the architectural and historic character and appearance of buildings and the street scene generally, as well as protecting the character of Conservation Areas and rural areas.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion		The policy has a positive effect in terms of protecting and enhancing the built and natural environment (ob. 15).

Policy Options: Holiday Sites		Option A: More open approach		Option B: More restrictive approach with detailed criteria	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)		(✗)	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	?		?	
11	Reduce emissions of Greenhouse gases.	?		?	
12	Minimise the risk of flooding and resulting detriment to people and property.			(✓)	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.			(✓)	
15	Protect and enhance the high quality natural and built environment.	~		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Inevitably, there are strengths and weaknesses in both approaches, with the former more aligned with economic and, to a degree, social objectives, while the latter would better meet environmental objectives.			

Appendix 3: Assessment of Development Policy Options

Policy DEC2: Holiday Sites		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	By providing a framework within which holiday sites development can be supported the policy approach is positive to tourism. While the policy limits the types of proposals that will be acceptable, it offers some support for the rural economy and higher quality holiday development, more desirable to customers.
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	By providing a framework within which holiday sites development can be supported the policy approach is positive to tourism and associated cultural and leisure activities.
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	The policy seeks to limit the size and scale of holiday sites proposals, giving support to improvements within existing sites and protecting agricultural land, however at the same time it would allow new development on greenfield land.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	The policy does not seek to prevent new development in the countryside (although limits it). The rural nature of the district means that some existing holiday sites and potential new sites may not be within locations readily accessible by public transport. However, the policy does limit large scale tourism development.
11 Reduce emissions of Greenhouse gases.	~	While car transport may have some minor negative effects, the policy requires landscaping proposals and the conservation of sensitive habitats and species.
12 Minimise the risk of flooding and resulting detriment to people and property.	(✓)	The policy requires all proposals to not be in an area at risk of flooding, unless a site specific flood risk assessment has demonstrated that the development will be safe and will not increase flood risk elsewhere.
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	(✓)	The policy requires all proposals to conserve or enhance sensitive habitats and species. The supporting text makes particular reference to tourism development in the vicinity of the Dungeness Complex of Natura 2000 sites (which are subject to the Sustainable Recreation and Management Strategy (SARMS)).
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy requires all proposals to safeguard intrinsic and distinctive landscape character and amenities, paying particular regard to the conservation of the High Weald AONB and undeveloped coastline, and be supported by landscaping proposals appropriate to the local landscape character.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy includes a number of requirements that will mitigate potential harm to the environment, in particular in terms of the landscape and AONB impact; ecology; agriculture, residential amenity; and flooding. Impacts from traffic generation are limited by the lack of support for large-scale proposals.	
Cumulative and Synergistic Effects		
SA Conclusion	Overall the policy has positive environmental effects, particularly in respect of supporting the economy and facilitating appropriate tourism development (obs. 6 and 8); making best use of land and natural resources by taking a relatively restrictive approach (ob. 9), preventing inappropriate development in areas of flood risk (ob. 12) and conserving biodiversity (including in the SARMS area) and landscape character (obs. 14 and 15). While it may lead to some increase in car usage in the countryside due to the dispersal of sites (ob 10), it is not supportive of large scale proposals thus reducing the potential for negative impacts.	

Policy Options: Existing Employment Sites and Premises		Option A: Maintain Core Strategy policy EC3 (with presumption in favour of retention of employment sites)		Option B: Alternative policy requiring consideration of both business and housing needs to determine use	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	Provides only infrequent opportunities for additional homes, but in context of sufficient housing sites being identified in the Plan	(✓)	Likely material increase in housing supply, as high housing demand area
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	(✓)	Maintains and increases job opportunities, the limitations of which are a source of deprivation	?	Likely loss of job opportunities, but uncertain as depends on available alternatives
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	✓	Policy provides strong support for economic activity	(✗)	Although housing would provide economic activity, this is outweighed by the very likely reduction in affordable business sites
7	Improve accessibility to services and facilities for all ages across the District.	~		?	Potential impact on accessibility depending on site location
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Policy provides for effective use of sites	?	Potential impact on greenfield/less accessible sites from businesses
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		?	Potential impacts depending on site location
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	(✓)	Makes effective use of accepted sites (allowing loss where not)	?	May improve amenities in some situations, but may displace uses elsewhere with more impact
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Option B is found to be likely to give a further boost to housing supply, while Option A is neutral as impact on housing supply is mitigated by the fact that relevant Plans will have identified sufficient sites to meet housing targets. Option A is notably supportive of economic growth, while Option A is considered to have a negative impact due to commercial pressure for housing, given high value differential. In environmental terms, both options look to use brownfield land effectively, but the impact of finding new sites for business under option B makes this benefit uncertain, as likely to put more pressure on greenfield sites in less sustainable locations.			

Appendix 3: Assessment of Development Policy Options

Policy DEC3: Existing Employment Sites and Premises		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	Provides only infrequent opportunities for additional homes, where continued employment use and other use of sites are demonstrated not to be viable.
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	By retaining employment sites the policy maintains and increases job opportunities, the limitations of which are a source of deprivation.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	✓	The policy provides strong support for economic activity.
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	The policy provides for effective use of sites.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	(✓)	By providing for the effective use of sites the policy
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	The policy scores highly in terms of sustaining economic growth, by seeking the retention of existing employment sites and only allowing an alternative use where continued employment use is demonstrated not to be viable. By promoting economic activity the policy also allows for job opportunities to help combat deprivation. The policy also promotes continued use of brownfield sites, supporting efficient land use.	

Policy Options: Landscape and the High Weald AONB		Option A: New Policy - setting out the basis for assessing local landscape character impacts		Option B: No Policy - rely on Core Strategy EN1 and national policies in section 11 of the NPPF	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	?	May encourage more use of local materials in construction, subject to viability	~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	?	Uncertain impact, as may embrace resource efficiency elements, but may involve more land take.	~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	(✓)	Likely to better manage water flows, especially in gills	~	
14	Conserve and enhance biodiversity.	(✓)	Likely to better conserve habitats that are associated with different landscape character areas as well as embrace nature conservation value of the AONB	~	
15	Protect and enhance the high quality natural and built environment.	✓	Significant potential to focus on conserving and enhancing distinct landscapes within the districts as well as the key AONB characteristics	(✓)	Policy EN1, used in conjunction with NPPF policies, provides a basis for meeting duty to have regard to the AONB and to landscape character, but omit useful refinement provided by more local information.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		The SA/SEA indicates that there would be benefits to several natural environment objectives to have not only a policy that draws out the clear expectation of maintaining and reinforcing local landscape character, but also having a specific policy that reflects the national landscape importance of the High Weald AONB, highlights the regard to be had to its character components contained in the High Weald AONB Management Plan and to the presumption against large-scale development.			

Appendix 3: Assessment of Development Policy Options

Policy DEN1: Maintaining Landscape Character		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	?	Uncertain impact, as may embrace resource efficiency elements, but may involve more land take.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	(✓)	Likely to lead to a better management of natural water flows, especially in gills.
14 Conserve and enhance biodiversity.	(✓)	Likely to conserve habitats that are associated with different landscape character areas.
15 Protect and enhance the high quality natural and built environment.	✓	The policy will serve to conserve and enhance the distinct landscapes within the district, promoting development in character with the area, as well as maintaining tranquillity and "dark skies".
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	The policy has positive environmental benefits, particularly in terms of protecting and enhancing landscape character. It is also likely to have secondary benefits to biodiversity and the water environment.	

Policy DEN2: The High Weald Area of Outstanding Natural Beauty (AONB)		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	?	Uncertain impact, as may embrace resource efficiency elements, but may involve more land take.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	(✓)	Likely to lead to a better management of natural water flows, especially in gills.
14 Conserve and enhance biodiversity.	(✓)	Likely to conserve habitats, as well as embrace the nature conservation value of the AONB.
15 Protect and enhance the high quality natural and built environment.	✓	The policy will serve to conserve and enhance the landscape and scenic beauty of the High Weald AONB and its setting.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation	The policy seeks to ensure development within the AONB is of a small scale, only allowing major development in exceptional circumstances, thereby mitigating potential harm to the designated area.	
Cumulative and Synergistic Effects		
SA Conclusion	The policy has positive environmental benefits, particularly in terms of conserving and enhancing the landscape and scenic beauty of the High Weald AONB and its setting. It is also likely to have secondary benefits to biodiversity and the water environment.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Strategic Gaps		Hastings-Bexhill		Hastings-Crowhurst		Hastings-Battle		Hastings-Fairlight		Rye-Rye Harbour	
SA Objective		Existing	Rec.	Existing	Rec.	Existing	Rec.	Existing	Rec.	Existing	Rec.
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	~	~	~	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	~	~	~	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
7	Improve accessibility to services and facilities for all ages across the District.	~	~	~	~	~	~	~	~	~	~
8	Encourage and facilitate increased engagement in cultural and leisure activities.	?	?	?	?	?	?	?	?	?	?
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	~	~	~	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~	~	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	(✓)	(✓)	~	~	~	~	(✓)	(✓)	(✓)	(✓)
15	Protect and enhance the high quality natural and built environment.	(✓)	✓	(✓)	✓	✓	✓	✓	✓	✓	✓
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~	~
Potential Mitigation											
Cumulative and Synergistic Effects											
SA Conclusion		The SA recognises the universal potential for strategic gaps to limit housebuilding and economic development potential (before taking account of other options to meet development needs) but that all Gaps offer significant benefits in terms of the built and natural environment, primarily in maintaining their identity and form. there are also benefits in terms of well-being where there is some form of public access and supporting existing biodiversity where there are designated sites in and adjacent to the Gaps. The protection of valued greenfield land is also seen as supporting, to a degree, the prudent use of natural resources. However, the existing Gaps between Bexhill and Hastings/St Leonards and between Crowhurst and Hastings/St Leonards are not currently wholly effective due to the opening up of countryside not currently defined as within the respective Gaps. The recommended amendments to these boundaries would address this issue. It is noted that while some land is removed from the Hastings-Battle Gap, that is still protected by other Plan policies, so no detriment is found relative to the existing boundary.									

Policy DEN3: Strategic Gaps		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	The policy defines Strategic Gaps, within which development is carefully controlled and only permitted in exceptional circumstances. This will limit house-building in the areas.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy protects natural green space in close proximity to populous areas and in many cases there is public access to it, thereby facilitating recreation.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(x)	By only permitting development in exceptional circumstances the policy has the potential to limit economic growth in the areas, although given their rural and undeveloped nature, outside of any development boundary, the effect is unlikely to be significant.
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	By preventing development within the strategic gaps, development is focused on other land in sustainable locations including land that has been previously developed.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	(✓)	Protecting these areas from inappropriate development will support the protection of habitats.
15 Protect and enhance the high quality natural and built environment.	✓	Significant benefits to the natural environment by maintaining the identity and form of these undeveloped areas. The policy also supports the enhancement of the Gaps through effective landscape management.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	While there is a universal potential for strategic gaps to limit house building and economic development potential, the policy has an overall positive environmental effect. Strategic gaps offer significant benefits in terms of the built and natural environment, primarily in maintaining their identity and form. There are also benefits in terms of well-being where there is some form of public access, and supporting existing biodiversity including where there are designated sites in and adjacent to the gaps. The protection of valued greenfield land also supports, to a degree, the prudent use of natural resources.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Biodiversity and Green Space		Option A: Protection Policy		Option B: Enhancement Policy	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		(×)	Likely addition to development costs, which may increase housing cost, although not likely significant
2	Improve the health and well-being of the population and reduce inequalities in health.	~		(✓)	Some quality of life, and hence health, benefit from "natural world", as well as access to green spaces
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	?	Potential impact on objective; may be positive if supports eco-industries, etc, but may add to costs.	?	Potential impact on objective; may be positive if supports eco-industries, etc, but may add to costs.
7	Improve accessibility to services and facilities for all ages across the District.	~		(✓)	Likely creation of sustainable transport routes as part of new green infrastructure
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		(✓)	Creation of new opportunities for informal leisure
9	Improve efficiency in land use and encourage the prudent use of natural resources.	?	Possible increase in land take in some cases, but maintain greenfield land qualities	?	Possible increase in land take in some cases, but maintain greenfield land qualities
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		(✓)	Likely SuDs benefit from green corridors and spaces
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	(✓)	Conserves flora and fauna	✓	Conserves and enhances flora and fauna
15	Protect and enhance the high quality natural and built environment.	(✓)	Recognises contribution of habitats to the quality of both the natural and built environments.	✓	Creation as well as retention of habitats regarded as integral to natural environment and supports attractive living environments.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation				Ensure effective but deliverable benefits	
Cumulative and Synergistic Effects					
SA Conclusion		Options for enhancements derive from the background evidence, in particular the Green Infrastructure Background Paper Addendum. The more positive policy (Option DEN4b) offers not only environmental but also some social benefits that access to, and proximity to, natural green spaces or simply wildlife can bring. At the same time, the potential implications for housing costs should temper onerous requirements.			

Policy DEN4: Biodiversity and Green Space		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	The requirements of the policy could add to development costs which may increase housing cost, although the effects are unlikely to be significant.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy offers some quality of life, and hence health, benefit from "natural world", as well as access to green spaces.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	?	Potential impact on objective; may be positive in terms of supporting eco-industries, but may also add to development costs.
7 Improve accessibility to services and facilities for all ages across the District.	(✓)	The policy would support the creation of sustainable transport routes as part of new green infrastructure, particularly in larger developments.
8 Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	The policy would support the creation of new opportunities for informal leisure, particularly through the provision of green infrastructure in larger developments.
9 Improve efficiency in land use and encourage the prudent use of natural resources.	?	Possible increase in land take in some cases, but overall the policy would maintain greenfield land qualities.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	(✓)	The policy supports the retention and creation of green corridors and spaces, which are likely to offer SuDS benefits.
13 Maintain, improve and manage water resources in a sustainable way.	(✓)	The policy is likely to support the protection of water quality by preventing harm to and seeking to enhance designated sites, habitats and species and ecological networks.
14 Conserve and enhance biodiversity.	✓	The policy conserves and enhances biodiversity and geodiversity, the biodiversity value of designated sites, priority habitats and species, ecological networks and green infrastructure.
15 Protect and enhance the high quality natural and built environment.	✓	The creation, as well as the protection, of habitats is integral to the natural environment. The requirement to retain biodiversity within developments as appropriate, as well as the creation of green infrastructure, supports the creation of attractive living environments.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
The requirements of the policy, together with other policies (e.g. space standards, etc) could add to development costs, although the effects are unlikely to be significant.		
SA Conclusion		
Overall the policy offers environmental benefits and also social benefits that access to, and proximity to natural green spaces and wildlife can bring. The requirements of the policy could add to development costs which may increase housing cost contrary to objective 1, although the effects are unlikely to be significant.		

Appendix 3: Assessment of Development Policy Options

Policy Options: Sustainable Drainage		Option A: NPPF-based policy promoting sustainable drainage		Option B: Locally-specific policy applying principles in different contexts	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		(✓)	Assumes local emphasis on multi-functional nature of SuDS within a green space network
9	Improve efficiency in land use and encourage the prudent use of natural resources.	?	Potential additional land-take, but may incorporate into green spaces	?	Potential additional land-take, but may incorporate into green spaces
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	SuDS are effective flood management measure	(✓)	SuDS are effective flood management measure, while this option offers added benefit in most vulnerable areas, drawing on local guidance
13	Maintain, improve and manage water resources in a sustainable way.	(✓)	SuDS supports infiltration and can involve reuse	(✓)	Greater impacts by highlighting most sensitive areas
14	Conserve and enhance biodiversity.	(✓)	SuDS provide valuable habitats	(✓)	Added benefit of higher water quality in Ramsar site
15	Protect and enhance the high quality natural and built environment.	(✓)	SuDS help manage river flows and natural features in urban areas	(✓)	SuDS help manage river flows and natural features in urban areas
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Options for locally specific principles derive from background evidence, including the HRA process. Option B has some advantages, notably in relation to water resource and nature conservation objectives, but also albeit to a lesser degree, in relation to flood risk and recreation/amenities.			

Policy DEN5: Sustainable Drainage		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy requires SuDS to be multi-functional, which could offer benefits in terms of provision of open space/ recreation opportunities, which could in turn benefit health and well-being.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	The policy requires SuDS to be multi-functional, which could offer benefits in terms of provision of open space and opportunities for leisure activities.
9 Improve efficiency in land use and encourage the prudent use of natural resources.	?	The provision of SuDS has the potential for additional land-take, but SuDS could be incorporated into green spaces so the effects are unlikely to be significant.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	✓	The policy promotes SuDS, which are an effective flood management measure, and also identifies particular requirements in identified vulnerable areas, drawing on local guidance. Flood risk issues in the Pett Level catchment (including Fairlight) will be alleviated by the policy.
13 Maintain, improve and manage water resources in a sustainable way.	✓	The policy promotes SuDS which will avoid run-off of polluted water to watercourses or aquifers, and highlights the most vulnerable areas.
14 Conserve and enhance biodiversity.	✓	SuDS provides valuable habitats, and the policy requires 2 stage treatments within the Pevensey Levels Hydrological Catchment Area which will benefit water quality within the SPA/Ramsar site.
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy promotes SuDS to be multi-functional. SuDS help manage river flows and natural features in urban areas and can enhance the design of development.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	The policy scores highly particularly in terms of flood risk management, protecting water quality and conserving and enhancing biodiversity. It also offers smaller benefits in terms of the provision of open space and associated recreation and leisure activities, and the protection and enhancements of the natural and built environment. It also has positive effects in terms of biodiversity in the Pevensey Levels and in relation to flood risk in the Fairlight/ Pett Level area.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Land Stability		New Overall Policy			Fairlight/Pett Policy		
SA Objective		Policy	No policy	Commentary	Policy	No policy	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	—	A more detailed policy with a clear focus provides greater certainty that homes will be appropriately sited and built	(✓)	—	The particular cliff erosion issues at Fairlight warrant specific focus and will provide greater certainty that homes will be appropriately sited and built
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	—	There is a similar potential benefit in terms of health and well being	(✓)	—	There is a similar potential benefit in terms of health and well being, which would apply to homes in both Fairlight and Pett Level if coastal erosion and flooding are properly managed
3	Reduce crime and fear of crime.	—	—		—	—	
4	Reduce deprivation and social exclusion.	—	—		—	—	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	—	—		—	—	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	?	?	Potential but uncertain impact on economic growth, given most sites are already identified and no known risks	—	—	
7	Improve accessibility to services and facilities for all ages across the District.	—	—		—	—	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	—	—		—	—	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	?	Policy offers benefit in terms of land use	(✓)	?	Policy offers benefit in terms of land use
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—	—		—	—	
11	Reduce emissions of Greenhouse gases.	—	—		—	—	
12	Minimise the risk of flooding and resulting detriment to people and property.	?	?	Potential, but uncertain impact	(✓)	?	Flood risk issues in the Pett Level catchment would be addressed by a specific policy, with potential benefits in Fairlight also.
13	Maintain, improve and manage water resources in a sustainable way.	—	—		—	—	
14	Conserve and enhance biodiversity.	—	—		—	—	
15	Protect and enhance the high quality natural and built environment.	(✓)	—	Policy protects built and natural environments to a degree.	(✓)	—	Policy protects built and natural environments to a degree where there is a known risk.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—	—		—	—	
Potential Mitigation							
Cumulative and Synergistic Effects							
SA Conclusion		The impact of inadequately considering and addressing potential ground instability is such that the inclusion of a specific policy requiring due attention has some benefits in terms of both social and environmental objectives.			Given demonstrable coastal erosion issues at Fairlight, combined with concerns over flood risk here and in the wider Pett Level, a specific policy offers several advantages in relation to both social and environmental objectives.		

Policy DEN6: Land Stability		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	The policy provides certainty that homes will be appropriately sited and built.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy includes measures to appropriate manage coastal erosion and flooding within the Fairlight Cove and Pett Level areas, thereby protecting residents.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	?	Potential but uncertain impact on economic growth. Remedial measures may add to cost of development but at the same time may facilitate development.
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Policy encourages use of appropriate land only, or remedial measures to make land appropriate.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy protects built and natural environments to a degree where there is a known risk.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	The policy has environmental and social benefits in terms of facilitating development on appropriate land and requiring remedial works to ensure there are no adverse effects in terms of land stability.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Environmental Pollution		Option A: No Policy - rely on national and local guidance		Option B: New Policy	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		(✓)	Some benefit to health from more directed regard to noise, odour, particulates
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~		?	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		(✓)	Some benefits from more directed regard to pollution from particulates
11	Reduce emissions of Greenhouse gases.	~		?	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		(✓)	Some biodiversity benefit as wildlife benefits from lower pollution, including light.
15	Protect and enhance the high quality natural and built environment.	~		✓	Maintaining darker skies, as well as managing noise and other forms of pollution contributes to environmental quality
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Several, mainly environmental as well as health benefits, and no obvious disbenefits from more local policy			

Policy DEN7: Environmental Pollution		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy requires development to demonstrate there will be no significant adverse impacts on health or local amenities. Avoiding adverse impacts of noise pollution and other forms of pollution will be of benefit to health and well-being.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	~	
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~	
7 Improve accessibility to services and facilities for all ages across the District.	~	
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	The policy requires development to have no significant adverse impacts as a result of airborne particulates, thereby supporting a reduction in pollution levels.
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	(✓)	The policy offers some biodiversity benefit, as wildlife benefits from lower pollution, including reduced light pollution at night.
15 Protect and enhance the high quality natural and built environment.	✓	The policy supports maintaining darker skies, as well as managing noise and other forms of pollution, which will contribute to maintaining and improving environmental quality.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	The policy offers environmental and health benefits by avoiding adverse impacts of pollution.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Comprehensive Development		Option A: New Policy		Option B: No Policy	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Beneficial by facilitating comprehensive, rather than ad-hoc schemes, which should promote housing delivery in the long term. Degree of counter-balance if expectations are onerous or detract from deliverability.	~	May have short-term benefit to developers to pursue own schemes, but offset by less opportunity for effective layouts from comprehensive approaches, as well as potential to frustrate development of some areas.
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Some potential benefit in that it may help ensure provision of supporting appropriate open spaces, green infrastructure alongside residential.	~	While development should meet its own infrastructure needs, this is balanced by missing opportunities from a comprehensive approach to infrastructure, which may impact on health.
3	Reduce crime and fear of crime.	~	No significant relationship.	~	No significant relationship.
4	Reduce deprivation and social exclusion.	(✓)	May assist promoting effective integration	~	Similar reasoning, as 'health' above
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	Very marginally beneficial as may improve permeability of wider neighbourhoods and hence accessibility. But not a significant relationship.	~	Possible marginal adverse impact if results in lack of permeability of developments, but not a significant relationship.
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	Likely to promote on-site employment opportunities in appropriate locations.	(✗)	Securing employment development, like other more economically marginal uses, may well be more difficult to achieve without a clear policy stance.
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	Marginally beneficial as may improve provision of local facilities, as well as permeability of neighbourhoods and hence accessibility.	(✗)	Likelihood of missing out on provision of community facilities, as well as lack of permeability of developments.
8	Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	Beneficial in that it should help ensure provision of supporting cultural and leisure activities in addition to residential.	(✗)	Some adverse impact from lack of comprehensive approach to provision of cultural/leisure facilities.
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~	No significant relationship.	~	No significant relationship.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	No significant relationship.	~	No significant relationship.
11	Reduce emissions of Greenhouse gases.	~	No significant relationship.	~	No significant relationship.
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	Marginal, but may assist in ensuring appropriate SuDs are in place to serve a wider area.	~	No real impact.
13	Maintain, improve and manage water resources in a sustainable way.	~	No significant relationship.	~	No significant relationship.
14	Conserve and enhance biodiversity.	(✓)	Beneficial in that it should help ensure provision of supporting appropriate green infrastructure and landscaping in addition to residential.	(✗)	Likely marginal adverse impact if results in lack of continuity of habitats and provision of effective network.
15	Protect and enhance the high quality natural and built environment.	(✓)	Potential to promote developments that have a better integration within the landscape.	~	Potential for lack of a landscape-led approach to development, but likely marginal adverse impact.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	No significant relationship.	~	No significant relationship.
Potential Mitigation		N/a		Site policies address specific issues	
Cumulative and Synergistic Effects		Works well in combination with other policies in the DaSA, such as those requiring other uses, open space and SuDs.			
SA Conclusion		Although it may in practice be a policy that is only occasional applicable, the policy's likely effects seem overwhelmingly positive from a sustainability perspective with no identified negative effects at all.		The lack of a specific policy does not have significant adverse impacts on any objective, but the overall impact on several objectives that promote a range of supporting infrastructure shows this to be the less sustainable option.	

Policy DIM1: Comprehensive Development		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	The policy promotes comprehensive, rather than ad-hoc schemes, which should promote housing delivery in the long term.
2 Improve the health and well-being of the population and reduce inequalities in health.	(✓)	The policy offers a potential benefit in that it may help ensure provision of supporting appropriate open spaces and green infrastructure.
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	(✓)	The policy may assist promoting effective integration.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	The policy is likely to promote on-site employment opportunities in appropriate locations.
7 Improve accessibility to services and facilities for all ages across the District.	(✓)	The policy may have a small benefit through improving the provision of local facilities, as well as permeability of wider neighbourhoods, and hence, accessibility.
8 Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	The policy should help ensure the provision of supporting cultural and leisure activities in residential development sites.
9 Improve efficiency in land use and encourage the prudent use of natural resources.	~	
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	(✓)	The policy may offer a small benefit in ensuring that SuDS are in place to serve a wider area.
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	(✓)	The policy should help ensure the provision of supporting appropriate green infrastructure and landscaping, in addition to residential.
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy will help to promote developments that have a better integration within the landscapes.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects	The policy works well with other policies in the DaSA, such as those requiring other uses, open space and SuDS.	
SA Conclusion	The policy's likely effects are overwhelmingly positive from a sustainability perspective.	

Appendix 3: Assessment of Development Policy Options

Policy Options: Development Boundaries		Option A: New Policy		Option B: No Policy	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Policy clarifies use of development boundaries in providing for development needs particularly in sustainable locations	(✗)	Absence of policy could lead to greater uncertainty as to whether development is likely to be allowed, potentially discouraging some schemes coming forward.
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	?	Possible but uncertain benefit from explicit focus on growth in urban areas	(✗)	Potential impact if leads to less housing coming forward or in more remote locations
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✗)	Provision to be made for job growth, but potential for policy to restrict employment development in the countryside	~	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	Policy reinforces focus of housing where there is a range of services	~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	Policy reinforces presumption in favour of development in urban areas, encouraging intensification and redevelopment of urban, brownfield sites	(✓)	May see more brownfield land developed, although mitigated by possible remoteness from services
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	Policy reinforces housing in settlements with higher accessibility	?	Core Strategy gives urban focus but lack of policy may see unnecessary development in the countryside
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	(✓)	Policy gives strong protection for rural environments in particular	(✗)	Absence of clear development management policy may undermine regard to environmental conservation
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation		Cross reference to policies for development to sustain the rural economy			
Cumulative and Synergistic Effects					
SA Conclusion		This option, which elaborates on existing policies, offers the prospect of greater environmental benefits, notably in terms of conserving countryside character, as well as in focusing development where there is higher access to services.		This option relies on existing policies, so has less positive impacts. It may give scope to more brownfield sites, but this is counter-balanced by other environmental disadvantages.	

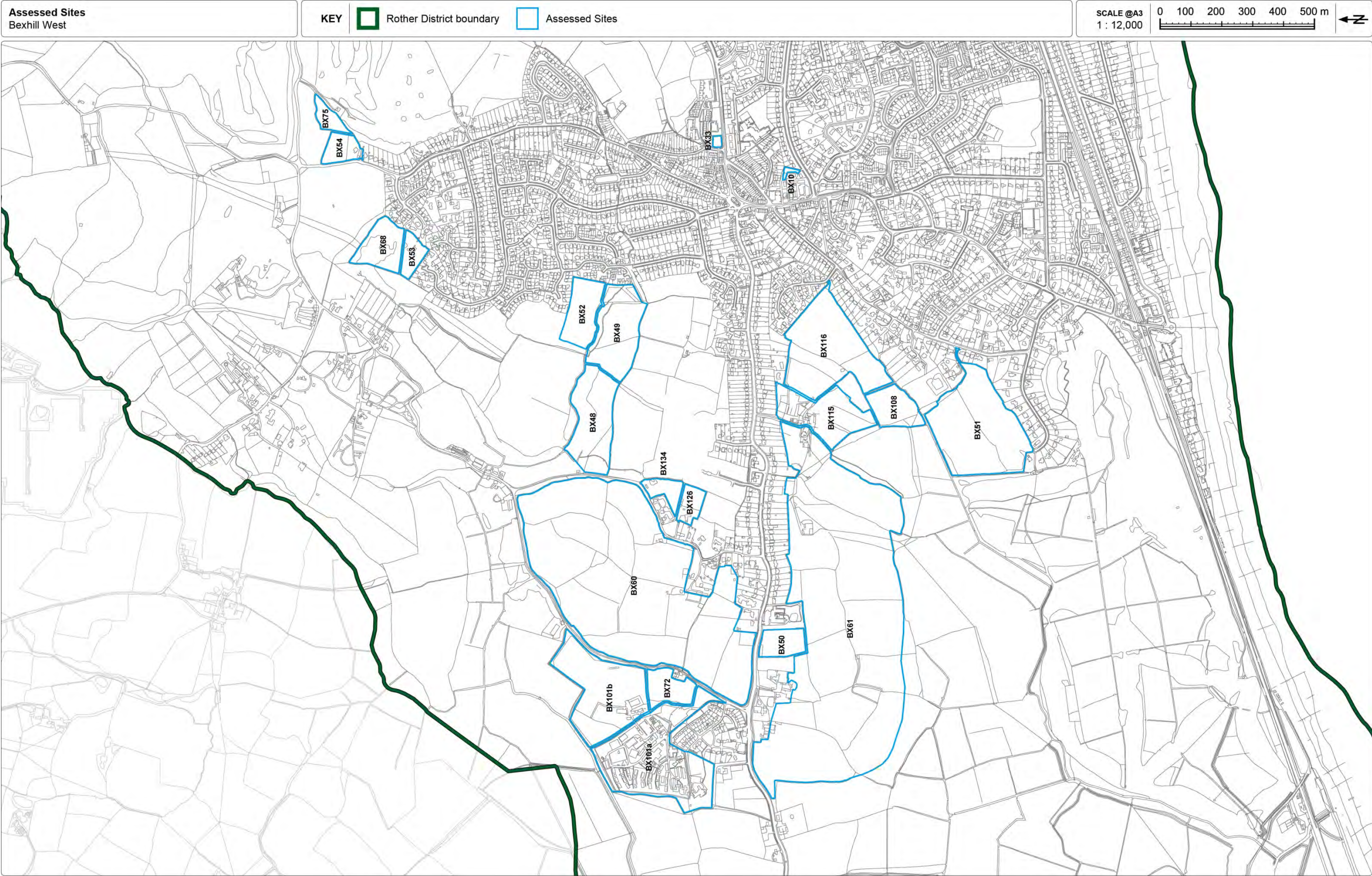
Policy DIM2: Development Boundaries		
SA Objective	Score	Commentary
1 Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	The policy provides for development needs in sustainable locations.
2 Improve the health and well-being of the population and reduce inequalities in health.	~	
3 Reduce crime and fear of crime.	~	
4 Reduce deprivation and social exclusion.	?	The policy has a possible but uncertain benefit from an explicit focus on growth in urban areas.
5 Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6 Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✗)	The policy has the potential to restrict employment development in the countryside.
7 Improve accessibility to services and facilities for all ages across the District.	(✓)	The policy reinforces the focus of new housing in locations with a range of services.
8 Encourage and facilitate increased engagement in cultural and leisure activities.	~	
9 Improve efficiency in land use and encourage the prudent use of natural resources.	(✓)	The policy reinforces the presumption in favour of development in urban areas, encouraging intensification and redevelopment of urban, brownfield sites.
10 Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	The policy reinforces the focus of new housing in locations with better accessibility.
11 Reduce emissions of Greenhouse gases.	~	
12 Minimise the risk of flooding and resulting detriment to people and property.	~	
13 Maintain, improve and manage water resources in a sustainable way.	~	
14 Conserve and enhance biodiversity.	~	
15 Protect and enhance the high quality natural and built environment.	(✓)	The policy gives strong protection for rural environments in particular.
16 Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Potential Mitigation		
Cumulative and Synergistic Effects		
SA Conclusion	The policy offers considerable environmental benefits, notably in terms of conserving countryside character as well as in focusing development in locations where there is better access to services. While it has the potential to restrict employment development in the countryside it would be read alongside Local Plan policies that support the rural economy so the effects are unlikely to be significant.	

Appendix 4: Assessment of Site Policy Options

Policy Options: Housing supply and delivery pending plans		Option A: Resist housing development outside development boundaries pending adoption of the DaSA and Neighbourhood Plans		Option B: Policy to allow consideration of housing proposals on their merits in settlements with an outstanding Core Strategy requirement until such time a Neighbourhood Plan is in force	
SA Objective		Score	Commentary	Score	Commentary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	Could reduce opportunities for providing additional housing in line with the Core Strategy.	(✓)	Supports provision of additional housing
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~	
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	(x)	Could reduce opportunities for providing additional affordable housing.	(✓)	Supports provision of additional housing, including affordable housing.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	Resists housing in locations which may be more distant to services.	?	Could result in additional housing in less sustainable locations, further from services, although other development plan policies would apply.
8	Encourage and facilitate increased engagement in cultural and leisure activities	~		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	Encourages efficient use of land inside development boundaries.	?	Could result in development of more greenfield sites on the edges of villages if these are viewed more favourably by developers than brownfield sites within development boundaries.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	Resists development outside development boundaries and therefore resists development in less sustainable locations.	?	Could result in additional housing in less sustainable locations, further from services and public transport links, although other development plan policies would apply.
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	(✓)	Would contain development within development boundaries, thereby protecting those areas deemed less suitable for development.	?	Could result in additional development that could be harmful to the landscape in particular, although other development plan policies would apply.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential mitigation		A number of unknown scores for Option B could be mitigated by the inclusion of policy criteria or specific policy wording.			
Cumulative and synergistic effects		Adopting a policy in line with Option A would effectively maintain the existing approach, although currently, in line with the NPPF, policies relating to housing supply outside development boundaries are deemed to be out of date due to the Council's inability to demonstrate a five year supply of deliverable housing sites. Therefore, while the SA has been carried out on the basis of a policy under Option A being enforced, in practice it is likely that a new policy developed along these lines would also be deemed to be out of date. Therefore, the current situation of determining relevant planning applications on their merits would continue and the Council would continue to be vulnerable, to an extent, to the granting of less sustainable schemes, including on appeal. On the other hand, adopting a policy in line with Option B, together with the various site allocations, will increase housing supply, including affordable housing, thereby supporting Objectives 1 and 4 and will also provide greater certainty on the expectations of housing schemes outside development boundaries in the context of the current policy vacuum.			
SA conclusion		Option A scores positively on a number of criteria, particularly due to the sustainability benefits of containing development within existing development boundaries. However, significantly, it scores negatively against Objectives 1 and 4 due to the potential it has to restrict housing supply, including affordable housing. Option B, on the other hand, scores positively against these criteria. A number of unknown scores for Option B could be mitigated by the inclusion of policy criteria or specific policy wording and the inclusion of such mitigation would make this Option the more sustainable, given the need to increase housing supply and uncertainty over publication of several Neighbourhood Plans.			

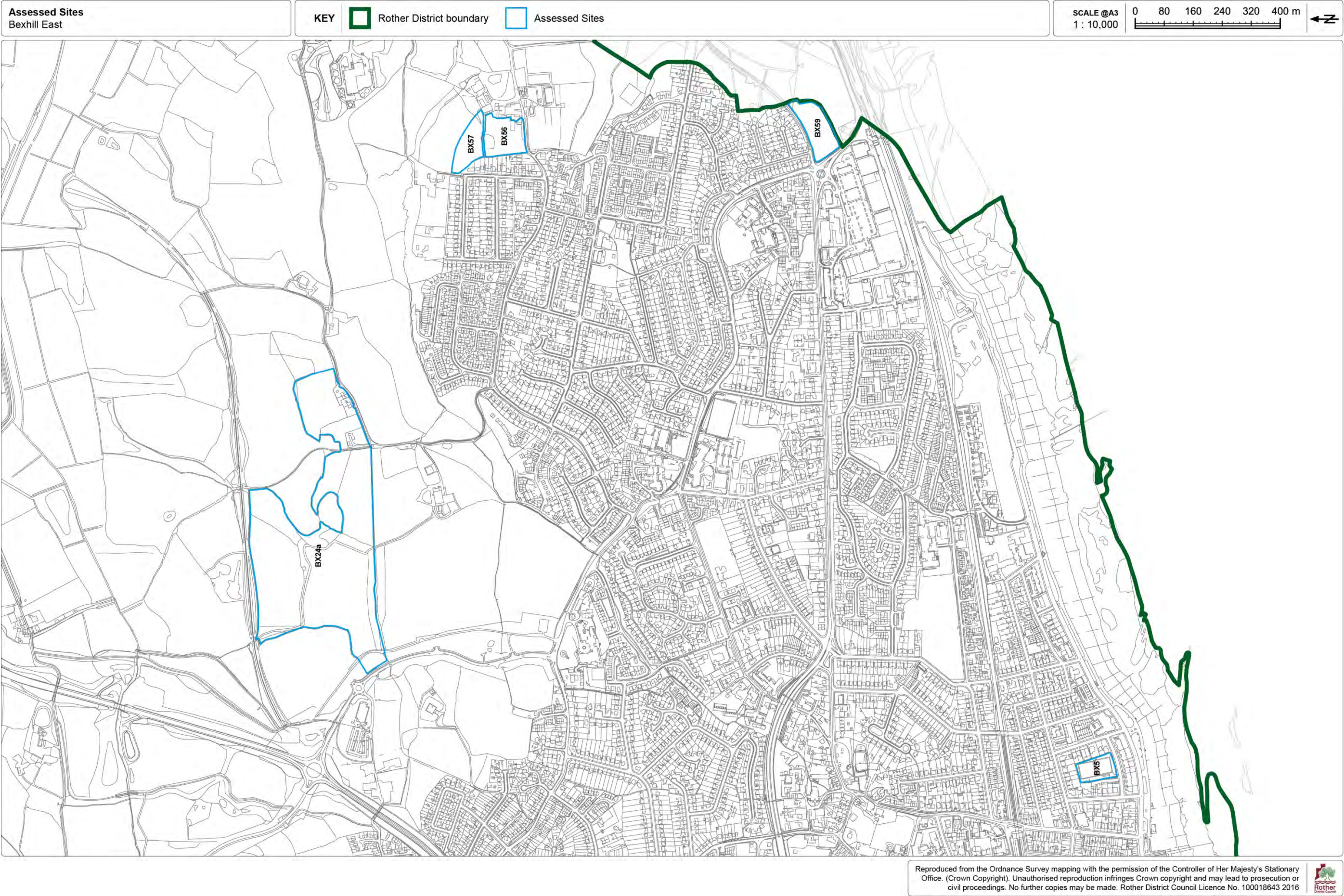
Appendix 4: Assessment of Site Policy Options

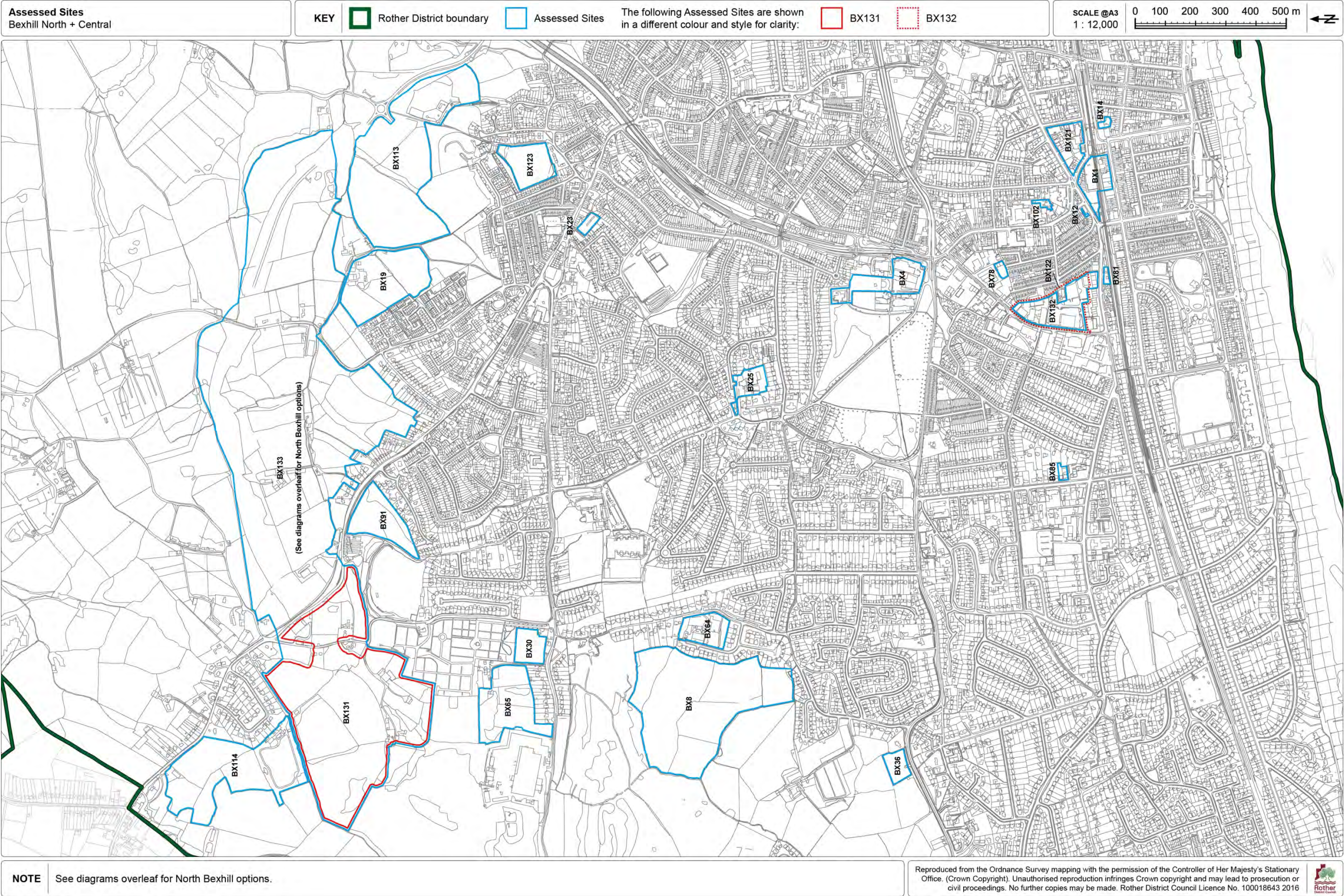
Policy OVE1: Housing supply and delivery pending plans		
SA Objective	Score	Commentaries and Likely Significant Effects
1	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide housing in settlements, including affordable and smaller units (Ob. 1, 4). Effects will vary depending on the size of the proposal and the settlement itself, but generally, additional housing will support the continued viability of local businesses (Ob. 6).
2	~	
3	~	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Will support suitable proposals in the relevant settlements with Core Strategy housing targets. Within these settlements there are a range of services and facilities (Ob. 7, 8, 10). In this manner it resists unsuitable development outside settlements in locations likely to be further from services. Criterion (b) will further prevent unsustainable development by requiring the site and development proposals to be otherwise suitable having regard to other relevant policies of the DaSA and Core Strategy, including the considerations in OSS2 and OSS3.
4	✓	
5	~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Effects will vary depending on the nature of the proposal and the settlement itself but generally, negative effects will be prevented by the requirement under part (b) for the site and development proposals to be otherwise suitable having regard to other relevant policies of the DaSA and Core Strategy, including the considerations in OSS2 and OSS3.
6	~	
7	✓	Potential Mitigation The policy wording, including criterion (b), includes mitigation against potentially adverse effects.
8	~	
9	~	SA Conclusions The provisions of Policy OVE1 promote housing development within settlements, thereby increasing housing supply including affordable housing. Any potentially negative effects are mitigated by the policy wording, including the requirement to have regard to other relevant policies of the DaSA and Core Strategy, including the considerations in OSS2 and OSS3.
10	~	
11	~	
12	~	
13	~	
14	~	
15	~	
16	~	
Cumulative Effects		This policy, together with the various site allocations, will increase housing supply, including affordable housing, thereby supporting Objectives 1 and 4.

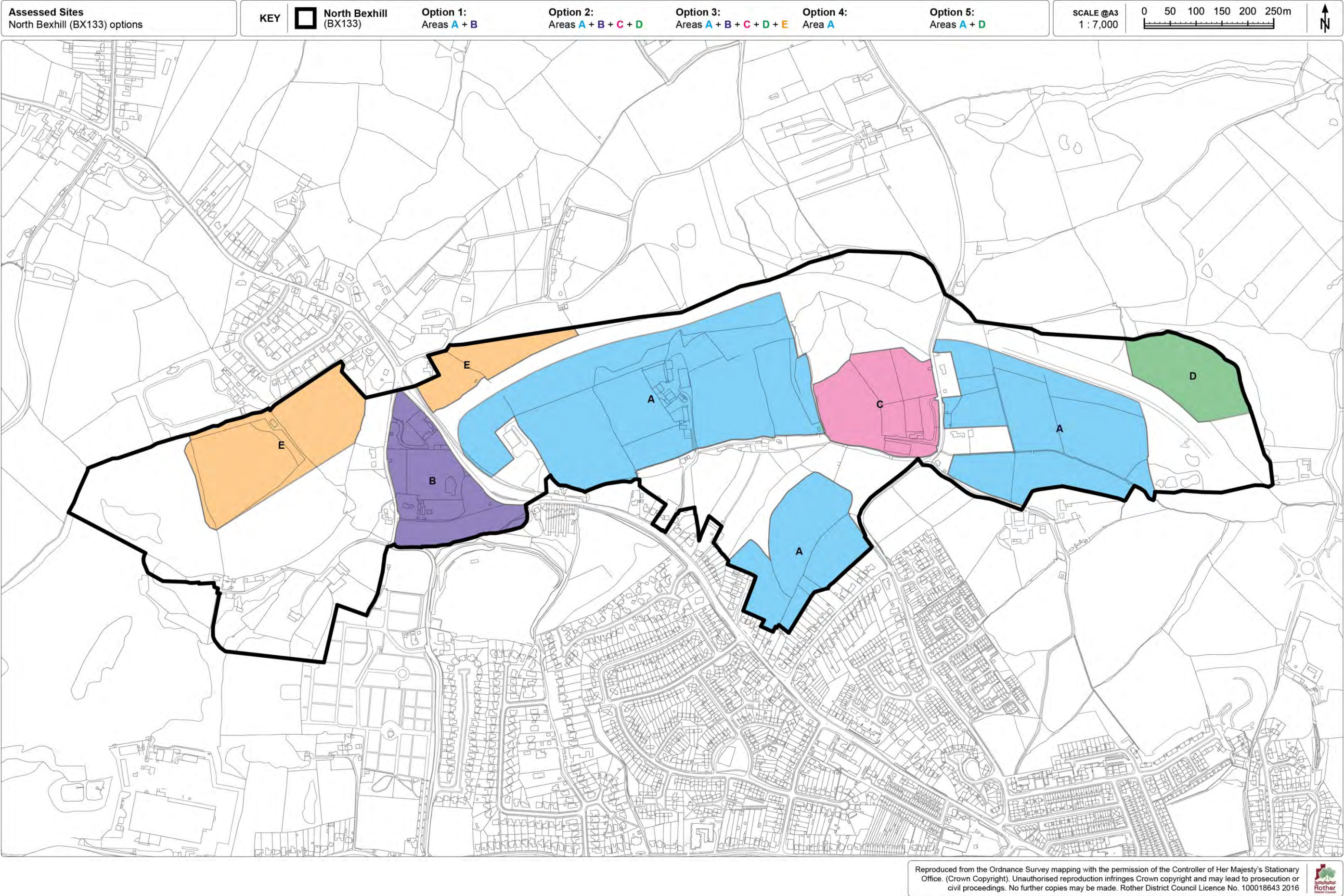


Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2016









BEXHILL OPTIONS 1		BX1: Sainsburys/Station Road/De La Warr Mews/Clifford Road/Buckhurst Road	BX4: Former High School Site and Drill Hall, Down Road				BX5: Knole Road		BX8: Land west of Ellerslie Lane	BX10: Recycling Centre and Car Park Little Common
Proposed For / Main Use Considered		Retail	Residential	Wet/Dry Leisure Facility	Hotel	Commercial (A3 use)	Residential	Bowls Facility	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	(✓)	(✗)	(✗)	(✗)	(✓)	(✗)	~	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	✓	(✓)	(✓)	(✗)	✓	~	(✓)
3	Reduce crime and fear of crime.	~	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	~	~
4	Reduce deprivation and social exclusion.	~	(✓)	(✓)	~	~	(✓)	(✓)	(✓)	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	~	~	(✓)	(✓)	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	(✗)	(✓)	(✓)	(✓)	~	~	~	(✗)
7	Improve accessibility to services and facilities for all ages across the District.	✓	✓	✓	✓	✓	(✓)	✓	~	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	✓	(✓)	✓	(✗)	(✓)	(✗)	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	✓	✓	✓	✓	✓	✓	(✗)	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	~	~	~	~	(✗)	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	(✗)	(✗)	(✗)	(✗)	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	(✗)	(✗)	(✗)	(✗)	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	~	~	~	~	~	~	~
15	Protect and enhance the high quality natural and built environment.	(✓)	✓	✓	✓	✓	(✓)	(✓)	✗	~
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	~	(✓)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Positive score against sustainability criteria, generally due to the central location of the site within Bexhill Town Centre, assuming the site is deliverable.	Four uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for, whilst also considering the uses identified within existing allocation. Generally positive sustainability impacts identified including proximity to services which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. Significant positive impacts also identified on cultural and leisure criteria (Obj 8). Wet/dry leisure facility appears most sustainable option, although a combination of uses is also considered appropriate.				Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting that a sporting use should be retained, whilst combined with residential. Generally positive sustainability impacts identified including proximity to services which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. Positive impacts also identified on cultural and leisure criteria (Obj 8). Wholesale loss of a bowls facility is a concern; this would be better developed as a mixed use scheme combining both elements.		One positive sustainability criteria identified, although generally negative performance against a number of key criteria particularly in relation to objective 15.	Some positive sustainability criteria identified, although generally 'neutral' scores against the majority of SA criteria. Loss of existing car park for Little Common District Centre seen as a negative.
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population, and is considered the most sustainable location for development, relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.								

Appendix 4: Assessment of Site Policy Options

BEXHILL OPTIONS 2		BX12: 3 London Road and rear of 1 London Road, Bexhill		BX14: Bexhill Post Office, Endwell Road		BX19: Land at Preston Hall Farm, Bexhill	BX23: Sidley Car Park, Ninfield Road	BX24a: Land north of Worsham Farm	BX25: Woodsgate Place, Gunters Lane	
Proposed For / Main Use Considered		Employment	Residential	Employment	Residential	Residential	Residential	Residential	Nursery	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	✓	(x)	✓	(✓)	(✓)	(✓)	(x)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	(✓)	~	(✓)	~	~
3	Reduce crime and fear of crime.	~	~	~	~	(✓)	~	(✓)	~	~
4	Reduce deprivation and social exclusion.	~	~	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	~	(✓)	(x)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	~	✓	(x)	~	(x)	~	(✓)	(x)
7	Improve accessibility to services and facilities for all ages across the District.	✓	✓	✓	✓	(✓)	(✓)	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(x)	(✓)	(✓)	~	~	(x)	(✓)	x
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	~	(✓)	✓	(x)	(✓)	~	~	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	(x)	(✓)	(✓)	(✓)	~	(x)	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	~	~	(x)	~	(x)	~	~
15	Protect and enhance the high quality natural and built environment.	~	(x)	(✓)	(✓)	(✓)	~	(x)	(✓)	(✓)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Two uses are considered based upon an initial assessment of what the site could realistically be re-used for. This is in the light of policy position suggesting employment uses would be preferred. Consideration is also had to residential given its sustainable location. Some positive sustainability criteria identified, particularly in relation to access to services (Obj 7). Some negative performance against road congestion and cultural/leisure facilities (Obj 8 & 10) when considering the site for residential.		Two uses are considered based upon an initial assessment of what the site could realistically be re-used for. This is in the light of policy position suggesting employment uses would be preferred. Consideration is also had to residential given its sustainable location. Generally positive sustainability criteria identified, particularly in relation to access to services (Obj 7). Some negative performance against loss of business premises in a highly accessible location (Obj 4).		Positive performance against many SA criteria including objectives 1, 4 and 15 in particular. Minor negative scores relates to the nature of this site being greenfield and potential impact on biodiversity (Obj 9 & 14).	Some positive sustainability criteria identified, although generally 'neutrally' performing against the majority of SA criteria. Loss of existing car park for Sidley District Centre seen as a negative.	Some positive sustainability criteria identified, although negative performance against a number of criteria, particularly in relation to objectives 8, 10, 14 and 15.	Two uses are considered based upon an initial assessment of what the site could realistically be re-used for. This is in the light of policy position suggesting community uses (a nursery) would be preferred, compared to residential which is the landowners preference. For residential, some positive sustainability criteria identified, although major negative against loss of existing nursery facility in terms of objective 8 and to a lesser extent objectives 5 and 6.	
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.								

BEXHILL OPTIONS 3		BX30: Land adjacent to 276 Turkey Road	BX33: St Mark's Church Car Park, Little Common Road	BX36: Land adjacent to Conifers, Little Common Road	BX48: Land at Gotham Farm, Sandhurst Lane	BX49: Land east of Spring Lane, Bexhill	BX50: Land adjacent to 163 Barnhorn Road	BX51: Land north of Clavering Walk, Bexhill	BX52: Land west of Spring Lane	BX53: Land at Westfield, Highwoods Avenue
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	~	~	~	(✗)	~	~	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	(✓)	(✓)	(✓)	~	~	(✓)	~
3	Reduce crime and fear of crime.	~	~	~	(✓)	(✓)	~	~	(✓)	~
4	Reduce deprivation and social exclusion.	(✓)	~	~	(✓)	(✓)	~	~	(✓)	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	~	~	~	~	(✗)	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	(✗)	~	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✓)	~	~	(✗)	~	~	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	(✓)	~	~	~	~	~	~	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	(✓)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	(✗)	(✗)	(✗)	(✗)	~	(✗)	?
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	(✗)	(✗)	~	✗	(✗)	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	(✗)	(✗)	~	✗	(✗)	~
14	Conserve and enhance biodiversity.	~	~	~	~	~	(✗)	✗	~	~
15	Protect and enhance the high quality natural and built environment.	(✓)	~	✗	~	~	✗	✗	~	(✗)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	(✓)	(✓)	~	(✓)	~	~	(✓)	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Some positive sustainability criteria identified, although generally 'neutrally' performing against the majority of SA criteria.	Some positive sustainability criteria identified, although generally 'neutrally' performing against the majority of SA criteria. Loss of existing car park for St Mark's Church seen as a negative.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment of the adjoining countryside.	Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria (objectives 7, 9, 10 & 12).	Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria (Obj 7, 9, 10 & 12). Part of the site is located in Flood Zone 3.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and access to services (Obj 7). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment adjoining of the countryside.	Significant sustainability issues highlighted, notably due to the negative impact on flooding, biodiversity, the natural environment (Objectives 12-15). Development in this area would be out of character of adjoining development and visually exposed to the detriment of the adjoining countryside. The site is located adjacent to an ancient monument and residential development could result in a negative impact on its setting. The site is adjacent to the Pevensy Levels RAMSAR and SSSI.	Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria (Objs 9, 10 & 12). Part of the site is located in Flood Zone 3.	A positive sustainability criteria scoring against objective 1 is identified. One unknown relating to access (objective 10) as any potential access would need to cross private land. Generally, overall neutral scoring. There are some substantial trees on the boundaries of the site and the site is subject to a tree preservation order.
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportiones highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.								

Appendix 4: Assessment of Site Policy Options

BEXHILL OPTIONS 4		BX54: Land at 168 Peartree Lane, Bexhill	BX56: Land south west of Pebsham Farm, Pebsham Lane	BX57: Land north west of Pebsham Farm, Pebsham Lane	BX59: Land at Glyne Gap Field, Bexhill	BX60: Land at Beeches Farm, Bexhill	BX61: Land at Old Town Field, Bexhill	BX64: Land at Moleynes Mead, Fryatts Way	BX65: Land rear of 290 Turkey Road, Bexhill	BX68: Land adjacent to Holly Close
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	~	~	(✓)	(x)	(x)	(✓)	~	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	(✓)	(✓)	(✓)	~	~	~	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	~	~	(✓)	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	(✓)	(x)	~	~	(✓)	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(x)	~	~	(✓)	(x)	(x)	~	~	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	~	~	~	~	(x)	~	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)	(x)	x	x	~	(x)	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	~	~	~	(x)	~	(x)	~	?
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	(x)	(x)	(x)	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	(x)	(x)	~	~	~
14	Conserve and enhance biodiversity.	(x)	~	~	(x)	(x)	(x)	~	(x)	?
15	Protect and enhance the high quality natural and built environment.	(x)	x	x	x	x	x	(✓)	(x)	(x)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	(✓)	(✓)	(✓)	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted, notably due to the negative impact on biodiversity and the natural environment (Objectives 14 & 15) and access to services (Objective 7). Development in this area would be out of character of existing linear development pattern.	Some sustainability issues highlighted, notably due to the negative impact on the natural environment (Objectives 15) and efficiency in land use (Obj 9). Development in this area would be out of character as part of both the Strategic Gap and Combe Valley Countryside Park.	Some sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and efficiency in land use (Objective 9). Development in this area would be out of character as part of both the Strategic Gap and Combe Valley Countryside Park.	Generally a mixed scoring against the SA criteria. Minor negatives identified in relation to efficiency in land use, flooding and conserving an enhancing biodiversity (objectives 9, 12 & 14). A major negative score against enhancing the natural and built environment. The site is proposed to be included within the Strategic Gap.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and access to services (Obj 7). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment adjoining countryside.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and access to services (Obj 7). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment adjoining countryside.	Some positive sustainability criteria identified. Although some negative performance against a number of criteria particularly in relation to objectives 8 and 10.	Generally a mixed scoring against the SA criteria. Minor negatives identified in relation to conserving an enhancing biodiversity and enhancing the natural and built environment (objectives 14 & 15).	A positive sustainability criteria scoring identified against objective 1. Although generally a neutral scoring against the majority of objectives. Some unknowns relating to access, biodiversity and natural/built environment (Obj 10, 14 & 15), as any potential access would need to cross private land, as well as difficulty gaining access to the site for a large scale development. Generally an overall neutral scoring. The site is located adjacent also to Highwoods Ancient Woodland. Electrical pylons also run through the site.
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportion highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.								

BEXHILL OPTIONS 5		BX72: Land at Coneyburrow Lane	BX75: Land west of Forest Barn, Turkey Road	BX78: Rear of 3a-d Beeching Road/Land north of Windsor Road		BX81: Land south of Terminus Road		BX85: 12-14 Sutherland Avenue	BX91: Mill Wood, Ninfield Road
Proposed For / Main Use Considered		Residential	Residential	Employment	Residential	Residential	Employment	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	~	x	(x)	(v)	(x)	(v)	(x)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	~	~	~	~
3	Reduce crime and fear of crime.	~	~	~	(v)	(v)	(v)	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	~	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(x)	(v)	~	(v)	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	✓	x	(x)	✓	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(x)	~	(v)	(v)	✓	✓	(v)	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	~	(v)	(v)	(v)	~	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	x	(x)	~	✓	✓	✓	(v)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	~	(v)	x	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	(x)	~	~	~	~	~	x
15	Protect and enhance the high quality natural and built environment.	x	(x)	~	(x)	(v)	(v)	(v)	x
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	(v)	(v)	(v)	(v)	(v)	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and access to services (Obj 7). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment adjoining countryside.	Generally a negative against the SA criteria. Number of negatives identified in relation to conserving an enhancing biodiversity and enhancing the natural and built environment (Objs 14 & 15).	Two uses are considered based upon an initial assessment of what the site could realistically be re-used for. This is in the light of policy position suggesting employment would be preferred, compared to residential given the proximity to existing housing. A mixed scoring against the SA criteria. Minor negative identified in relation to enhancing the natural and built environment (Obj 15), with two major negatives relating from the loss of parking for adjacent employment site which could not be readily replaced, resulting in parking/congestion problems.		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting employment would be preferred, compared to the owner's aspirations for residential. Generally a positive overall score against the SA criteria. Loss of employment land is somewhat negative particularly given the site's proximity to the town centre, even though a recent planning appeal (2017) accepted the loss of this site would not affect the supply of employment land.		Overall neutral/positive sustainability criteria scoring. Positives identified against a number of objectives (1, 7, 9, 15 and 16).	An overall neutral/negative scoring against the SA criteria. Negatives identified including in relation to efficiency of land use (objectives 1 & 9), with two major negatives relating to biodiversity and natural/built environment.
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.							

Appendix 4: Assessment of Site Policy Options

BEXHILL OPTIONS 6		BX101: Northeye (Former United Arab Emirates -Technical Training Project)					BX102: Land to rear of Town Hall, Amherst Road		BX108: Land south east of Cooden Wood	
		South-west part (BX101a)			North-east part (BX101b)					
Proposed For / Main Use Considered		Employment	Residential	Tourism	Institutional	Playing Pitches	Agricultural	Employment	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	(✓)	(x)	(x)	(x)	(x)	(x)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	(✓)	(✓)	(✓)	(✓)	(✓)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	(✓)
4	Reduce deprivation and social exclusion.	~	~	~	~	~	~	~	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(x)	(x)	(x)	(✓)	~	~	(✓)	(✓)	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	~	~	~	~	~	✓	x	~
7	Improve accessibility to services and facilities for all ages across the District.	(x)	(x)	~	(x)	~	~	✓	✓	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	(✓)	~	(✓)	~	~	~	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	~	~	✓	✓	(✓)	✓	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	(x)	(x)	(x)	(x)	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(x)	(x)	(x)	(x)	(✓)	(✓)	~	~	(x)
13	Maintain, improve and manage water resources in a sustainable way.	(x)	(x)	(x)	(x)	(✓)	(✓)	~	~	(x)
14	Conserve and enhance biodiversity.	(x)	(x)	(x)	(x)	(✓)	(✓)	~	~	x
15	Protect and enhance the high quality natural and built environment.	?	?	?	?	(✓)	(✓)	(✓)	(✓)	x
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	(✓)	(✓)	(✓)	(✓)	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Four uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting employment, tourism and institutional would be preferred, as well as consideration for residential. Overall a mixed scoring against the SA criteria, although generally towards the negative side due to its distance to services and impact on the adjacent countryside (objectives 7 and 15). Part of the site is located within Flood Zone 3 and any development should avoid this area. There is no clear preferred option in SA terms. The site abuts the Pevensy Levels RAMSAR/SSSI/SAC and any development would need to two levels of drainage and treatment. The existing development is visually exposed and intrusive in the wider landscape, but the consideration of any future impact would depend on the particulars of a scheme and the associated landscaping. Commercial interest in the site is likely to have a bearing on the site's future.				Continuing the previous use (playing pitches) is clearly a reasonable option. The alternative (agricultural) warrants consideration should the need for pitches not be demonstrated, or the preferred use on the adjacent south-west part of the site be one that is not complementary or compatible with pitches. Generally a positive performance against the SA criteria. Playing pitches and agricultural uses appear to give an overall positive SA impact.		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for employment use along with the potential for residential use given the proximity to existing housing and the town centre. Some positive sustainability criteria identified, including relatively close proximity to local services (Obj 7) and efficiency of land use (Obj 9), assuming the site is deliverable. There are negative scores against loss of an intensive employment use in close proximity to the town centre when considering the site for housing (Obj 6). Mixed use (employment and housing) development appears appropriate in SA terms.		Some positive sustainability criteria identified, including relatively close proximity to local services (Obj 7) but negative scoring against loss of cultural/tourism facilities and immediate proximity to RAMSAR/SSSI (Objs 8 & 14/15).
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.								

BEXHILL OPTIONS 7		BX113: Land at Levetts Wood and Oaktree Farm, Sidley	BX114: Chestnut Meadow Caravan Park & adjacent land north-east, Ninfield Road	BX115: Lower Barnhorn Farm and Caravan Park, Barnhorn Road		BX116: Land off Spindlewood Drive	BX121: Land adjacent to Station Road,	BX122: Land south-east of Beeching Road	
Proposed For / Main Use Considered		Employment	Tourism	Residential		Residential	Retail	Employment	Retail
SA Objective		Score	Score	Score		Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	(x)	(x)		x	(✓)	(✓)	(x)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	~	(x)		(✓)	(✓)	(✓)	(✓)
3	Reduce crime and fear of crime.	~	~	~		~	(✓)	(✓)	~
4	Reduce deprivation and social exclusion.	~	~	~		~	(✓)	(✓)	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	(x)	(x)		~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	(✓)	~		~	~	(✓)	x
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	~	x		(✓)	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	✓	x		(✓)	x	~	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	~	(x)		~	(x)	(✓)	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	(x)		~	~	?	~
11	Reduce emissions of Greenhouse gases.	~	~	~		~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~		~	(x)	~	(x)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~		~	(x)	~	(x)
14	Conserve and enhance biodiversity.	(x)	~	(x)		~	x	(x)	~
15	Protect and enhance the high quality natural and built environment.	~	(✓)	x		~	x	(✓)	(✓)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)	~	~		~	~	(✓)	(✓)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Some positive sustainability criteria identified, including relatively close proximity to local services (Obj 7) but negative scoring against efficiency in land use and potential loss of biodiversity (Obj 9 & 14).	Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for tourism uses, compared to the landowners preference for the site for residential. Generally negative performance against the sustainability criteria, particularly objectives 7, 8 and 15. The site is not a sustainable location for residential development and would be out of keeping with the surrounding landscapes.		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for tourism uses, compared to the landowners preference for the site for residential. Some positive sustainability criteria identified, including relatively close proximity to local services (Obj 7) but negative scoring against loss of cultural/tourism facilities and proximity to RAMSAR/SSSI (Obj 8 and 14/15) when considering the site for residential.		Generally positive sustainability criteria identified, including relatively close proximity to local services and protecting/enhancing high quality natural environment (Objs 7 & 15).	Positive score against sustainability criteria, generally due to the central location of the site within Bexhill Town Centre.	Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for employment or other employment generating uses. Positive score against sustainability criteria, generally due to the central location of the site within Bexhill Town Centre. Loss of employment land is a negative factor (Obj 6).
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.							

Appendix 4: Assessment of Site Policy Options

BEXHILL OPTIONS 8		BX123: Land at Sidley Sports and Social Club, Bexhill		BX126: Fantails, Sandhurst Lane, Bexhill	BX133: North Bexhill				
					Option 1	Option 2	Option 3	Option 4	Option 5
Proposed For / Main Use Considered		Housing	Playing Pitches	Housing	up to 450 dwellings and supporting infrastructure	up to 480 dwellings, 6,500 business floorspace and supporting infrastructure	up to 630 dwellings, 6,500 business floorspace, and supporting infrastructure	up to 530 dwellings and supporting infrastructure	up to 605 dwellings and supporting infrastructure
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✗)	~	✓	✓	✓	✓	✓
2	Improve the health and well-being of the population and reduce inequalities in health.	(✗)	✓	(✓)	✓	✓	✓	✓	✓
3	Reduce crime and fear of crime.	~	~	~	(✓)	(✓)	(✓)	(✓)	(✓)
4	Reduce deprivation and social exclusion.	~	(✓)	~	(✓)	(✓)	(✓)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	~	?	?	?	?	?
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	(✓)	(✓)	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✗)	(✓)	(✓)	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✗)	✓	~	(✓)	(✓)	(✓)	(✓)	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✗)	✓	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)
11	Reduce emissions of Greenhouse gases.	~	~	~	(✗)	(✗)	(✗)	(✗)	(✗)
12	Minimise the risk of flooding and resulting detriment to people and property.	~	(✓)	~	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	(✓)	~	(✓)	(✓)	(✓)	(✓)	(✓)
14	Conserve and enhance biodiversity.	~	~	~	~	(✗)	(✗)	(✗)	(✗)
15	Protect and enhance the high quality natural and built environment.	~	(✓)	~	(✗)	(✗)	✗	(✗)	✗
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)	(✓)	(✓)	(✗)	(✗)	(✗)	(✗)	(✗)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for Playing Pitches, compared to the owner's aspirations for residential. Generally a neutral to negative scoring against the SA criteria for housing, particularly in terms of Objectives 2, 8 and 9. Generally a more positive SA scoring against playing pitches on the site in terms of the health and leisure benefits (Objs 8, 9).		Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria.	This option is contained from the wider landscape to the north by the route of the North Bexhill Access Road, existing topography and existing landscaping in the form of the existing woodland and tree planting that lies to the north. New built development would retain the existing hedgerows and woodland, setting them in generous areas of open space that will offer scope to reinforce these existing landscape features, therefore helping to mitigate landscape impacts. Some positive (Obj 1 &2) and minor negative (Obj 9-11 & 15-16) sustainability criteria identified. Further considered that development west of the A269 would erode the countryside setting of this part of Bexhill and green gap to The Thorne.	This option is generally contained from the wider landscape to the north of the route of the North Bexhill Access Road, existing topography and existing landscaping in the form of the woodland and tree planting that lies to the north. However, this option proposes business development to the north of the NBAR and as a consequence, it lacks the containment of development achieved by Option 1 and therefore, on balance, would have a slightly increased landscape impact, albeit not enough to be assessed as having a potentially significant adverse effect within the context of the SA objectives. Some positive (Obj 1 &2) and minor negative (Obj 9-11 & 14-16) sustainability criteria identified.	This option provides additional residential development to the west of Ninfield Road/St Marys Lane (see BX131) which would result in the loss of grassland habitat. Also in common with Option 2, this Option locates the proposed business development to the north of the NBAR and therefore lacks the general containment achieved by Option 1. New development north of NBAR near the A269 would result in coalescence with the adjoining settlement of the Thorne/ Lansford Cross. This option is addressed as having a potentially adverse effect on landscape character (Obj15). As with Option 2, Option 3 will on balance have a slightly increased landscape impact in comparison to Option 1. Some positive (Obj 1 &2) and minor negative (Obj 9-11 & 14-16) sustainability criteria identified. One major negative criteria identified in respect of (Obj 15).	This option is contained from the wider landscape to the north by the route of the North Bexhill Access Road, existing topography and existing landscaping in the form of the existing woodland and tree planting that lies to the north. New built development would retain the existing hedgerows and woodland, setting them in generous areas of open space that will offer scope to reinforce these existing landscape features, therefore helping to mitigate landscape impacts. Some positive (Obj 1 &2) and minor negative (Obj 9-11 & 15-16) sustainability criteria identified. Excluding land west of the A269 - see option 1.	This Option is a variation of Option 4, but also includes the residential development to the north of the NBAR and therefore lacks the containment achieved by Option 4. New built development would retain the existing hedgerows and woodland, setting them in generous areas of open space that will offer scope to reinforce these existing landscape features, therefore helping to mitigate landscape impacts. Some positive (Obj 1 &2) and minor negative (Obj 9-11 & 15-16) sustainability criteria identified. One major negative criteria identified in respect of Objective 15.
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.							

BEXHILL OPTIONS 9		BX131: Land off St Mary's Lane		BX132: Land south-east of Beeching Road (excluding scout hall including units 16-20 Beeching Park)		BX134: Pond Field, Sandhurst Lane	
Proposed For / Main Use Considered		Residential		Employment		Retail	
SA Objective		Score		Score		Score	
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)		(✗)		(✗)	
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		(✓)		(✓)	
3	Reduce crime and fear of crime.	(✓)		~		~	
4	Reduce deprivation and social exclusion.	(✓)		~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	?		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~		(✓)		✗	
7	Improve accessibility to services and facilities for all ages across the District.	~		(✓)		✓	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		(✓)		(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✗)		~		(✓)	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)		~		~	
11	Reduce emissions of Greenhouse gases.	(✗)		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		(✗)		(✗)	
13	Maintain, improve and manage water resources in a sustainable way.	(✓)		(✗)		(✗)	
14	Conserve and enhance biodiversity.	(✗)		~		~	
15	Protect and enhance the high quality natural and built environment.	✗		~		✓	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✗)		(✓)		(✓)	
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		This site includes land to the west of Ninfield Road/St Marys Lane which would result in the loss of grassland habitat. This area is rural in context and development would be considered to result in a negative impact against Objective 15. Some minor positive (Obj 1 &2) and minor negative (Obj 9-11 & 14-16) sustainability criteria identified. One major negative criteria identified in respect of Objective 15.		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for employment or other employment generating uses. Positive score against sustainability criteria for retail in terms of improving the retail offer and also due to the accessibility to services which has a greater potential for linked trips to support the role of the Town Centre, particularly due to the frontage on Terminus Road. Loss of employment land is a negative factor (Obj 6).		Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria.	
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.					

Appendix 4: Assessment of Site Policy Options

BEXHILL - OTHER OPTIONS 1		Policy BEX3: Land at North Bexhill - Infrastructure		Policy BEX12: Bexhill Town Centre		Policy BEX13: Bexhill Primary Shopping Area		Policy BEX15: Bexhill Cultural Area		
Option		Include infrastructure references in individual North Bexhill site policies	Specific infrastructure policy covering delivery of strategic infrastructure for North Bexhill	Retain existing 2006 Town Centre 'Shopping Area' boundary	Define specific Town Centre boundary	Rely on a Town centre boundary as Primary Shopping Area	Create specific Primary Shopping Area	Rely on proposed Town Centre policy	Make provision for a specific Cultural Area (DaSA Preferred Option)	Make provision for a amended boundary to Cultural Area to include further up Sackville Road
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	~	~	~	~	~	~	~	~
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	✓	~	~	~	~	~	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	(✓)	~	~	~	~	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	~	~	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	(✓)	✓	(✓)	✓	(✓)	✓	✓
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	✓	(✓)	✓	(✓)	✓	(✓)	✓	✓
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	(✓)	(✓)	✓	(✓)	✓	(✓)	✓	✓
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	✓	(✓)	✓	(✓)	✓	(✓)	✓	✓
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	✓	~	~	~	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	✓	~	~	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	(✓)	✓	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	(✓)	✓	~	~	~	~	~	~	~
15	Protect and enhance the high quality natural and built environment.	(✓)	(✓)	~	(✓)	~	~	(✓)	✓	✓
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Positive score against sustainability criteria, the provision of specific infrastructure reference within each development area policy of North Bexhill would bring some minor positives, in SA terms it is considered that the provision of a overarching infrastructure delivery policy for North Bexhill should help to ensure that infrastructure is provided for comprehensively across the whole North Bexhill area. The provision of such a policy should provide a better basis for ensuring a comprehensive shared infrastructure, hence the more positive performance against the SA Objectives (Objs. 2, 7, 8, 9, 10, 12, 13 and 14).		The existing 'shopping area' boundary is a fair reflection of the retail core of town centre but does not incorporate the entire extent of town centre uses. An amended boundary would better reflect the entirety of the town centre, given the focus of current national planning policy and guidance providing a better basis for promoting a range of retail, offices, cultural and leisure uses, hence the more positive performance against the SA Objectives (Objs. 6, 7, 8 and 9).		Relying on the town centre boundary is a fair reflection of the town centre uses but does not focus on a specific retail area within the town centre. Inclusion of a focused boundary for the primary shopping area would best reflect the focus for the shopping role of this core area within the town centre, in line with national planning policy and guidance, hence the more positive performance against the SA objectives (Objs. 6, 7, 8 and 9).		Positive score against sustainability criteria, relying on the town centre is a fair reflection of the town centre but does not highlight the specific focus of cultural activity. Inclusion of a focused boundary for culture would best reflect the need for a proactive policy focus for such activity, separate from the role and function of the town centre, hence the more positive performance against the SA objectives (Objs. 6, 7, 8 and 9). Amending the boundary to include more of Sackville Road as a focus for culture has negligible impact on in SA terms.		
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.								

BEXHILL - OTHER OPTIONS 2		Policy BEX16: London Road - Sackville Road Enhancement Area		Policy BEX17: Little Common and Sidley District Centres		
				Little Common District Centre	Sidley District Centre	
Option		Include a specific enhancement policy	Rely on the market to bring forward improvements i.e no policy	Retain existing District Centre boundary	Retain existing District Centre boundary	Amend existing District Centre boundary
SA Objective		Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	?	~	~	~
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	?	✓	(✓)	✓
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	?	✓	(✓)	✓
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	✓	(✓)	✓
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	~	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	?	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	~	~	~
15	Protect and enhance the high quality natural and built environment.	(✓)	?	✓	(✓)	✓
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A proactive policy approach to the identified area produces a positive performance against many SA criteria including objectives 1, 6, 7, 10 and 15. Relying on the market (i.e. no policy) to bring forward improvements indicates a number of unknown outcomes. It is likely that a positive planning/regeneration approach will be a catalyst to achieving an enhanced area, which is an important 'gateway' to the town.		Some positive sustainability criteria identified relating to the retention of the existing boundary, particularly in relation to access to services (Objs. 6, 7, 8 and 15). Existing boundary appears to be performing well for the District Centre and should therefore be maintained. As such, no alternative option is presented.	A positive performance against some objectives in relation to the existing boundary (Objs. 6, 7, 8 and 15). More positive scoring against the sustainability criteria identified relating to the proposed amendments to the existing boundary (Obj 6, 7, 8 and 15). Consolidation of the existing boundary appears to be most appropriate and would be a more accurate reflection of the District Centre.	
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.				

Appendix 4: Assessment of Site Policy Options

BEXHILL POLICIES 1		Policy BEX1: Land at Levetts Wood and Oaktree Farm, Sidley		Policy BEX2: Land at Preston Hall Farm, Sidley	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	—	<u>Commentary on Economic Objectives (Primarily 1. 4. 5. 6. 9)</u> Will provide a significant quantum of employment land against the overall target for Bexhill and the District (Obj 6). The site will help support the economic position of the Town by providing some 33,500sq.m of quality employment floorspace (offices and light industrial). The site is greenfield and located adjacent to the North Bexhill Access Road (NBAR) which is currently under construction. Development in line with the policy provisions will ensure an efficient use of land (Obj 9). It is proposed that there will be one access off a roundabout onto NBAR at Buckholt Lane to serve the three discrete land parcels that comprise the site (Obj 10). Internal road connections should involve minimal intervention to the intervening tree belts; these may need to be strengthened – see below. <u>Commentary on Social Objectives (Primarily 1. 2. 3. 4. 5. 7. 8. 10)</u> The site offers a sustainable, accessible option for development close to Sidley and its services in the District Centre (Obj 5, 7 & 10). Linkages to the wider countryside using the existing Public Right of Way network assists in promoting the health and wellbeing of those in the locality (Obj 2). Located in close proximity to a relatively deprived community where good, accessible jobs would be welcomed (Obj. 4, 5, 7). <u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is located on the edge of Sidley adjacent to NBAR which is currently under construction. Although the site is greenfield, it is well-contained and largely separated from residential areas to the south and west, meaning the wider landscape impact is minimal (Obj 15). The loss of trees would be minimal and therefore should be largely retained and enhanced as part of any development (Obj 11, 14 & 15). <u>Potential Mitigation</u> A comprehensive masterplan for the development is imperative and a clear policy requirement, as is vehicle, cycle and pedestrian access from NBAR, together with cycle and pedestrian access through the site to adjoining areas. Landscaped boundaries will need to be maintained and reinforced and proposals for structural open spaces, landscape and woodland belts developed and implemented as an integral part of proposals including along the NBAR frontage. Creating an attractive pedestrian/cycle route to the proposed residential allocation to the west (Policy BEX2) and connecting to the linear 'greenway' and new housing of Policy BEX3 (North Bexhill), which should extend along the northern edge of the site, along the route of NBAR, will improve travel options. <u>SA Conclusion</u> This greenfield site is considered appropriate for employment development and subject to policy criteria, will be positive across a range of sustainability objectives. Employment provision will contribute to meeting the employment needs of the District and make a significant contribution to sustainable growth in Bexhill.	✓	<u>Commentary on Economic Objectives (Primarily 1. 4. 5. 6. 9)</u> Will provide a significant contribution towards the overall housing target for Bexhill (Obj 6). The site is greenfield and located adjacent to existing residential development within Sidley and well related to the Sidley District Centre in order to access day to day services (Obj 7). Development in line with the policy provisions will ensure an efficient use of land (Obj 9). The traffic implications of development on the Watermill Lane/A269 junction will be lessened with construction of the North Bexhill Access Road.
2	Improve the health and well-being of the population and reduce inequalities in health.	✓		(✓)	
3	Reduce crime and fear of crime.	—		(✓)	<u>Commentary on Social Objectives (Primarily 1. 2. 3. 4. 5. 7. 8. 10)</u> The site offers a sustainable option for development close to Sidley and its services in the District Centre (Obj 5, 7 & 10). Linkages to the wider countryside using the existing Public Right of Way network assists in promoting the health and wellbeing of those in the locality including those in the adjacent existing development in Watergate (Obj 2).
4	Reduce deprivation and social exclusion.	—		(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	—		✓	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is located on the edge of Sidley, although the site is greenfield it is well-contained and physically relates to the adjacent residential area rather than the wider countryside, meaning the wider landscape impact is minimal (Obj 15). The loss of trees would be minimal and therefore should be largely retained and enhanced as part of any development (Obj 11, 14 & 15). The scheme layout should integrate existing site features - notably the pond (which could form a focus for a amenity open space or "village green") and stream course, which should be related to a sustainable drainage system (Obj. 9, 13, 15).
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)		—	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)	<u>Potential Mitigation</u> Cycle and pedestrian access through the site to adjoining areas will ensure integration with existing development and access to Sidley District Centre. Landscaped boundaries will need to be maintained and reinforced, along with the provision of an amenity open space centred on the existing pond. The development should also make financial contributions towards public transport improvements and towards primary school education provision at NE Bexhill. Access may be gained in Watergate, but replacement parking provision would need to be provided.
8	Encourage and facilitate increased engagement in cultural and leisure activities	—		—	
9	Improve efficiency in land use and encourage the prudent use of natural resources	—		—	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)		(✓)	<u>SA Conclusion</u> This greenfield site is part of a previously planned sustainable urban extension on the edge of Bexhill. The scheme will bring forward a varied mix of housing, including affordable housing, whilst also providing key pedestrian/cycle links to the wider countryside.
11	Reduce emissions of Greenhouse gases.	(✓)		—	
12	Minimise the risk of flooding and resulting detriment to people and property.	—		—	
13	Maintain, improve and manage water resources in a sustainable way.	—		—	
14	Conserve and enhance biodiversity.	(✓)		—	
15	Protect and enhance the high quality natural and built environment.	(✓)		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)		(✓)	
Cumulative Effects		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The proposed sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the proposed sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The proposed sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations, reasonably accessible to shops, GPs bus services etc., which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration needs to be given to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these proposed sites represent the most sustainable options to meet Bexhill's development targets.			

Appendix 4: Assessment of Site Policy Options

BEXHILL POLICIES 2		Policy BEX3a: Kiteye Farm and adjoining land		Policy BEX3b: Land west of Watermill Lane		Policy BEX3c: Land east of Watermill Lane	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.) Will provide a very significant quantum of housing, including affordable units and family dwellings, a green corridor/amenity open space and footpath and cycle routes (Obj 1). The development is in a sustainable location, accessible to Sidley District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj 9).	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.) Will provide a significant quantum of housing, including affordable units, and family dwellings, a green corridor/amenity open space and footpath and cycle routes (Obj 1), in line with the respective policies. The development is in a sustainable location, close to Sidley District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj 9).	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.) Will provide a significant quantum of housing, including affordable units, and family dwellings, a small traveller site (5 pitches), a green corridor/amenity open space and provide access to the existing footpath and cycle routes (Obj 1), in line with the respective policies. The development is in a sustainable location, close to Sidley District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj 9).
2	Improve the health and well-being of the population and reduce inequalities in health.	✓		✓		✓	
3	Reduce crime and fear of crime.	✓		✓		✓	
4	Reduce deprivation and social exclusion.	✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) This site offers a sustainable development opportunity, supported by the policy requirement for new footpath and cycle routes to connect to existing development (Obj 2, 4, 6, 7, 8, 10). The site is close to the existing Public Right of Way network to provide access to the countryside and will provide additional links to the wider countryside. A green corridor/amenity open space will be provided, along with playing pitches as part of a recreation area provided as part of this site (Obj 2, 8). The scheme can provide affordable housing in line with Core Strategy policy (Obj 1 & 4).	✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) This site offers a sustainable development opportunity, being within walking distance of Sidley District Centre, supported by the policy requirement for new footpath and cycle routes to connect to existing development (Obj 2, 4, 6, 7, 8, 10). The site is close to the existing Public Right of Way network to provide access to the countryside and will provide additional links to the wider countryside. A green corridor/amenity open space will be provided, along with playing pitches as part of a recreation area in the adjacent site (Policy BEX3a) (Obj 2, 8). The scheme can provide affordable housing in line with Core Strategy policy (Obj 1 & 4).	✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) This site offers a sustainable development opportunity, being within walking distance of Sidley District Centre and supported by the policy requirement for new footpath and cycle routes to connect to existing development (Obj 2, 4, 6, 7, 8, 10). The site is close to the existing Public Right of Way network to provide access to the countryside. A green corridor/amenity open space will be provided, along with playing pitches as part of a recreation area in the adjacent site (Policy BEX3a) (Obj 2, 8). The scheme can provide affordable housing in line with Core Strategy policy (Obj 1 & 4), as well as a smaller Traveller site.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	✓		✓		✓	
7	Improve accessibility to services and facilities for all ages across the District.	✓	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is located adjacent to ancient woodland, but any development would not encroach on this woodland. Additional tree planting would be required along the route of NBAR, alongside a generous set back from the road (Obj. 9, 15). The valley floor itself provides not only a natural green space but also the opportunity for this to be enhanced both for biodiversity and as an amenity and recreational public access corridor. Existing woodlands should be retained with green links provided between them (Obj 9, 13, 14, 15) . Access could be provided via NBAR and Ninfield Road or solely via Ninfield Road, depending on a results of a site specific transport assessment (Obj. 10). Playing fields and play space should be provided as part of the site, alongside avenue tree planting along NBAR (Obj 15)	✓	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is located adjacent to ancient woodland, but any development would not encroach on this woodland (Obj. 9, 15). Access is be provided from Watermill Lane alongside traffic management measures to calm traffic, with specific regard to the short section north of Mayo Lane and to ensure the safe movement of pedestrians and cyclists between the site and Sidley, via Mayo Rise, in association with the provision of a new footway/cycleway and improvements (Obj. 10, 15).	✓	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is located adjacent to Ancient Woodland, but any development would not encroach on this woodland (Obj. 9, 15). Access is be provided from Watermill Lane alongside traffic management measures to calm traffic, with specific regard to the short section north of Mayo Lane and to ensure the safe movement of pedestrians and cyclists between the site and Sidley in association with the provision of a new footway/cycleway and improvements (Obj. 10, 15).
8	Encourage and facilitate increased engagement in cultural and leisure activities	✓		✓		✓	
9	Improve efficiency in land use and encourage the prudent use of natural resources	✓		✓		✓	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	✓	Potential Mitigation This site offers a sustainable development opportunity combined with a significant number of green space elements including new footpath and cycle routes to connect to existing development as well as the wider countryside, a green corridor/amenity open space, alongside the wider infrastructure requirements set out in Policy BEX3. Traffic management measures to calm traffic along the short section of Watermill Lane, north of Mayo Lane and to ensure the safe movement of pedestrians and cyclists between the site and Sidley, via Mayo Rise, in association with the provision of a new footway/cycleway and improvements will be required. Financial contributions will be required for off-site recreational/ open space provision.	✓	Potential Mitigation This site offers a sustainable development opportunity combined with a significant number of green space elements including new footpath and cycle routes to connect to existing development as well as the wider countryside, a green corridor/amenity open space, alongside the wider infrastructure requirements set out in Policy BEX3. Traffic management measures to calm traffic along the short section of Watermill Lane, north of Mayo Lane and to ensure the safe movement of pedestrians and cyclists between the site and Sidley, via Mayo Rise, in association with the provision of a new footway/cycleway and improvements will be required.	✓	Potential Mitigation This site offers a sustainable development opportunity combined with a significant number of green space elements including new footpath and cycle routes to connect to existing development as well as the wider countryside, a green corridor/amenity open space, alongside the wider infrastructure requirements set out in Policy BEX3. Traffic management measures to calm traffic along the short section of Watermill Lane, north of Mayo Lane and to ensure the safe movement of pedestrians and cyclists between the site and Sidley in association with the provision of a new footway/cycleway and improvements will be required.
11	Reduce emissions of Greenhouse gases.	~		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	✓	SA Conclusion This greenfield site is a sustainable development on the edge of Bexhill. The scheme will bring forward a varied mix of housing, including affordable housing, a recreation area, a green corridor/amenity open space, and footpath and cycle route, in association with the wider infrastructure requirements of Policy BEX3.	✓	SA Conclusion This greenfield site is a sustainable development on the edge of Bexhill. The scheme will bring forward a varied mix of housing, including affordable housing, a small traveller site (5 pitches), a recreation area, a green corridor/amenity open space, and footpath and cycle route, in association with the wider infrastructure requirements of Policy BEX3.	✓	SA Conclusion This greenfield site is a sustainable development on the edge of Bexhill. The scheme will bring forward a varied mix of housing, including affordable housing, a small traveller site (5 pitches), a recreation area, a green corridor/amenity open space, and footpath and cycle route, in association with the wider infrastructure requirements of Policy BEX3.
14	Conserve and enhance biodiversity.	✓		✓		✓	
15	Protect and enhance the high quality natural and built environment.	✓		✓		✓	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~
Cumulative Effects		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The proposed sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the proposed sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The proposed sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations, reasonably accessible to shops, GPs bus services etc., which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration needs to be given to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these proposed sites represent the most sustainable options to meet Bexhill's development targets.					

Appendix 4: Assessment of Site Policy Options

BEXHILL POLICIES 3		Policy BEX4: Land at Former High School Site and Drills Hall, Down Road,		Policy BEX5: Land at Gullivers Bowls Club, Knole Road, Bexhill		Policy BEX6: Land adjacent to 276 Turkey Road, Bexhill	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a mixed use development, including housing (and affordable units) (Obj 1), in line the respective planning policies. The development is in a sustainable location, close to Bexhill town centre which contains a number of key day to day local services (Obj 6 & 7). The site is brownfield and, given its central location, is suitable for a high density development (Wet/dry leisure, hotel, commercial and housing), which will ensure efficient use of the site (Obj 9).	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a significant quantum of housing, including affordable units in line with the Core Strategy objectives (Obj 1). The development is in a sustainable location, close to the town centre which contains a number of key day to day local services (Obj 6 & 7).	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a significant quantum of housing, including affordable units and larger family dwellings (Obj 1), in line the respective planning policies. The development is in a relatively sustainable location, close to existing schools (Obj 56 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj 9).
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		(✓)		(✓)	
3	Reduce crime and fear of crime.	(✓)		(✓)		—	
4	Reduce deprivation and social exclusion.	(✓)		(✓)		(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)		(✓)		(✓)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✗)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) This site offers a sustainable development opportunity, the site is currently used as an outdoor bowls facility consisting of 2 outdoor greens (one is disused) with an additional indoor rink, along with other associated facilities. The existing bowls club buildings are in poor condition. - redevelopment would allow for replacement, improved facilities (Obj. 2, 8) The site is well related to the town centre and other associated services such as doctors. There are also nearby bus services connecting to the town and wider transport network within walking distance. The train station is also within a reasonable walking distance (Obj 2, 5, 7, 8, 10). The scheme also has scope to provide affordable housing in line with the respective Core Strategy policy (Obj 1 & 4).	—	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) This site offers a sustainable development opportunity. The site is within walking distance of some local services, including local schools (Obj 5, 7 & 10). The scheme also has scope to provide affordable housing in line with Core Strategy policy (Obj 1 & 4).	—	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)		(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		—		—	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)		(✓)		—	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—		—		—	
11	Reduce emissions of Greenhouse gases.	—	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is known to partially suffer from surface water flooding and there is a culvert which runs through the site (Obj 12, 13). Redevelopment would need to ensure that it manages flood risk effectively. The appearance of the site should be improved by a high quality scheme.	—	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site allows for the redevelopment of part of the site for housing as well as an improved bowls facility (Obj 9). Part of the site suffers from surface water flooding 1000 (Obj 12). The site is located adjacent to a listed terrace (De La Warr Parade) and any development must respect the setting of this listed terrace through appropriate design (Obj. 15).	—	
12	Minimise the risk of flooding and resulting detriment to people and property.	—		—		—	
13	Maintain, improve and manage water resources in a sustainable way.	—		—		—	
14	Conserve and enhance biodiversity.	—		—		—	
15	Protect and enhance the high quality natural and built environment.	(✓)		(✓)		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)	(✓)	—			
Cumulative Effects		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The preferred sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the preferred sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The preferred sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations, reasonably close to shops, GPs bus services etc., which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration needs to be made to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these preferred sites represent the most sustainable options to meet Bexhill's development targets.					

BEXHILL POLICIES 4		Policy BEX7: Land at Moleynes Mead, Fryatts Way, Bexhill		Policy BEX8: Land South of Terminus Road, Bexhill		Policy BEX9: Land off Spindlewood Drive, Bexhill	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a significant quantum of housing, including affordable units and family dwellings (Obj 1), in line the respective planning policies. The development is in a reasonably sustainable location (Obj 7). The site is predominantly greenfield but development in line with the policy will ensure efficient use of the site (Obj 9). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The site is reasonably located in terms of access to services, there is also a bus route within walking distance of the site (Obj 7 & 10). It is likely that a footpath link to Ellerslie Lane would be required to encourage a more direct walking route. There is an existing access to Ellerslie Lane which would serve the existing dwelling on the site (Moleynes Mead). A new access will be required from Fryatts Way (Obj 10). The scheme can provide affordable housing in line with the respective Core Strategy policy (Obj 1 & 4). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is located within the existing development boundary and is relatively well screened from the wider countryside by existing residential development on all four sides (although there are some gaps to the west).The site contains a number of mature trees and these contribute positively to the character of the area; any development should seek to retain them. The southern section of the site is separated from the wider site by an existing Tree Preservation Order and therefore this area is not considered appropriate as part of the developable area of the site. Additional tree planting would ensure the impact would be minimal. The site is occupied by an existing dwelling (Moleynes Mead) which although not listed, is considered to be an undesignated heritage asset. It is therefore considered that any redevelopment of the site which involved in demolition of Moleynes Mead would not be acceptable.(Obj 15). The site is almost entirely free of flood risk, although located within the Pevensy Levels Hydrological Catchment meaning two stages of SuDS are imperative (Obj 12 & 13). There are some protected species located on-site but the wildlife corridor can help mitigate the development's impact (Obj 14). Potential Mitigation As discussed, the inclusion of the wildlife corridor and SuDS have multiple environmental benefits that mitigate harm from the development and are necessary in accordance with the policy. Provision of a footpath link back to Ellerslie Lane to help encourage a more direct walking route and would help access bus services along this route. SA Conclusion Although a predominantly greenfield site and development is of a medium scale, the scheme would bring forward a good mix of housing, including affordable housing, as well as ecological enhancements in the form of a wildlife/ecology corridor on the southern part of the site.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) This brownfield site is located within the existing development boundary on an existing employment site (car sales/cash wash) site in Bexhill (Obj 6). The site is an edge of the town centre location and is extremely well located in terms of its access to services (Obj 2, 5, 9). A flattened scheme would make efficient use of this central site. Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) This site offers a sustainable development opportunity, the site is within walking distance of Bexhill town centre which contains shops, GP, dental surgery, primary school and bus services (Obj 2, 4, 5, 7, 8, 10). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is known to partially suffer from surface water flooding (Obj 12, 13) and any redevelopment would need to ensure that it is does not exacerbate this. A culvert also runs along the western edge of the site, resulting in a easement zone along this boundary. This brownfield site is close to the town centre where mixed use would be considered suitable (Obj 6, 9, 0, 11, 15) Potential Mitigation A culvert is located along the western boundary of the site and an easement will be required in accordance with the policy. SA Conclusion This brownfield site provides a residential development opportunity in a location close to the town centre. The development is small scale, and whilst there is a loss of employment land, the advantages of a high density housing scheme outweigh the harm in sustainability terms.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a significant quantum of housing, including affordable units and family dwellings (Obj 1), in line the respective planning policies. The development is in a sustainable location, close to Little Common District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj 9). The site is also close to the existing Public Right of Way network to provide access to the countryside (Obj 8). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) This site offers a sustainable development opportunity as the site is within walking distance of Little Common District Centre which contains shops, a GP, primary school and bus services. A dental surgery is also in the general area. A footpath link can also be provided to Barnhorn Road to access bus services (Obj 7, 10). Little Common Community Centre is also located close to the District Centre (Obj 8). The site is also close to the existing Public Right of Way network to provide access to the countryside (Obj 8). The scheme can also have scope to provide affordable housing in line with Core Strategy policy (Obj 1 & 4). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is located adjacent to Ancient Woodland, Deciduous Woodland and Wet Woodland, but any development would not encroach on this woodland. Additional woodland buffers would ensure the impact would be minimal. This woodland also acts as a landscape screen to the wider Pevensy Levels and is imperative in the landscape setting for the area (Obj. 9, 15). A central corridor through the site joining two existing areas of woodland (NE-SW) would provide a wildlife corridor to join these two areas (Obj 11, 14 & 15). The site is almost entirely free of flood risk, although located within the Pevensy Levels Hydrological Catchment meaning two stages of SuDS are imperative (Obj 12 & 13). There are some protected species located on-site but the wildlife corridor can help mitigate the development's impact (Obj 14). This area of Bexhill does suffer from some congestion but Highway Authority advice considers that there is sufficient capacity to accomodate development in this location (Obj 10). Potential Mitigation As discussed, the inclusion of the wildlife corridor and two stages of SuDS on open land to the South West of the development area have multiple environmental benefits that mitigate harm from the development and are necessary in accordance with the policy. Provision of a footpath link back to Barnhorn Road would help access bus services along this route and provide a public footpath link from the development/Barnhorn Road to the existing foopath route which adjoins the site. Recent highway improvements along Barnhorn Road and Little Common roundabout have seen improvements to queuing lengths. The highway authorities are satisfied that development of this scale can be accommodated subject to local highway improvements. Two access points are now proposed (Barnhorn Road & Spindlewood Drive). SA Conclusion Although a greenfield site and development is of a large scale, the scheme would bring forward a good mix of housing, including affordable housing, as well as ecological enhancements in the form of a wildlife/ecology corridor joining two existing woodland areas, and be well-connected to local shops and services.
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~		(✓)	
3	Reduce crime and fear of crime.	~		(✓)		(✓)	
4	Reduce deprivation and social exclusion.	(✓)		~		(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)		(✓)		(✓)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	(✗)	~			
7	Improve accessibility to services and facilities for all ages across the District.	~	(✓)	(✓)			
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✗)	(✓)	~			
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	(✓)	(✓)			
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~			
11	Reduce emissions of Greenhouse gases.	~	~	(✓)			
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	(✓)			
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~			
14	Conserve and enhance biodiversity.	~	~	(✓)			
15	Protect and enhance the high quality natural and built environment.	(✓)	(✓)	(✓)			
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	(✓)	~			
Cumulative Effects		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The preferred sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the preferred sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The preferred sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations, reasonably close to shops, GPs bus services etc., which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration needs to be made to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these preferred sites represent the most sustainable options to meet Bexhill's development targets.					

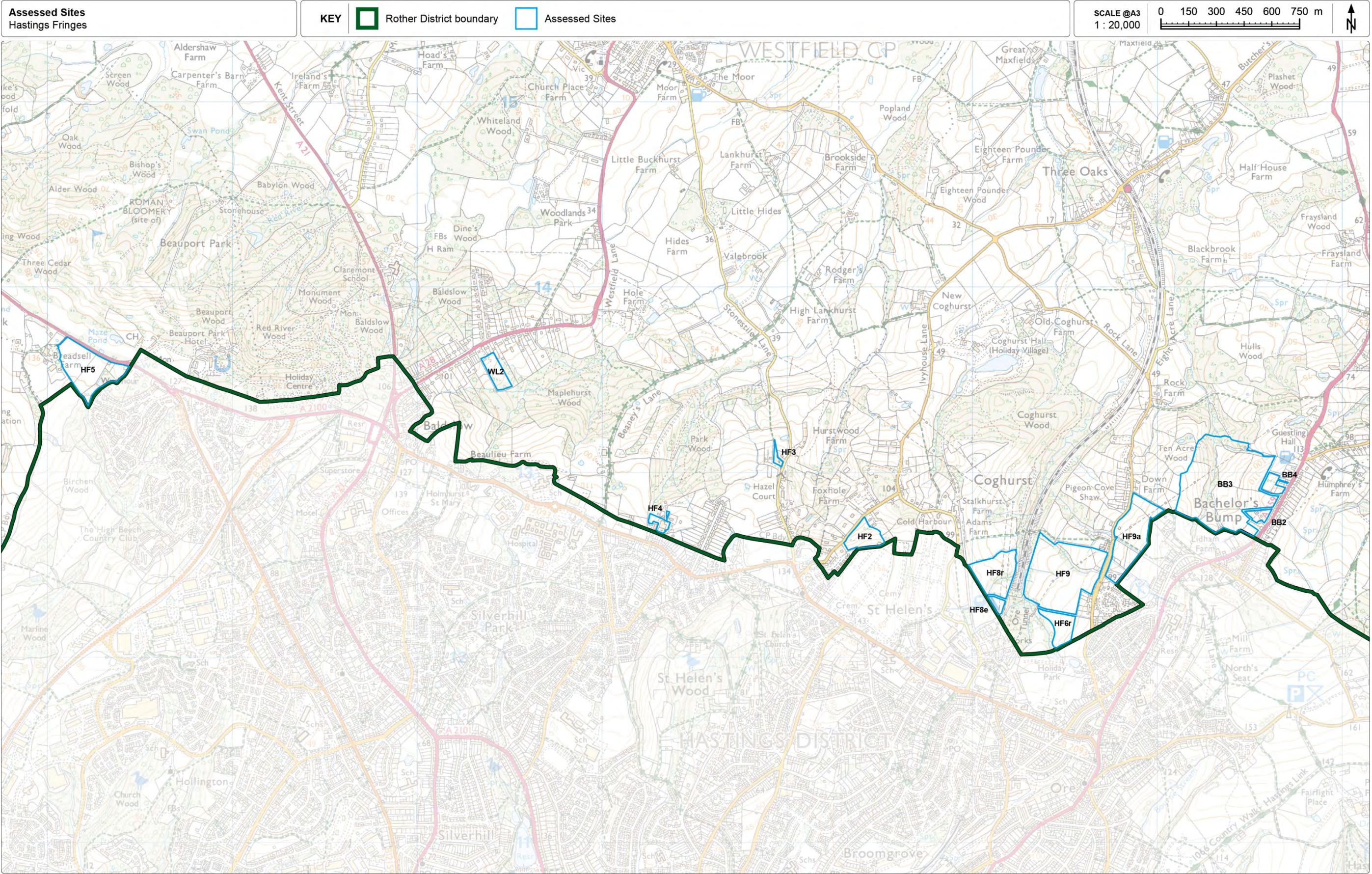
Appendix 4: Assessment of Site Policy Options

BEXHILL POLICIES 5		Policy BEX10: Land at Northeye (Former UAE Technical Training Project), Bexhill		Policy BEX11: Land at Sidley Sports and Social Club, Bexhill		Policy BEX14: Land south-east of Beeching Road, Bexhill	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a significant quantum of housing, including affordable units and family dwellings (Obj 1). The site is part brownfield, part greenfield but development in line with the policy will ensure efficient use of the site (Obj. 9).	(✗)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 8, 9) The site is in a sustainable location, close to Sidley District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is located in a deprived area and provision of sports facilities in close proximity to the community will help promote healthy lifestyles in close proximity to the community (Obj 4 & 8). The site is an important space for sport within the town, and, considering the shortfall of playing pitches in the town, the policy for a 3G AGP pitch and related community facilities will represent an efficient use of the site (Obj 9).	(✗)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 8, 9) The site will bring forward retail development on the edge of the town centre to meet the overall identified retail provision target for Bexhill. The allocation would result in the loss of employment floorspace, and this would need to be reprovided for as part of the proposals. It is likely that it would result in an increased number of job opportunities in the locality (Obj. 4, 6). There may also be the opportunity to achieve some office floorspace as part of a redevelopment to increase jobs. The development is in a sustainable location, close to Bexhill Town Centre which contains a number of key day to day local services (Obj 6 & 7).
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		(✓)		(✓)	
3	Reduce crime and fear of crime.	—	Footpath links are proposed on the site to integrate with the surrounding footpath network (Obj 7). Whilst the site is not in close proximity to Little Common District Centre, it is a main route. It is a part brownfield site which could bring forward positive social infrastructure (playing pitches) in line with the policy requirements, in order to meet an identified shortfall through the Playing Pitch Strategy (Obj 2, 8). The site is also close to the existing Public Right of Way network to provide access to the countryside (Obj 8), with scope to reinstate an old PRoW through the site. The scheme also has scope to provide affordable housing in line with the respective Core Strategy policy (Obj 1 & 4).	—	The site is an important space for sport within the town, and, considering the shortfall of playing pitches in the town, the policy for a 3G AGP pitch and related community facilities will represent an efficient use of the site (Obj 9).	—	This site offers a sustainable retail development opportunity, being within walking distance of Bexhill Town Centre which contains a large number of day to day services and existing transport links (Obj 7). It is imperative that existing footpath links are utilised, and widened/enhanced, to ensure linked trips to the town centre (Obj 2, 7, 10).
4	Reduce deprivation and social exclusion.	—		(✓)		—	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	—	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Footpath links are proposed on the site to integrate with the surrounding footpath network (Obj 7). Whilst the site is not in close proximity to Little Common District Centre, it is a main route. It is a part brownfield site which could bring forward positive social infrastructure (playing pitches) in line with the policy requirements, in order to meet an identified shortfall through the Playing Pitch Strategy (Obj 2, 8). The site is also close to the existing Public Right of Way network to provide access to the countryside (Obj 8), with scope to reinstate an old PRoW through the site. The scheme also has scope to provide affordable housing in line with the respective Core Strategy policy (Obj 1 & 4).	(✓)	This site offers a sustainable recreational development opportunity, as the site is within walking distance of Sidley Centre which contains shops, a GP, primary school and bus services (Obj 7, 10). Evidence highlights Sidley Sports and Social Club as scoring amongst the top three sites in terms of both accessibility and value within the District (Obj 2, 4, 7, 8).	—	This site offers a sustainable retail development opportunity, being within walking distance of Bexhill Town Centre which contains a large number of day to day services and existing transport links (Obj 7). It is imperative that existing footpath links are utilised, and widened/enhanced, to ensure linked trips to the town centre (Obj 2, 7, 10).
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	—		—		—	
7	Improve accessibility to services and facilities for all ages across the District.	—	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is visually exposed in the wider landscape from a number of public vantage points across the Pevensy Levels. The light colour of the buildings within the site appears as a stark contrast to the surrounding landscape. The existing development appears as an alien feature in the wider landscape but given the brownfield nature of the main part of the site, gives rise to an opportunity to improve the built landscape in this area. A landscape-led masterplan would ensure that development is successfully integrated into the landscape and provide enhancements to the landscape and visual amenity of the area, in line with the policy requirements (Obj 14 & 15). The site is located within the Pevensy Levels Hydrological Catchment meaning two stages of SuDS are imperative (Obj 12 & 13). This area of Bexhill does suffer from some congestion but Highway Authority advice considers that there is sufficient capacity to accommodate development in this location (Obj 10). The site is also close to the existing Public Right of Way network to provide access to the countryside (Obj 8). No development should be provided within the Flood Zone 3 part of the site (Obj 12).	(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site has previously been used as playing pitches for football and cricket, although has been disused since 2013. This site is still considered suitable for use as playing pitches and compatible with the adjacent residential uses (Obj 10, 15). Given the highly accessible location, a number of users may choose to walk to the site to use the pitches (Obj 11).	(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) There is a culvert which runs through the site and a large proportion of the site suffers from surface water flooding; development would need to be mindful of this (Obj 12). The minimum direct frontage on Terminus road will be required to make a positive contribution to linked trips and create a visual connection with the Town Centre (Obj 7, 11, 15). Careful consideration will have to be given to the adjacent residential properties and that redevelopment does not have a negative impact on their amenity (Obj.15). The proposal makes effective use of a brownfield site.
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		(✓)		(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	The site is visually exposed in the wider landscape from a number of public vantage points across the Pevensy Levels, but redevelopment of existing development gives rise to an opportunity to improve the landscape in this area. A landscape-led masterplan would ensure that development is successfully integrated into the landscape and provide enhancements to the landscape and visual amenity of the area.	(✓)	The site has previously been used as a playing pitches for football and cricket, so it is considered compatible with the adjacent residential uses. Re-introduction of this site for playing pitches will help to alleviate some of the identified shortfall of playing pitches within the District and specifically Bexhill.	(✓)	The centre of the site is located within 300m of the Bexhill town centre boundary, and this site can be considered edge-of-centre (in sequential test terms) provided the minimum direct frontage on Terminus Road (as indicated on the Detail Map) is achieved and evidence is provided that any proposal makes a positive contribution to linked trips and creates a visual connection with the Town Centre. Appropriate parking and highway improvements should be provided in order to encourage linked trips to other services in the town centre.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)		—		—	
11	Reduce emissions of Greenhouse gases.	—	Potential Mitigation Built development should be confined to the brownfield part of the site and the greenfield part should remain open and could provide playing pitches to meet the identified town-wide shortfall. SuDS have multiple environmental benefits that mitigate harm from the development and are necessary in accordance with the policy. The site is visually exposed in the wider landscape from a number of public vantage points across the Pevensy Levels, but redevelopment of existing development gives rise to an opportunity to improve the landscape in this area. A landscape-led masterplan would ensure that development is successfully integrated into the landscape and provide enhancements to the landscape and visual amenity of the area.	—	The site has previously been used as a playing pitches for football and cricket, so it is considered compatible with the adjacent residential uses. Re-introduction of this site for playing pitches will help to alleviate some of the identified shortfall of playing pitches within the District and specifically Bexhill.	—	The centre of the site is located within 300m of the Bexhill town centre boundary, and this site can be considered edge-of-centre (in sequential test terms) provided the minimum direct frontage on Terminus Road (as indicated on the Detail Map) is achieved and evidence is provided that any proposal makes a positive contribution to linked trips and creates a visual connection with the Town Centre. Appropriate parking and highway improvements should be provided in order to encourage linked trips to other services in the town centre.
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)		(✓)		(✓)	
13	Maintain, improve and manage water resources in a sustainable way.	—	SA Conclusion Whilst the site is not considered a sustainable location for development, redevelopment of the brownfield part of the site gives rise to an opportunity to plan positively for the site, which presently appears an alien feature across the wider Levels. Allocation of the greenfield part of this site for playing pitches will help to alleviate the shortfall identified within Bexhill.	(✓)	Allocation of this site for playing pitches will help to alleviate the shortfall identified within the District, and more specifically Bexhill (Sidley). The site is in a sustainable location, close to Sidley District Centre and has historically been used as playing pitches. The site performs positively against a number of sustainability objectives.	—	SA Conclusion A brownfield site which comprises of a number of existing employment uses but with some large vacant and underused buildings, and there is an existing public car park and coach & lorry park. The redevelopment of this site would involve the relocation of some employment premises which should be provided for at the northern part of the site. Subject to the policy provisions, the proposed convenience foodstore will support the town centre as well as meeting the retail needs of the town in a sequentially appropriate way.
14	Conserve and enhance biodiversity.	—		—		—	
15	Protect and enhance the high quality natural and built environment.	(✓)		(✓)		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		(✓)		(✓)	
Cumulative Effects		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The preferred sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the preferred sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The preferred sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations, reasonably close to shops, GPs bus services etc., which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration to needs to made to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these preferred sites represent the most sustainable options to meet Bexhill's development targets.					

BEXHILL - OTHER POLICIES 1		Policy BEX3: Land at North Bexhill - Infrastructure		Policy BEX12: Bexhill Town Centre		Policy BEX13: Bexhill Primary Shopping Area	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.) The setting of a comprehensive approach to infrastructure supports its effective delivery and, hence, full development of the North Bexhill sites, as well as efficient use of the site (Obj 9). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The policy sets a comprehensive approach to shared social infrastructure (Playing Fields, cycleways/footpaths, a multi-functional green corridor) which will ensure a coordinated approach to its provision so that collectively all three sites contribute to the provision of a sustainable development opportunity, within walking distance of Sidley District Centre and provide for new footpath and cycle routes to connect to existing development (Obj 2, 4, 6, 7, 8, 10). The site is close to the existing Public Right of Way network to provide access to the countryside and will provide additional links to the wider countryside. A linear park will be provided, along with playing pitches as part of a recreation area (Obj 2, 8). The policy approach to investigating superfast broadband straddles several social and economic objectives. Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The policy sets out an integrated approach to the provision of a multi-functional 'green corridor' along the route of the Combe Haven stream, as well as the design and provision of complementary sustainable drainage systems as well as an overarching foul drainage strategy across all three sites. The valley floor itself provides not only a natural green space but also the opportunity for this to be enhanced both for biodiversity and as an amenity and recreational public access corridor. Existing woodlands should be retained with green links provided between them. The patchwork of small fields west of Watermill Lane are found to be valuable in ecological terms as well as contributing to the more rural character of the northern section of the lane (Obj 9, 11, 12, 13, 14, 15) . There would be an acceptable highway impact to development with the North Bexhill Access Road (NBAR) in place. Potential Mitigation As discussed, this site offers a sustainable development opportunity combined with a significant number of green space elements including new footpath and cycle routes to connect to existing development as well as the wider countryside, a linear park, additional woodland areas, along with playing pitches as part of a recreation area. Financial contributions will support coordinated delivery. SA Conclusion The specific infrastructure policy will ensure that strategic infrastructure is adequately planned for across all three sites within the North Bexhill allocation, including sewerage connections, surface water drainage, transport requirements, cycleway/footpath improvements, a multi-functional green corridor, playing fields and investigating a common approach to broadband. The provision of a comprehensive approach to this infrastructure will allow for positive planning approach to the provision of the 530 dwellings at North Bexhill.	~	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.) The identification of the Bexhill Town Centre boundary sets out the area of focus for retail and other town centre uses as the most sustainable location for retail investment. The provision of retail uses in sustainable locations sets a focus for commercial uses to ensure the sustainability of Bexhill Town Centre (Obj 6 & 7). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The policy recognises that the town centre is a focus for town centre uses, where cafes and restaurants are playing an increasingly important role in the function of the town centre (Obj 6, 7, 8, 10). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The policy recognises that the need for good access to the town centre is imperative and traffic management improvements for cyclists, public transport users and particularly pedestrians would be supported. Public realm improvements, both in terms of environmental quality and appearance, are also encouraged (Obj 6, 7, 8, 10, 15). Potential Mitigation None identified. SA Conclusion Policy BEX12 sets out the boundary of Bexhill Town Centre as a focus for retail and other town centre uses promoting the economic and social SA objectives. The need for good access to the town centre and public realm improvements supports the environmental SA objectives.	~	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.) The identification of the Bexhill Town Centre Primary Shopping Area boundary sets out the primary area within the Town Centre as the focus for retail and associated services (A1 and A2 uses) and seeks to protect the predominant shopping role and character of the area by controlling the loss of such units. The provision of retail and associated uses sets a focus for commercial uses to ensure the sustainability of Bexhill Town Centre (Obj 6). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The policy recognises that the Primary Shopping area is a focus for A1 and A2 uses whilst ensuring the shopping character, diversity and vitality of the area is maintained. The need to avoid an over-concentration or clustering of non-retail uses is also identified (Obj 6, 7, 8). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The policy recognises the importance of protecting and enhancing the built environment (Obj 15). Potential Mitigation None identified. SA Conclusion Policy BEX13 sets out the boundary of Bexhill Town Centre Primary Shopping Area as a focus for retail and associated services promoting the economic and social SA objectives. The need to protect and enhance the built environment through ensuring the shopping character of this area supports the environmental SA objectives.
2	Improve the health and well-being of the population and reduce inequalities in health.	✓		~		~	
3	Reduce crime and fear of crime.	✓		~		~	
4	Reduce deprivation and social exclusion.	✓		~		~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~		✓		✓	
7	Improve accessibility to services and facilities for all ages across the District.	✓		✓		✓	
8	Encourage and facilitate increased engagement in cultural and leisure activities	✓		✓		✓	
9	Improve efficiency in land use and encourage the prudent use of natural resources	✓		✓		✓	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	✓		✓		~	
11	Reduce emissions of Greenhouse gases.	~		~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	✓		~		~	
13	Maintain, improve and manage water resources in a sustainable way.	✓		~		~	
14	Conserve and enhance biodiversity.	✓		~		~	
15	Protect and enhance the high quality natural and built environment.	✓		✓		✓	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~	
Cumulative effects		No cumulative impacts identified. The policy sets out the infrastructure requirements to ensure that the overall strategy infrastructure needed to accompany development at North Bexhill is brought forward in a coordinated way.		Positive cumulative impacts identified, results in the identification of the town centre boundary as a focus for retail and other town centre uses , alongside the Primary Shopping Area which identifies the retail focus and seeks to protect this retail core.			

Appendix 4: Assessment of Site Policy Options

BEXHILL - OTHER POLICIES 2		Policy BEX15: Bexhill Cultural Area		Policy BEX16: London Road - Sackville Road Enhancement Area		Policy BEX17: Little Common and Sidley District Centres				
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Little Common District Centre Score	Sidley District Centre Score	Commentaries and Likely Significant Effects		
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	—	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.)</u> The identification of the Bexhill Cultural Area boundary sets out the focus for arts, culture and tourism within Bexhill, and seeks to promote the destination role of this area. The policy also highlights that additional infrastructure, including high quality visitor accommodation, to support cultural activity and facility offer in close proximity to the Cultural Area will be encouraged (Obj 6, 9).	(✓)	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.)</u> The identification of the London Road – Sackville Road Enhancement Area sets out the area where townscape improvements should be focused. One strand includes support for proposals which would improve the commercial environment for businesses and visitors in support of Objectives 4 and 6. The other strands of the policy which focus on meeting the social and environmental SA objectives are also seen to be complementary and, if achieved, would also have a positive impact on the economic objectives.	—	—	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.)</u> The identification of Little Common and Sidley District Centres indicate the primary focus for retail and other town centre uses within those communities. The Policy also sets out that the loss of any significant existing ground floor retail floorspace falling within Use Class A1 will be resisted. In support to promoting the economic vitality of both District Centres, the policy sets out that planning permission will be granted for the introduction of new shops and the expansion or refurbishment of existing premises, subject to compatibility with other Local Plan policies (Obj 6, 9).		
2	Improve the health and well-being of the population and reduce inequalities in health.	—		(✓)		—	(✓)			
3	Reduce crime and fear of crime.	—		(✓)		—	—			
4	Reduce deprivation and social exclusion.	—		(✓)		—	(✓)			
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	—	The arts and cultural offer in Bexhill is centred around the De La Warr Pavilion. The De La Warr Pavilion and its surrounding area is seen as a significant asset and hub for cultural and social activity within the town being the focal point for cultural events (Obj 7, 8). The policy gives a focus to this role.	—	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> Public realm enhancements and improvement of the living conditions and amenities of residents within the area are complement the social SA objectives (1, 2, 3, 4, 7, 10).	—	—	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> Access to shops and services, particularly those that meet day-to-day needs, is a vital aspect of sustainable development. Government policy for sustainable communities gives emphasis to sustaining and enhancing the vitality and viability of these centres (Obj 7, 8).		
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	✓		(✓)		—	✓			
7	Improve accessibility to services and facilities for all ages across the District.	✓		<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> Improvements to the quality of the public realm to complement the arts, culture and tourism offer; to improve the quality of the promenade experience; to strengthen connections between the beach and the town; and create a sense of place in keeping with the destination role of the seafront, are specifically identified in support of SA objective 15.		(✓)	✓		✓	Sidley District Centre has experienced a challenging time in recent years. Local consultation highlights concerns by residents of the numbers of takeaways in Sidley and the impact on its function to perform as a shopping area in the daytime, which are addressed by the policy (Obj 2, 4, 7, 8).
8	Encourage and facilitate increased engagement in cultural and leisure activities	✓				—	✓		✓	
9	Improve efficiency in land use and encourage the prudent use of natural resources	✓	—		—	—	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> In support of promoting the economic vitality of both District Centres, the policy sets out that planning permission will be granted for the introduction of new shops and the expansion or refurbishment of existing premises, subject to compatibility with other Local Plan policies. Local consultation highlights concerns by residents of the numbers of takeaways in Sidley and the impact of external shutters on the shop facades, which are addressed by the policy (Obj 9, 15).			
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—	(✓)		—	—				
11	Reduce emissions of Greenhouse gases.	—	—	—	—	<u>Potential Mitigation</u> Not applicable.				
12	Minimise the risk of flooding and resulting detriment to people and property.	—	<u>SA Conclusion</u> Policy BEX15 sets out the boundary of Bexhill Cultural Area focus for the arts, culture and tourism offer, promoting the economic and social SA objectives. The need to make improvements to the public realm to complement this offer supports the environmental SA objectives.	—	Policy BEX16 sets out the boundary of the London Road - Sackville Road Enhancement Area as an area where townscape improvements should be focused in order to enhance this gateway into Bexhill, complementing the environmental, social and environmental SA objectives.	—		—	<u>SA Conclusion</u> Policy BEX17 sets out the boundaries for Little Common and Sidley District Centres, alongside the policy which sets out the retail focus for these areas for the local communities to access local day to day services, promoting the economic and social SA objectives. The need to make improvements through the introduction of new shops and/or the refurbishment of existing shops supports the environmental SA objectives.	
13	Maintain, improve and manage water resources in a sustainable way.	—		—		—	—			
14	Conserve and enhance biodiversity.	—		—		—	—			
15	Protect and enhance the high quality natural and built environment.	✓		✓		✓	✓			
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		—		—	—			
Cumulative effects		The Cultural Area boundary sets out where cultural activities should be focused. Whilst there is some overlap with the town centre and Primary Shopping Area boundary, this is seen as complementary rather than conflicting.		Whilst there is some overlap with the Bexhill Town Centre, Primary Shopping Area and Cultural Area boundaries (along Sackville Road and Marina) , the cumulative impact is considered positive.		No cumulative impact identified. The policies identify the retail focus for these district centres.				



Appendix 4: Assessment of Site Policy Options

HASTINGS FRINGES OPTIONS 1		HF2: Land adjacent to Capricorn, Chowns Hill	HF3: Land on Stonestile Lane	HF4: Land at Michael Tyler Furniture Site		HF5: Land at Breadsell Farm		HF6r: Land adjacent to Rock Lane, Hastings	
Proposed For / Main Use Considered		Residential	Residential	Employment	Residential	Residential	Employment	Residential	Open space
SA Objective		Score	Score	Score	Score	Score	Score		
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	(✗)	(✓)	(✓)	(✗)	(✓)	(✗)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	(✓)	(✓)	~	(✗)	(✓)	(✓)
3	Reduce crime and fear of crime.	~	~	~	(✓)	(✓)	(✓)	(✓)	~
4	Reduce deprivation and social exclusion.	(✗)	(✗)	~	(✓)	(✓)	(✗)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	~	~	~	(✓)	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✗)	(✗)	(✓)	✗	(✗)	(✓)	(✗)	(✗)
7	Improve accessibility to services and facilities for all ages across the District.	(✗)	(✗)	~	~	✗	✗	~	✓
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	~	~	(✗)	(✗)	~	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✗)	(✗)	(✓)	(✓)	(✗)	(✗)	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)	(✗)	~	~	✗	✗	~	~
11	Reduce emissions of Greenhouse gases.	(✗)	(✗)	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	~	~	~	?	?	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	?	?	~	~
14	Conserve and enhance biodiversity.	(✗)	(✗)	~	~	?	?	✗	✓
15	Protect and enhance the high quality natural and built environment.	✗	✗	~	~	(✗)	(✗)	✗	✓
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment - Objective 15 (specifically landscape character and the impact on the High Weald AONB) and poor accessibility to services, which impacts on several SA criteria.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment - Objective 15 (including impact on the High Weald AONB and landscape character) and poor accessibility, which impacts on several SA criteria.	Two uses are considered based upon an initial assessment of what the site could realistically be used for. This is in the light of policy presumption that employment uses should be retained, compared to residential which is the landowners preference. Generally positive sustainability impacts for residential redevelopment identified including proximity to services in Hastings which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. However, it would result in the loss of an existing employment site which is currently in use (in part), resulting in a negative impact in relation to SA objective 6.		Two uses are considered based upon an initial assessment of what the landowner has previously indicated as a preference for the site. Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (including landscape character, the High Weald AONB and the uncertain impacts on the adjacent Marline Valley SSSI). The site is located far from services and would be heavily car dependent (Objective 10) in direct conflict with several SA criteria.		Two uses are considered based upon an initial assessment of what the site could realistically be used for - housing or as open space. The landowner has previously indicated a preference for residential. Moderately positive sustainability criteria identified, including relatively close proximity to local services within Hastings, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. Development on these valley sides would have a negative impact on landscape character of the valley. The area would better facilitate landscape, ecological and access improvements to wider valley to provide an important open space for residents in proximity of the area, supporting SA objectives 7, 14 and 15. The open space use of this site is consistent with the provisions for a public footpath, landscape management and ecological improvements within it as part of a housing scheme on the adjacent land.	
Overall Settlement Commentary		Although Hastings Fringes area is closely located physically to Hastings Borough, the majority of these sites are well removed from existing services and therefore not considered sustainable locations for development. In most cases, they are heavily reliant on the car, although some are located close to existing bus services. the majority of these sites are located along or close to 'The Ridge' which, like the name suggests, a ridgeline, meaning these sites tend to be visually exposed and are important for the landscape setting of the town. Most sites are located adjacent to or within the High Weald Area of Outstanding Natural Beauty (AONB) and, whilst this does not preclude development, the impact of development on the designation is a consideration. The majority of these sites are greenfield and on areas of land graded agricultural quality Grade 3. A number of the sites are also located in areas of Surface Water Flood Risk. Hastings Fringes clearly warrants the retention of a development boundary around well built-up areas contiguous with Hastings.							

HASTINGS FRINGES OPTIONS 2		HF8e: Land north of A265, Ivyhouse Lane		HF8r: Land north of A265, Ivyhouse Lane		HF9: Land at Rock Lane, Guestling	HF9a: Land north of Austen Way	WL2: Land rear of 66-78 Westfield Lane	BB2: Land adjoining Millward Gardens, Batchelors Bump	BB3: Land west of Winchelsea Road, Batchelors Bump	BB4: Land at Thorsfield and Chatswood House
Proposed For / Main Use Considered		Employment	Open space	Employment	Open space	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	(x)	(x)	(x)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(x)	(x)	(x)	(x)	(✓)	(✓)	~	~	~	~
3	Reduce crime and fear of crime.	(✓)	(✓)	(✓)	(✓)	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	(✓)	(✓)	(x)	(x)	~	(✓)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	~	(✓)	(✓)	~	(✓)	(✓)	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	(x)	(✓)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
7	Improve accessibility to services and facilities for all ages across the District.	~	~	~	✓	~	~	(x)	(x)	(x)	(x)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	~	✓	~	~	(x)	(x)	(x)	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	~	~	~	~	(x)	(x)	(x)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	~	(x)	~	~	~	~	(x)	(x)	(x)
11	Reduce emissions of Greenhouse gases.	~	(✓)	~	(✓)	~	~	~	(x)	(x)	(x)
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~	~	~	(x)	~	(x)	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	~	?
14	Conserve and enhance biodiversity.	(x)	~	x	(✓)	~	~	(x)	~	x	~
15	Protect and enhance the high quality natural and built environment.	~	(✓)	x	✓	(x)	(x)	(x)	(x)	(x)	(x)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Two uses are considered based upon an initial assessment of what the site could realistically be used for. As a potential extension to the adjacent industrial estate or as open space. Some positive sustainability criteria identified, including relatively close proximity to local services within Hastings. Modest development close to the industrial estate would allow for the improvement of the screening of the estate improving the transition to the adjacent countryside, therefore improving the appearance of the AONB in this area.		Two uses are considered based upon an initial assessment of what the site could realistically be used for. As a potential extension to the adjacent industrial estate or as open space. Moderately positive sustainability criteria identified, including relatively close proximity to local services within Hastings, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. Development on the valley sides furthest away from the industrial estate would have a negative impact on landscape character on the area. The area would better facilitate landscape, ecological and access improvements to wider valley to provide an important open space for residents in proximity of the area, supporting SA objectives 7, 14 and 15.		Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15. Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment of the AONB.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15. Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment of the AONB.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15 and poor accessibility, which impacts on several SA criteria, although access to an infrequent bus service is close by. Development in this area would be out of character of existing linear development pattern to the detriment of the AONB.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility, which impacts on several SA criteria. Development would change the character of the landscape and built environment of this open, exposed site in direct conflict with objective 15.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility, which impacts on several SA criteria. Development would change the character of the landscape and built environment of this open, exposed site in direct conflict with objective 15.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility, which impacts on several SA criteria. Development in this area would be out of character of existing linear development pattern to the detriment of the AONB.
Overall Settlement Commentary		Although Hastings Fringes area is closely located physically to Hastings Borough, the majority of these sites are well removed from existing services and therefore not considered sustainable locations for development. In most cases, they are heavily reliant on the car, although some are located close to existing bus services. the majority of these sites are located along or close to 'The Ridge' which, like the name suggests, a ridgeline, meaning these sites tend to be visually exposed and are important for the landscape setting of the town. Most sites are located adjacent to or within the High Weald Area of Outstanding Natural Beauty (AONB) and, whilst this does not preclude development, the impact of development on the designation is a consideration. The majority of these sites are greenfield and on areas of land graded agricultural quality Grade 3. A number of the sites are also located in areas of Surface Water Flood Risk. Hastings Fringes clearly warrants the retention of a development boundary around well built-up areas contiguous with Hastings.									

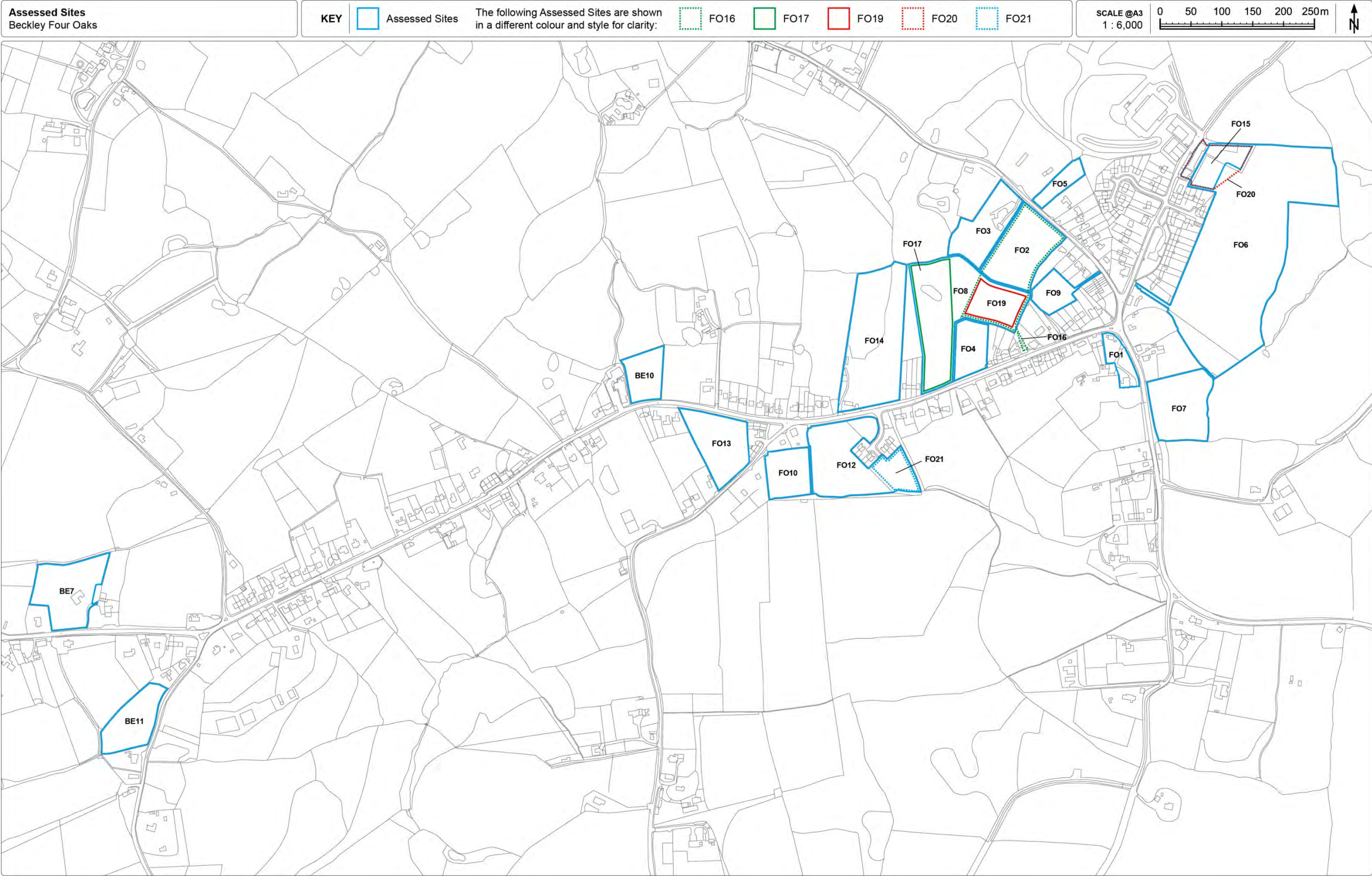
Appendix 4: Assessment of Site Policy Options

HASTINGS FRINGES OTHER POLICIES		Combe Valley Countryside Park		Urban Fringe Management	
Option		Retain existing Countryside Park boundary (as defined in adopted RDLDP)	Amend Countryside Park boundary	Rely on Core Strategy policy HF1	Define a boundary for Urban Fringe Management
SA Objective		Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	~	~	~
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	✓	?	(✓)
3	Reduce crime and fear of crime.	~	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	✓	~	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	✓	?	✓
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~
14	Conserve and enhance biodiversity.	(✓)	✓	?	✓
15	Protect and enhance the high quality natural and built environment.	(✓)	✓	?	✓
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Positive performance against many SA criteria including objectives 2, 7, 8, 14 and 15. Retention of the existing boundary shows minor positive impact, whereas a revised boundary incorporating a larger area to take into account the alignment of Combe Valley Way and approved development sites at North East Bexhill, brings forward more benefits as a major area of green infrastructure and is more accurate reflection of the Park in light of these developments.		A proactive policy approach to the identified area indicates a positive performance against many SA criteria including objectives 2, 8, 14 and 15. Relying on development in the locality to bring forward improvements in line with Policy HF1 of the Core Strategy would result in an uncoordinated approach achieving an unknown outcome, it is likely that a positive planning/regeneration approach will achieve the desired outcome for the area.	
Overall Settlement Commentary		Although Hastings Fringes area is closely located physically to Hastings Borough, the majority of these sites are well removed from existing services and therefore not considered sustainable locations for development. In most cases, they are heavily reliant on the car, although some are located close to existing bus services. the majority of these sites are located along or close to 'The Ridge' which, like the name suggests, a ridgeline, meaning these sites tend to be visually exposed and are important for the landscape setting of the town. Most sites are located adjacent to or within the High Weald Area of Outstanding Natural Beauty (AONB) and, whilst this does not preclude development, the impact of development on the designation is a consideration. The majority of these sites are greenfield and on areas of land graded agricultural quality Grade 3. A number of the sites are also located in areas of Surface Water Flood Risk. Hastings Fringes clearly warrants the retention of a development boundary around well built-up areas contiguous with Hastings.			

HASTINGS FRINGES POLICIES		Policy HAS2: Land at Michael Tyler's, Woodlands Way, Hastings		Policy HAS3: Land east of A265, Ivyhouse Lane, Hastings	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will contribute towards the overall housing target for the Hastings Fringes (Obj. 1). It is a brownfield site and located adjacent to existing (and under construction) residential development and is reasonably well related to services within Hastings (Obj. 7). Redevelopment of this site for housing will involve the loss of a low grade employment site in an accessible location, which scores negatively against objective 6. However, this is an underused brownfield site (Obj. 9) which could be put to better use for a mixed tenure housing development (Obj. 1 and 4). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The site offers a sustainable, accessible option for housing development close to services within Hastings (Objs. 2, 6 and 7). The development will bring forward a mixed tenure housing development, including affordable housing in line within the policy (Obj. 1 and 4). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) This brownfield site is located adjacent to the High Weald Area of Outstanding Natural Beauty (AONB) - to the north - and redevelopment must respect these wider views, as well as the relationship with surrounding residential development (Obj.15). There are areas of known surface water drainage which would need to be addressed as part of the development (Objs. 12, 13). Wider boundary screening to the west and north of the site would need strengthening in order to prevent overlooking and provide an appropriate screening between the site and the wider AONB (Obj. 15). Potential Mitigation The provision of a Local Area for Play in an area where there is little provision will provide a space for children in the area to play. Given the site is located adjacent to the High Weald AONB, careful consideration will need to be made to the impact of wider views in line with the provisions of the policy. Boundary screening on the western and northern boundaries will ensure that there is no negative impact on residential amenity. SA Conclusion This brownfield site is considered appropriate for residential development, even though this results in the loss of employment floorspace within the District. The site comprises underused, low grade employment floorspace development and the advantages of housing are considered to outweigh the loss of employment provision in this instance.	—	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will contribute towards the overall employment target for the Hastings Fringes (Obj 6). The site is greenfield and located adjacent to existing industrial estate in Hastings and is well related to services in Ore within Hastings (Obj 7). Increasing employment floorspace in this area will provide additional job opportunities near a deprived area (Obj. 4). This area has previously been used for anti-social activities and development would reduce the risk of this happening in the future (Obj. 3). Development in line with the policy provisions will ensure an efficient use of land (Obj 9).
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		—	
3	Reduce crime and fear of crime.	(✓)		(✓)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The site offers a sustainable option for additional employment development adjacent to the existing industrial estate, close to existing services in Hastings (Obj 7). Formal linkages to the wider countryside through the valley in-conjunction with the proposed Urban Fringe Management policy (HAS4) and adjacent developments already secured - Land at Rock Lane and Land at Burgess Road - assists in promoting the health and wellbeing of those in the locality including those in the adjacent residential areas (Obj 2, 8, 10).
4	Reduce deprivation and social exclusion.	(✓)		(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	—		—	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is located on the fringe of Hastings, although the site is greenfield it is contained from wider views across the valley due to its topography, meaning the wider landscape impact is minimal (Obj 15). The loss of trees would be minimal and significant boundary planting will provide a softened edge to the industrial estate (Obj 11, 14 & 15). Access would be achieved via allocated employment land in Hastings and is considered suitable for the use proposed (Obj. 10). Managed access to the land would lead to improvements to biodiversity (objective 14) contributing to Rock Lane Urban Fringe Management Policy HAS4.
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✗)		(✓)	
7	Improve accessibility to services and facilities for all ages across the District.	—		—	
8	Encourage and facilitate increased engagement in cultural and leisure activities	—		(✓)	Potential Mitigation Provision for landscape management of the land to the north of the site will provide new and enhanced green infrastructure (Obj. 14, 15). Provision for public footpaths across the site to join with the existing footpath network to the west and other planned footpaths to the east (and possibly the north) will complement the Urban Fringe Management policy (HAS4) which seeks to improve formal access opportunities across the valley as a greenspace for the local area (Objs. 2, 9, 14, 15).
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)		—	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—		—	SA Conclusion This greenfield site adjoins part of a previously planned extension on the edge of the Ivyhouse Industrial Estate in Hastings Borough. This additional development not only helps to contribute towards the employment development targets for the Hastings Fringes but also facilitates managed access and green infrastructure improvements to this despoiled valley. The scheme will bring forward additional employment floorspace, whilst also providing key pedestrian links to the wider countryside.
11	Reduce emissions of Greenhouse gases.	—		—	
12	Minimise the risk of flooding and resulting detriment to people and property.	—		—	
13	Maintain, improve and manage water resources in a sustainable way.	—		—	
14	Conserve and enhance biodiversity.	—		(✓)	
15	Protect and enhance the high quality natural and built environment.	—		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		—	
Cumulative Effects		The 'Hastings Fringes' is an area identified in the Core Strategy as those areas that are contiguous with the built up area of Hastings extending within Rother district and clearly warrants retention of its development boundary. The preferred housing site (HAS2) is located off 'The Ridge', with the preferred employment site (HAS3) accessed from the Ivyhouse Lane Industrial Estate (via 'The Ridge'). There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. The implementation of policy HAS3 is considered to be an enabling policy which allows for the provision for small-scale employment development to provide a number of environmental and access improvements to the fringes of the industrial estate, along other already planned developments. Policy HAS2 provides for housing development close to areas of existing (and under construction) housing accessed from 'The Ridge'. In all cases, careful consideration to needs to made to the individual and overall landscape impact of development on the adjacent High Weald AONB.			

Appendix 4: Assessment of Site Policy Options

HASTINGS FRINGES OTHER POLICIES		Policy HAS1: Combe Valley Countryside Park		Policy HAS4: Rock Lane Urban Fringe Management Area	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	—	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Overall the policy has negligible impact on economic SA objectives. Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) A key element of the policy relates to the importance of the area as a recreational and amenity resource, including cycling and walking routes (Obj. 2, 7, 8). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The policy highlights the importance of the area as a recreational and amenity resource, the conservation and management and enhancement of the national and local nature designations within the Park, including the Site of Special Scientific Interest (SSSI) and the Local Wildlife Site (LWS) (Obj. 15, 16). Potential Mitigation None identified. SA Conclusion The Policy complements the social and environmental SA objectives in regard to providing a recreational and amenity resource, whilst also conserving national and local nature designations.	—	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) This area has previously been used for anti-social activities and adjacent development (through Policy HAS3) would reduce the risk of this happening in the future (Obj. 6).
2	Improve the health and well-being of the population and reduce inequalities in health.	✓		(✓)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) This area has previously been used for anti-social activities and adjacent development (through Policy HAS3) would reduce the risk of this happening in the future (Obj. 3). Formal linkages to the wider countryside through the valley in-conjunction with Policy HAS3 and adjacent developments already secured - Land at Rock Lane and Land at Burgess Road - assists in promoting the health and wellbeing of those in the locality including those in the adjacent residential areas (Obj 2, 8).
3	Reduce crime and fear of crime.	—		(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) This Policy would provide an opportunity to secure the further future management of the area as green space for the local population. It lies within the High Weald AONB, but its quality could be improved. Moreover, it could provide a valuable amenity for the surrounding areas, especially if access opportunities were increased. The opportunity to facilitate the creation of an area of multifunctional green space as a buffer between town and countryside whilst if properly managed would be of greater benefit for the local population (Obj. 14, 15). Potential Mitigation Provision for landscape management of the land in conjunction with Policy HAS3 and adjacent developments already secured - Land at Rock Lane and Land at Burgess Road to the north of the site will provide new and enhanced green infrastructure (Obj. 14, 15). Provision for public footpaths across the site to join with the existing footpath network to the west and other planned footpaths to the east (and possibly the north) will complement the Policy (Obj 2, 14, 15). SA Conclusion This Policy sits alongside additional development which seeks to secure employment development but also facilitates managed access and green infrastructure improvements to this despoiled valley.
4	Reduce deprivation and social exclusion.	—		—	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	—		—	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	—		—	
7	Improve accessibility to services and facilities for all ages across the District.	✓		—	
8	Encourage and facilitate increased engagement in cultural and leisure activities	✓		✓	
9	Improve efficiency in land use and encourage the prudent use of natural resources	—		—	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—		—	
11	Reduce emissions of Greenhouse gases.	—		—	
12	Minimise the risk of flooding and resulting detriment to people and property.	—		—	
13	Maintain, improve and manage water resources in a sustainable way.	—		—	
14	Conserve and enhance biodiversity.	✓		✓	
15	Protect and enhance the high quality natural and built environment.	✓		✓	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		—	
Cumulative Effects		The 'Hastings Fringes' is an area identified in the Core Strategy as those areas that are contiguous with the built up area of Hastings extending within Rother district and clearly warrants retention of its development boundary. The preferred housing site (HAS2) is located off 'The Ridge', with the preferred employment site (HAS3) accessed from the Ivyhouse Lane Industrial Estate (via 'The Ridge'). There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. The implementation of policy HAS3 is considered to be an enabling policy which allows for the provision for small-scale employment development to provide a number of environmental and access improvements to the fringes of the industrial estate, along other already planned developments. Policy HAS2 provides for housing development close to areas of existing (and under construction) housing accessed from 'The Ridge'. In all cases, careful consideration to needs to made to the individual and overall landscape impact of development on the adjacent High Weald AONB.			



Appendix 4: Assessment of Site Policy Options

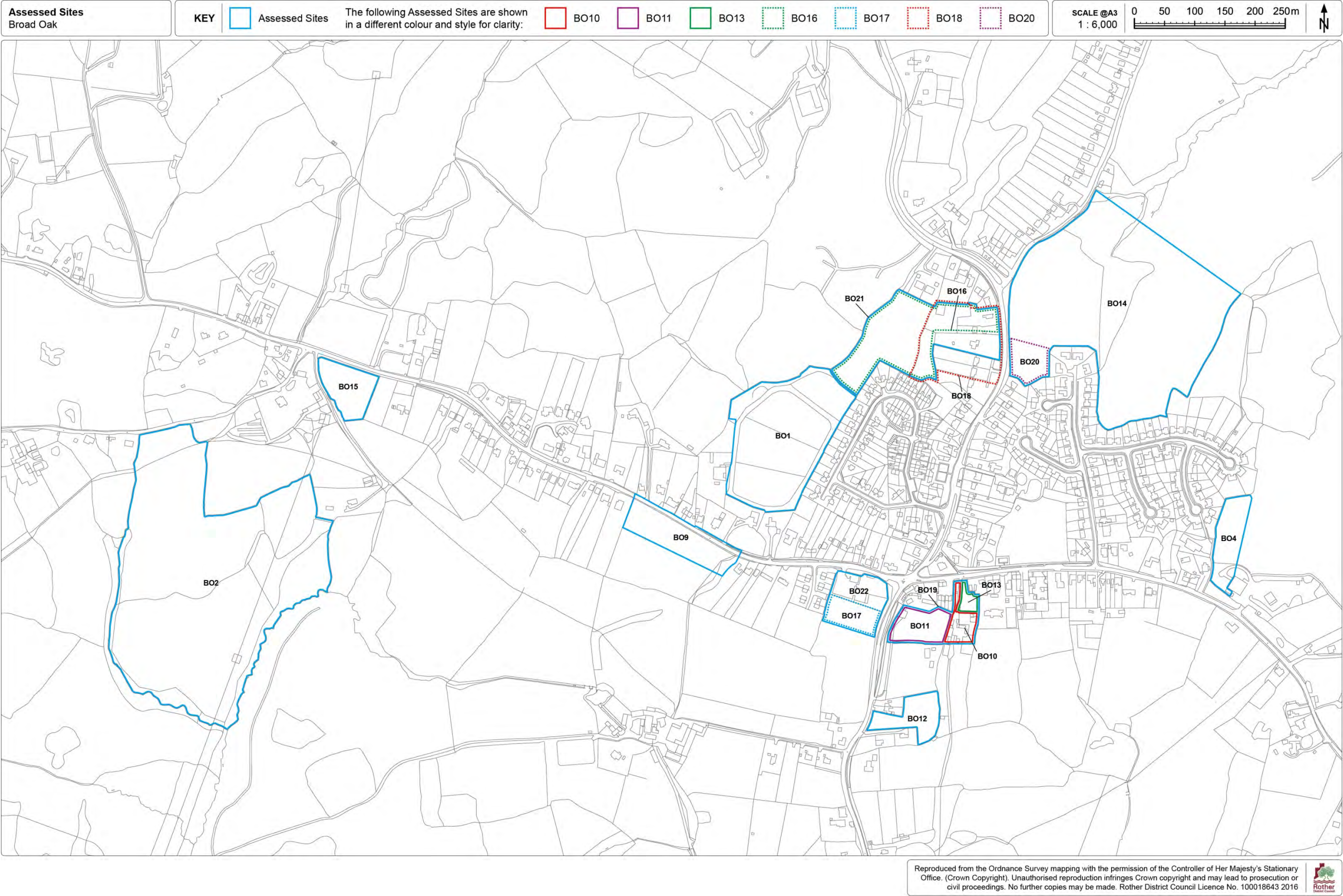
BECKLEY FOUR OAKS OPTIONS 1		FO1: Land at Ilex Cottage, Four Oaks	FO2: Former Vineyard site, Whitebread Lane, Four Oaks	FO3: Land at Pear Orchard, Four Oaks	FO4: Land West of Oakley Cottages, Main Street, Four Oaks	FO5: Land at The Retreat, Whitebread Lane, Four Oaks	FO6: Land to east of Coombs Cottages, Peasmarsh Road, Four Oaks	FO7: Land north of Beckley Gallery, Four Oaks	FO8: Land at Westlands, Four Oaks	FO10: Land at Kings Bank Lane, Beckley
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	✓	✓	✓	(✓)	(✓)	✓	✓	✓
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	(x)	(x)	(x)	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	~	~	~	~	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	(x)	(x)	~	(x)	(x)	(x)	~	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	~	(x)	~	~	(x)	(x)	(x)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	(x)	(x)	~	(x)	(x)	(x)	(✓)	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	~	~	(✓)	~	~	(✓)	(✓)	~
11	Reduce emissions of Greenhouse gases.	x	~	x	(✓)	~	(✓)	(✓)	(✓)	(✓)
12	Minimise the risk of flooding and resulting detriment to people and property.	(x)	(x)	(x)	(x)	(x)	~	~	(x)	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	x	~	x	~	~	~	~
15	Protect and enhance the high quality natural and built environment.	x	x	(x)	(x)	(x)	(x)	(x)	(x)	(x)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A mix of positive and negative scores. Significant negative against environmental objectives in particular against Objective 15 and the impact of the site on the AONB landscape, loss of trees onsite and the impact on the setting on the Listed Building.	Significant negative scores highlighted. The site scores poorly against several objectives including its being relatively distant from local village services (Objective 7&8), evidence of surface water flooding (Objective 12) and a significant impact on the trees onsite which would result in a net loss of trees if development is proposed here. (Objectives 9 and 15).	Mostly negative scores reflecting its unsustainable location away from the village's main services and impact on the wider AONB landscape. The loss of trees (Objective 11/15) and evidence of surface water flooding (13) also impact on the scoring.	A mixture of positive and negative scores. Well placed to access village services but significantly the site scores negatively when assessed against Objective 15 and the impact on the wider AONB landscape and the setting of the village's historical settlement pattern.	Significant negative scores which reflects its marginal location and poor sustainability credentials.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility to services, which impacts on several SA criteria. Development would also change the character of the landscape with this open, exposed site in direct conflict with objective 15.	Mostly negative scores which reflects its marginal location, poor access to local services and impact on the AONB landscape character.	FO8 scores wells against several accessibility objectives. Well placed to access local services and there is a bus stop located very close to the site. However the site scored poorly against objective 12 with evidence of surface water flooding prevalent in this location. Significantly the site scores poorly against objective 15 with a negative impact on the AONB landscape, the character of the village and historical development pattern.	Scores relatively well against objectives 4, 5, 7 and 8 as it is well placed to access local services. However, the site scored negatively against objective 15 as it is an open field, forming part of a historic field pattern and clearly visible from adjacent roads. Its development would harm the rural setting of the village and the AONB landscape.
Overall Settlement Commentary		Beckley Four Oaks is a relatively small settlement within the High Weald AONB but is well served by local amenities. Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary. Beckley Four Oaks has a good range of services available and consideration of the constraints in the locality, the Local Plan Core Strategy set a target of 20 additional dwelling on new sites in the village up to 2028. It is proposed that the requirement for Beckley Four Oaks be accommodated on two relatively small sites. Land South of Buddens Green is relatively central to both Beckley and Four Oaks and relatively close to existing services. The other site is on the northern edge of the village to the east of Hobbs Lane and comprises an existing brownfield site known as the Former Manroy Engineering Works and a small adjacent area of farmland which creates a more logical development area. To manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary.								

BECKLEY FOUR OAKS OPTIONS 2		FO9: Land adj. Roberts Row, Whitebread Lane, Four Oaks	FO12: Land at Buddens Green, Four Oaks	FO13: Land adj to Frog Field, Main Street Beckley Four Oaks	FO14: Westlands	FO15: Land East of Hobbs Lane		BE7: Chestnuts Paddock	BE10: Land adj to community hall, Main Street, Beckley	BE11: Land at Horseshoe Lane
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Employment	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score		Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	✓	✓	(✓)	✓	(✗)	(✓)	✓	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	~	~	~	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	(✓)	(✓)	~	~	~	~	(✓)	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	(✓)	(✓)	(✓)	~	~	(✗)	✓	(✗)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	(✓)	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✓)	(✓)	(✗)	(✗)	(✗)	✓	(✗)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(✓)	(✓)	~	~	~	✓	(✗)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✗)	(✗)	(✗)	(✗)	(✓)	(✓)	(✗)	(✗)	(✗)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	(✓)	~	(✓)	~	~	(✗)	(✓)	(✗)
11	Reduce emissions of Greenhouse gases.	~	(✓)	~	(✓)	~	~	(✓)	~	(✓)
12	Minimise the risk of flooding and resulting detriment to people and property.	(✗)	(✗)	~	(✗)	~	~	~	~	(✗)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	(✗)	~	~	~	~	~	✗	✗
15	Protect and enhance the high quality natural and built environment.	(✗)	(✓)	(✗)	✗	(✓)	(✗)	✗	✗	✗
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB and listed building (Roberts Row)) - Objective 15 and poor accessibility, which impacts on several SA criteria. Although access to an infrequent bus service is close by, development in this area would be out of character of existing linear development pattern to the detriment of the AONB.	Scores well in several SA criteria and strongly positive in terms of access to services and wider transport connections (Objective: 7/8/10). The site scores negatively against Objective 12 because of potential surface water flooding mainly on the western half of the whole site. This could be mitigated with the implementation of a SUDs scheme. BAP status also impacts on this site but habitat will be enhanced with further planting along the boundaries. SA scores are based on the development of land to the rear of the existing Buddens Green estate. Development of the whole site would bring about a wholly inappropriate scale of development for the village and would negatively impact on the AONB landscape. Land to the west of the proposed residential area would be suitable as amenity space and the creation of a SUDs scheme.	Centrally located in the village and scores well against several SA criteria when accessibility to services is taken into account. Significantly the site scores poorly against Objective 15 because the site occupies one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character and its development would be harmful to the rural setting of the village and the landscape of the High Weald AONB.	Scores well on several fronts reflecting its location in the village with several services close at hand and within walking distance. The site is also well placed to access bus services. Significantly the site scores poorly against environmental and landscape objectives. The site occupies one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character and its development would be harmful to the rural setting of the village and the landscape of the High Weald AONB.	The site comprises the former engineering works and a small parcel of farmland to the rear of the former factory. Residential use of the site scores poorly against objectives relating to access to services which reflects its village fringe location, as well as the loss of an employment site. A new footway to connect the site with the main village will improve connectivity. As it has been demonstrated that employment re-use of the site is not feasible, it is scored neutrally against Objective 6. Implementation of a housing scheme would bring back a derelict brownfield site into use providing much needed housing for the village and improve the appearance of this part of the village.	The site comprises the former engineering work and a small parcel of farmland to the rear of the former factory. The site scores poorly against objectives relating to access to services which reflects its village fringe location, as well as in relation to its alternative potential for housing. Also, while the main part of the site is an employment site (former factory), the potential for continued employment uses on this site is considered highly unlikely (although assessed as possibly positive against Objective 6 at this stage), with aged premises and poor internal infrastructure, being vacant for a number of years. As it does not appear readily capable of meeting modern commercial requirements, it is assessed as likely to have an adverse impact on the local environment.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15. Its poor accessibility to local services also impacts on several SA criteria.	Scores well in accessibility terms and is well placed to access to a bus service connecting to the wider locality. However, the site occupies one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character and its development would be harmful to the rural setting of the village and the landscape of the High Weald AONB.	Scores poorly against eight objectives reflecting its distance from the village fringe and its poor sustainability credentials. Development here would also impact negatively on the AONB landscape and would be contrary to the sustainability principles advocated by the Core Strategy
Overall Settlement Commentary		Beckley Four Oaks is a relatively small settlement within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary. Beckley Four Oaks has a good range of services available and consideration of the constraints in the locality, the Local Plan Core Strategy set a target of 20 additional dwellings on new sites in the village up to 2028. It is proposed that the requirement for Beckley Four Oaks be accommodated on two relatively small sites. Land South of Buddens Green is relatively central to both Beckley and Four Oaks and relatively close to existing services. The other site is on the northern edge of the village to the east of Hobbs Lane and comprises an existing brownfield site known as the Former Manroy Engineering Works and a small adjacent area of farmland which creates a more logical development area. To manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary.								

Appendix 4: Assessment of Site Policy Options

BECKLEY FOUR OAKS OPTIONS 3		FO16: Former Vineyard Site combined with land at Westlands, Main Street (sites FO2 and FO8 combined)	FO17: Land east of Yew Tree Cottages	FO19: Land rear of Oaklea Cottages, Main Street	FO20: Land east of Hobbs Lane (Variation of FO15)	FO21: Land south of Buddens Green (Variation of FO12)
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	✓	(✓)	✓	✓
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	(x)	~	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(x)	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	~	(✓)	(x)	(x)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	(✓)	(x)	~	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)	(✓)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	(✓)	~	~	(✓)
11	Reduce emissions of Greenhouse gases.	(✓)	(✓)	~	~	(✓)
12	Minimise the risk of flooding and resulting detriment to people and property.	(x)	~	(x)	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	~	~	~
15	Protect and enhance the high quality natural and built environment.	x	x	(x)	(✓)	(✓)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		This is a combination of two sites previously assessed (FO2 & FO8). While it scores well against some objectives, it significantly scores poorly against objective 15. It is rural in nature, visible from 2 road frontages and development would cause harm to the rural setting of the village and the landscape of the High Weald AONB, crossing a historic field boundary. Access through the Garage Door store, as proposed, would harm an existing employment site and could harm the setting of the adjacent listed building (The Cottage).	This is a smaller section of a site previously assessed (FO8), comprising the western section only. While it scores well against some objectives, it significantly scores poorly against objective 15 as it occupies one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character and its development would be harmful to the rural setting of the village and the landscape of the High Weald AONB.	This is a smaller section of a site previously assessed (FO8), comprising the eastern section only. On its own, the site is not accessible but could be accessed via site FO2 from Whitebread Lane. This means it does not score well in terms of accessibility, not being well-located for access to services. Development of the site would represent an intrusion into an open field, poorly related to the pattern of development and would cause harm to the character of the High Weald AONB, thereby the site scores poorly against objective 15. There is also evidence of surface water flooding.	This comprises site FO15 together with a small additional area of the adjacent farmland. It has a village fringe location and consequently scores poorly against objective 7. Although its residential development would result in the loss of a former employment site, it is evident that the site is highly unlikely to be capable of re-use for employment purposes, hence it is assessed as neutral in respect of Objective 6. Implementation of a housing scheme would bring back a derelict brownfield site into use providing much needed housing for the village and improve the appearance of this part of the village.	This comprises a smaller section of site FO12. The area subject to surface water flooding is now removed from the site, together with the area containing the BAP habitat pond, and consequently the site no longer scores negatively against objectives 12 or 14. It is well-located for access to services and scores positively against many criteria.
Overall Settlement Commentary		Beckley Four Oaks is a relatively small settlement within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary. Beckley Four Oaks has a good range of services available and consideration of the constraints in the locality, the Local Plan Core Strategy set a target of 20 additional dwelling on new sites in the village up to 2028. It is proposed that the requirement for Beckley Four Oaks be accommodated on two relatively small sites. Land South of Buddens Green is relatively central to both Beckley and Four Oaks and relatively close to existing services. The other site is on the northern edge of the village to the east of Hobbs Lane and comprises an existing brownfield site known as the Former Manroy Engineering Works and a small adjacent area of farmland which creates a more logical development area. To manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary.				

BECKLEY FOUR OAKS POLICIES		Policy BEC1: Land East of Hobbs Lane (site FO20)		Policy BEC2: Land South of Buddens Green (site FO21)	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide housing in the village but also much needed affordable housing and smaller units (Objective 1). The site comprises a former engineering works and a small parcel of farmland brought forward as a comprehensive development. Although its residential development would result in the loss of a former employment site, it is evident that the site is highly unlikely to be capable of re-use for employment purposes, hence it is assessed as neutral in respect of Objective 6. It would be appropriate for residential development which would make best use of land (Objective 9).	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) BEC2 will provide housing and much needed smaller units in the village (Objective 1). Housing will support the continued viability and vitality of local village services and businesses (Objective 6).
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		(✓)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The site is centrally located and offers a sustainable opportunity for development. FO12 has strong sustainability credentials within reasonable walking distance to the school, village hall and recreation ground (Objectives 5, 7 and 8). There is a bus stop immediately to the north of the site which offers bus links to other larger settlements such as Peasmarsh and Northiam. Policy BEC2 advocates a well-integrated development behind the existing Buddens Green Estate which will limit visual intrusion on the wider AONB landscape and respects the character/settlement pattern of the village.
3	Reduce crime and fear of crime.	—		—	Local cultural facilities are limited, but the site is ideally located to access both the village hall and the recreation ground/play area by foot (Objectives 8 and 2). A local bus service is immediately accessible from the site and will provide links to Rye and will enable local residents to access higher level services/amenities including tertiary education (Objectives 4, 7, 8, 10).
4	Reduce deprivation and social exclusion.	(✓)		(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is within the AONB and the village is characterised by its linear settlement pattern. Screening planting at the boundaries will minimise visual intrusion in the AONB landscape (Objective 15).
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	—		(✓)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	—		—	
7	Improve accessibility to services and facilities for all ages across the District.	—		Potential Mitigation Footway improvements will enhance connectivity for the wider area and connect the site with the existing village. Treatment of boundary edges with native species is supported by DaSA policy in relation habitats and biodiversity and limit visual intrusion into the AONB landscape.	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities.	—	Conclusions BEC1 is on the northern edge of Beckley Four Oaks and seeks to bring a redundant brownfield site back into use for residential development to provide housing for the village, including affordable housing. There is an opportunity to improve the AONB landscape. The identified use of the site is a residential led development, with the provisions as set out in Policy BEC1.	(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources.	✓		(✗)	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—		(✓)	
11	Reduce emissions of Greenhouse gases.	—		(✓)	
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)		(✓)	
13	Maintain, improve and manage water resources in a sustainable way.	—		—	
14	Conserve and enhance biodiversity.	—		—	
15	Protect and enhance the high quality natural and built environment.	(✓)		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		—	
Cumulative Effects		In combination the two sites will provide for a significant increase in the number of dwellings over the plan period, relative to the size of the village. The two sites will continue to support the viability and vitality of important local services in the village including the school, village hall and the bus service. Landscape and biodiversity impacts are minimal as a result of the proposed developments and have been partially mitigated by the policy criteria. In combination, it is concluded these two sites represent the most sustainable option to meet Beckley Four Oaks' housing requirement.			

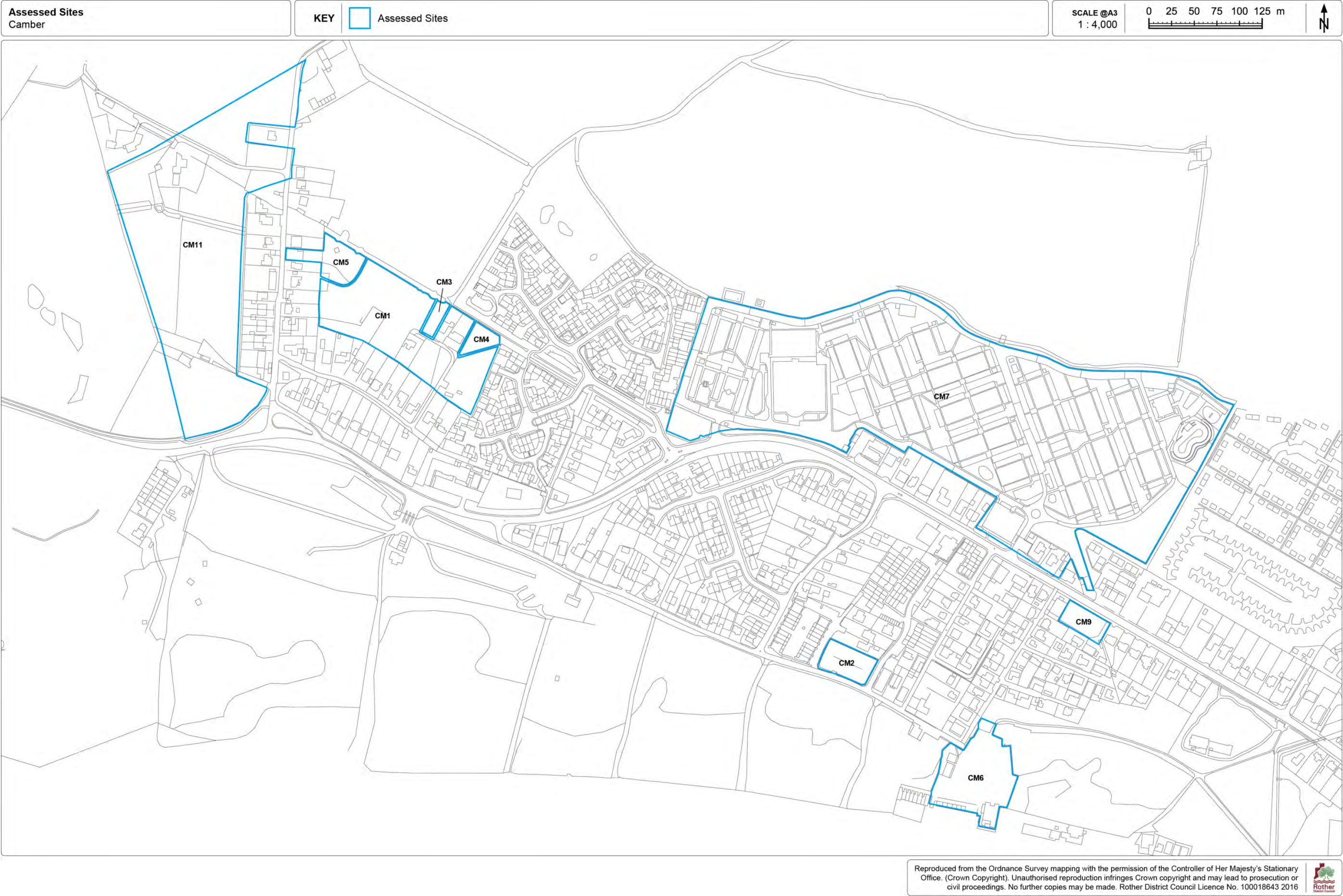


BROAD OAK OPTIONS 1		BO16: Land West of Northiam Road (A28)	BO17: Land South of the Rainbow Trout	BO15: Land south of B2089	BO14: Reeds Wood, Land at top of Furnace Lane	BO13: Highlands	BO12: Land to the Rear of Malvern Cottage	BO11: Land South of the Old Manor House	BO10: Sunbeam Farm Yard, Udimore Road, Broad Oak	BO9: Land opposite Bell Hurst Cottage, Chitcombe Road
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	(✓)	✓	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	(✓)	(✗)	(✗)	(✓)	~	(✓)	(✓)	(✓)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	✗	(✓)	(✓)	(✓)	~	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	(✗)	(✓)	✓	(✓)	✓	(✗)	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	(✗)	~	~	~	(✗)	✗	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✗)	(✓)	(✓)	~	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(✗)	(✓)	(✓)	~	(✓)	(✓)	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	✓	~	~	✗	(✓)	(✓)	(✓)	✓	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	~	(✗)	~	(✓)	(✓)	~	(✓)	(✓)
11	Reduce emissions of Greenhouse gases.	~	~	✗	✗	(✗)	~	✗	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	(✓)	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	(✓)	~	~	✗	(✗)	(✗)	(✗)	~	~
15	Protect and enhance the high quality natural and built environment.	(✗)	~	(✗)	✗	✗	(✗)	(✗)	(✗)	✗
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant positive sustainability impacts generated by proposing residential development here. The site is well located to services and minimises impact on the wider AONB landscape. Although partly brownfield, land to the rear of BO16 is part of the High Weald AONB field pattern, the site relates far more to the built up area than wider countryside, being impacted upon by the adjoining Tillingham View development and visually contained (Objective 15). There is evidence of surface water flooding in the locality contrary to objective 12 but could be mitigated through the implementation of SUDs as well as allotments. The requirement for allotments in the village can be accommodated on BO16 given the scale of comprehensive development proposed. It is not a reasonable option for other smaller sites located elsewhere in the village.	BO17 scores positively against several SA objectives. The site is located centrally in the village and scores well in terms of accessibility and sustainability with a close proximity to services. The site is visually contained by existing tree belts and planting.	BO15 scores negatively on many of the objectives. This reflects the relatively unsustainable location of the site and the impact of housing development in the wider AONB landscape.	Significant negative SA impacts regarding development of BO14. In particular when assessed against Objectives 11/14 and 15 reflecting the impact of the loss of Ancient Woodland and impact on the AONB landscape.	BO13 scores well against the objectives. The site scores poorly against loss of trees and impact on the listed building onsite.	Development would be visually exposed in this location and would be in direct conflict with Objective 15. The site does not relate well with the existing fabric of Broad Oak and would be contrary to Objective 4.	Scores positively against several SA Objectives. It is located in a sustainable location but scores negatively against Objective 11 and 14 with a net loss of trees	Scores positively against a number of SA objectives reflecting its central location. However development would also change the character of the landscape with open exposed site on the open slopes.	BO9 scores positively against several SA objectives but significantly and notably against objective 15 the site has a significant negative impact on the AONB landscape with the open, exposed slope. Development is not suitable in this location.
Overall Settlement Commentary		Broad Oak is closely linked to the neighbouring villages of Cackle Street and Brede to the south and the three of them form a relatively compact cluster of settlements running north-south along the A28. The village is relatively well resourced with services including a school, recreation ground, a shop, a pub and a village hall. Given the size of the village, the range of services available and consideration of the constraints in the locality, the Local Plan Core Strategy set a target of 50 dwellings on new sites in the village up to 2028. The housing requirement will be accommodated on two sites which both score relatively well in sustainability terms. Both sites are centrally located in the village. Where possible there will be native planting to minimise the landscape impact. Broad Oak is a relatively small settlement within the High Weald AONB but is well served by local amenities. Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality, most notably the visual encroachment in the AONB landscape, Broad Oak warrants the retention of a development boundary.								

Appendix 4: Assessment of Site Policy Options

BROAD OAK OPTIONS 2		BO4: Land at Burnt House Farm, Broad Oak	BO1: Land west of Tillingham View, Broad Oak	BO2: Land to South of Goatham Lane, Broad Oak	BO18: Residential land west of A28	BO19: Land south of Udimore Road	BO20: Southern corner of Reeds Wood, with access off Northiam Road	BO21: Land west of the A28, Northiam Road (enlargement of BO16)	BO22: Land at the Rainbow Trout public house (enlargement of BO17)
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential and public house
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	(✓)	~	(✓)	(✓)	(✓)	✓	✓
2	Improve the health and well-being of the population and reduce inequalities in health.	~	(✓)	(✗)	(✓)	(✓)	(✗)	✓	(✓)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✗)	(✓)	✗	(✓)	(✓)	(✓)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	(✗)	(✓)	(✓)	(✓)	(✓)	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✗)	(✓)	(✓)	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(✗)	(✓)	(✓)	(✓)	(✓)	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	(✗)	~	(✓)	✗	✓	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)	~	(✗)	(✓)	(✓)	~	(✓)	(✓)
11	Reduce emissions of Greenhouse gases.	~	(✓)	✗	~	✗	✗	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	(✓)	~
14	Conserve and enhance biodiversity.	~	(✗)	✗	~	(✗)	✗	(✓)	~
15	Protect and enhance the high quality natural and built environment.	✗	✗	✗	~	✗	✗	(✗)	~
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Mixture of positive and negative scores. On the edge of the village and exposed in the wider AONB landscape, BO4 scores particularly negatively when assessed against Objective 15.	Mostly positive scores. However notably significant negatives against environment objectives 14 and 15 reflecting the impact of adjacent Ancient Woodland to the north west and while the site is relatively contained the complete redevelopment of BO1 for housing is neither necessary or appropriate for the village of Broad Oak at this time and would impact negatively on the AONB landscape.	Significant SA issues highlighted in this assessment. Scores negatively against several objectives reflecting its fringe location and distance to services (Objective 7 and 8), impact on Ancient Woodland (Objective 11 and 14) and impact on the wider AONB landscape which is in direct conflict with Objective 15.	BO18 is a smaller section of site BO16 including residential properties fronting the A28 only and not the open field to the rear. It scores positively on many SA objectives, being centrally located with good access to services, and utilising brownfield land and residential gardens. However, the limited size of the site does not make most efficient use of land, having regard to the fact there is additional land available to the rear. Consequently the number of houses that could be provided is less than with the BO16 and would not, with the other site, meet the village's Core Strategy housing target. There are also fewer opportunities for associated recreational uses including allotments/ access to public footpath/ woodland.	BO19 is a combination of sites BO10, BO11 & BO13. While combining the sites would make more efficient use of land and allow for more houses to be developed in a relatively sustainable location, the site scores poorly on landscape grounds because developing on the open slopes south of the ridge line would cause harm to the character of the area and to the wider AONB landscape (objective 15). There would also be a loss of trees (objectives 11 and 14).	Significant negative SA impacts regarding development of BO20, in particular when assessed against Objectives 9, 11, 14 and 15 reflecting the impact of the loss of ancient woodland and impact on the AONB landscape.	This is site BO16 but with the addition of a further residential plot: Elgienne. Significant positive sustainability impacts. The site is well located to services and minimises impact on the wider AONB landscape. Although partly brownfield, land to the rear of BO16 is part of the High Weald AONB field pattern, the site relates far more to the built up area than wider countryside, being impacted upon by the adjoining Tillingham View development and visually contained (Objective 15). There is evidence of surface water flooding in the locality contrary to objective 12 but could be mitigated through the implementation of SUDs as well as allotments. The requirement for allotments in the village can be accommodated together with an area of retained woodland.	This is site BO17, together with additional land to the north, comprising the public house (which would be retained) and its garden. It scores positively against several SA objectives. The site is located centrally in the village and scores well in terms of accessibility and sustainability with close proximity to services. The site is visually contained by existing tree belts and planting. In addition BRO2 ensures the most efficient use of the land by utilising part of the pub garden for residential development. The retention of the public house supports the retention of good access to this community facility.
Overall Settlement Commentary		Broad Oak is closely linked to the neighbouring villages of Cackle Street and Brede to the south and the three of them form a relatively compact cluster of settlements running north-south along the A28. The village is relatively well resourced with services including a school, recreation ground, a shop, a pub and a village hall. Given the size of the village, the range of services available and consideration of the constraints in the locality, the Local Plan Core Strategy set a target of 50 dwellings on new sites in the village up to 2028. The housing requirement will be accommodated on two sites which both score relatively well in sustainability terms. Both sites are centrally located in the village. Where possible there will be native planting to minimise the landscape impact. Broad Oak is a relatively small settlement within the High Weald AONB but is well served by local amenities. Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality, most notably the visual encroachment in the AONB landscape, Broad Oak warrants the retention of a development boundary.							

BROAD OAK POLICIES		Policy BRO1: Land West of Northiam Road A28 (site BO21)		Policy BRO2: Land South of Rainbow Trout Pub (site BO22)	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) BRO1 will provide housing but also affordable housing and much needed smaller units in line with policy (Objective 1). The central location of the site will enable the development to be integrated into existing fabric of the village with good links to local services and amenities (Objectives 4, 5, 7, 8) and supporting the continued viability and vitality of local services and businesses (Objective 6) . In addition BRO1 ensures the most efficient use of the land (Objective 9). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The central location of BRO1 is well placed to access all services and is within reasonable walking distance to the primary school, local shop, recreation ground and pub, there is also direct access to a public right of way (Objectives 2, 7, 8 and 10). BRO1 is centrally located in the village and the provision of allotments ensures good accessibility for the rest of the village to access this amenity. It also addresses a shortfall of allotment provision in this area (Objectives 8 and 9). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Being partly brownfield, the proposed use makes good use of natural resources (Objective 9). However, land at the rear of BRO1 is part of the historic High Weald AONB field pattern although the site relates far more to the built up area than wider countryside, being impacted upon by the adjoining Tillingham View development and visually contained (Objective 15). Impacts on the High Weald AONB are mitigated through the retention of trees and a buffer to the ancient woodland. However, it is acknowledged there will be some impact on a historic field and this has been raised in the DaSA consultation. Consequently there is a minor negative effect in respect of Objective 15. A buffer between the proposed residential area and the Ancient Woodland will preserve the integrity of the Ancient Woodland and minimise the impact of development (Objective 14). The creation of further planting of hedgerow and trees on the boundaries and the retention of a small area of woodland within the site is supported by policy and should enhance local biodiversity habitat (Objectives 14 & 15). The creation of SUDs will create opportunities for habitat enhancement and address surface water run off issues (Objectives 12, 13 and 14). Potential Mitigation BRO1 will be bought forward as a comprehensive development. To mitigate AONB impact, a buffer would be required to the ancient woodland of Little Austen's Wood immediately to the west (Objectives 14 and 15). and trees within the site should be retained as far as possible (Objectives 11 and 15). An existing public footpath along the western boundary should be retained and a link provided to it through the development (Objectives 2 and 7). Evidence provided by the Council's Open Space, Sport and Recreation Study and discussions with the Parish Council have highlighted the shortfall of allotment provision in this locality, which will be addressed through the provision of allotments on this site (Objective 8). Furthermore, the provision of SUDS will address run-off concerns and also provide opportunity to enhance local biodiversity (Objectives 12 and 14). SA Conclusions The advantages of development at this location outweigh the disadvantages in sustainability terms. The site is visually contained and well located to access local services and amenities. The Policy will also provide much needed affordable housing in the locality. The preferred use of the site is a residential led development with the provision of allotments and a small area of retained woodland, as set out in Policy BRO1.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) BRO2 will provide housing but also affordable housing and much needed smaller units in line with policy. The central location of the site will ensure good links to local services and amenities (Objectives 4, 5, 7, 8) and supporting the continued viability and vitality of local services and businesses (Objective 6). In addition BRO2 ensures the most efficient use of the land (Objective 9).
2	Improve the health and well-being of the population and reduce inequalities in health.	✓		(✓)	
3	Reduce crime and fear of crime.	~		~	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) BRO2 is well placed to access all services and is within reasonable walking distance to the primary school, local shop and recreation ground (Objective 7, 8 and 10). The retention of the public house supports the retention of good access to this community facility (Objective 8).
4	Reduce deprivation and social exclusion.	(✓)		(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is partly greenfield and within the AONB, but the southern section is relatively well screened by existing hedgerows and tree belts. Existing hedgerows and trees belts will be retained and enhanced by further planting on the boundaries of the site to minimise the wider visual impact in the AONB landscape especially to the south(Objective 15).
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)		(✓)	Potential Mitigation Screening planting on the boundaries of the site will limit the limited visual intrusion in the AONB landscape. SA Conclusions In sustainability terms BRO2 scores well against many of the sustainability objectives. The preferred use of the site is a residential development, together with the retention of the public house, with the provisions as set out in Policy BRO2.
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)		(✓)	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)		(✓)	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)		~	
13	Maintain, improve and manage water resources in a sustainable way.	(✓)		~	
14	Conserve and enhance biodiversity.	(✓)		~	
15	Protect and enhance the high quality natural and built environment.	(✗)		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Cumulative Effects		In combination the two sites will provide for a significant increase in the number of dwellings, including affordable housing over the plan period, relative to the size of the village. The two sites will continue to support the viability and vitality of important local services in the village including the school, shop, pub and the local bus services. Landscape and biodiversity impacts are minimal as a result of the proposed developments and have been partially mitigated by the policy criteria. In combination, it is concluded these two sites represent the most sustainable option to meet Broad Oak's housing requirement.			

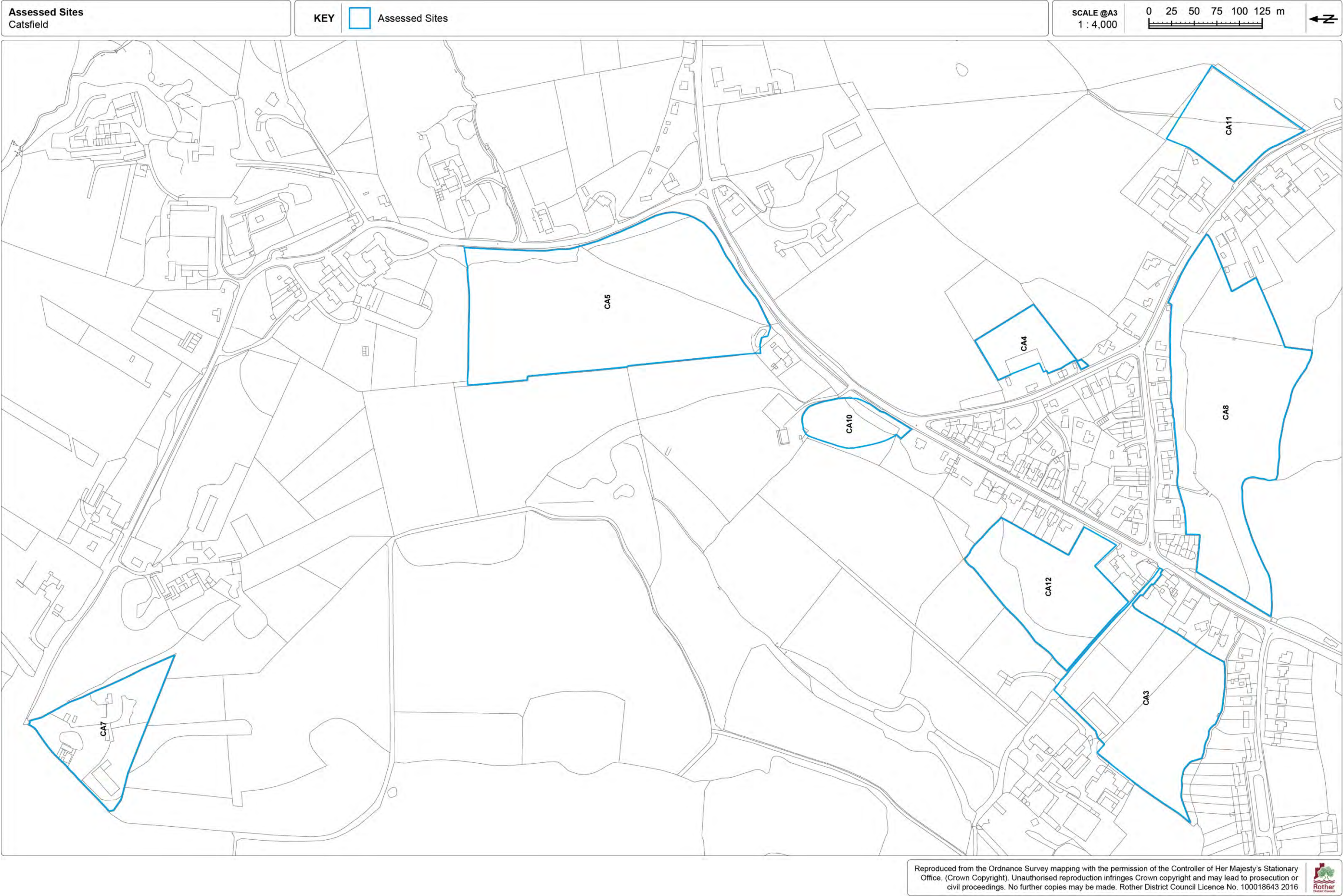


CAMBER OPTIONS 1		CM1: Land at Chapel Field	CM3: Land adjoining Cedar Cottage (west)	CM4: Land Adjoining Cedar Cottage (east)	CM5: Land adjoining Sands End, Farm Lane	CM7: Pontins Holiday Camp	CM11: Land West of Farm Lane, Camber	CM9: Garage, Lydd Road, Camber	
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Commercial (Employment or Retail)
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	✗
2	Improve the health and well-being of the population and reduce inequalities in health.	(✗)	(✗)	(✗)	(✗)	(✓)	✗	(✓)	(✓)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✗)	(✗)	(✗)	(✗)	(✓)	(✗)	~	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	✗	(✗)	✗	✓
7	Improve accessibility to services and facilities for all ages across the District.	(✗)	(✗)	(✗)	(✗)	(✓)	(✗)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✗)	(✗)	(✗)	(✗)	(✓)	(✗)	~	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	✗	✗	✗	✗	(✓)	(✗)	(✓)	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)	(✗)	(✗)	(✗)	~	(✗)	~	~
11	Reduce emissions of Greenhouse gases.	(✗)	(✗)	(✗)	(✗)	~	(✗)	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	✗	✗	✗	✗	✗	✗	✗	(✗)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	(✗)	(✗)	(✗)	(✗)	✗	✗	~	~
15	Protect and enhance the high quality natural and built environment.	✗	✗	✗	✗	✗	✗	(✓)	(✓)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		CM1 scores poorly on a number of sustainability objectives, particularly against environmental and social objectives and reflects on the site's fringe location on the western side of the village, relatively distant from the main services the village provides (Objective 7). Against objective 12 Walland Marsh SSSI is located to the north. Development of this paddock would be out of proportion with the scale of proposed for the village (Objective 15) and would impact negatively on the local environment.	Significant negatives against several sustainability objectives, in particular flood risk on a greenfield site (Objective 12) and poorly related to services (Objective 7 and 8).	Almost all negative scores against several objectives. Scores poorly against environmental objectives, in particular objectives 18 and 21 highlighting the site is a greenfield site in flood zone 3.	Does not score well in terms of distance from services which are centrally located in the village. Scores very poorly against objective 15, 18 and 21 in particular which highlights the unsuitability of this site in sustainability terms when assessing residential development on a greenfield site in Flood Zone 3 adjacent to SSSI.	CM6 scores well in terms of sustainability and reducing the need to travel distances to access village services given its central location in the village. Its close proximity to the SSSI and the scale of development would impact negatively on the village and put further recreational pressure on the Dungeness Complex.	Significant negatives attached to this site. Scores poorly against several objectives in particular in regards to flood risk and distance from services.	Has a live permission for residential (5 units) and a retail unit. The former garage site is a potentially contaminated brownfield site, so any development will have a beneficial effect in terms of health (Ob.2) and land efficiency (Ob.9).	
Overall Settlement Commentary		The scale of development proposed for Camber in the Core Strategy is appropriate (20 units). The historic settlement pattern of the village has been an eclectic post war development centred around tourism. Careful balance must be reached to accommodate growth in the village and preserving the integrity of the Dungeness complex of internationally important nature conservation sites as well as protecting the adjacent SSSI. The development of the Sustainable Access and Recreation Management Strategy to manage recreational pressure on the Dungeness Complex should be integral to any planned growth of the village. In addition flood risk is also a significant consideration when allocating land for development. The village has a number of services which local residents draw upon although there is no school in the settlement, with children having to travel to Rye to access education. During high season the village can be overwhelmed with visitors and traffic management is a significant problem and must be managed as an holistic approach to growth of the village. Camber is relatively well served by services and amenities located within the village and therefore to manage sustainable growth in the village, especially in an area where the environmental designations and flood risk are particularly sensitive, the settlement warrants the retention of a development boundary.							

Appendix 4: Assessment of Site Policy Options

CAMBER OPTIONS 2		CM6: Camber Central Car Park			CM2: Former Putting Green Site, Old Lydd Road, Camber	
Proposed For / Main Use Considered		Residential	Tourism, commercial, operational, public realm	Commercial (Employment or Retail)	Residential	Commercial (Employment or Retail)
SA Objective		Score		Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	✗	✗	(✓)	✗
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	(✓)	(✓)	(✓)
3	Reduce crime and fear of crime.	~	~	(✓)	~	(✓)
4	Reduce deprivation and social exclusion.	(✓)	(✓)	(✓)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	~	~	(✗)	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	✓	✓	~	✓
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(✓)	✓	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	(✓)	(✓)	(✓)	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	✗	(✗)	(✗)	✗	(✗)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	~	~	
15	Protect and enhance the high quality natural and built environment.	~	~	(✗)	~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A mixture of positive and negative scores. CM6 is a significant brownfield site currently used primarily as a car park but has a small number of tourism based outlets as well as operational offices for the police, medical facilities and coast guard during busy days. The site is centrally located in the village and is a key hub for the community. This is reflected in the positive score in objective 7 and 8. Access to local services and shops from this location scores relatively well. In terms of the local economy the site is at the heart of the village and regeneration of this brownfield area will be the catalyst to improve access to jobs and diversify the tourism offer in a deprived area (Objective 4). The regeneration of this site must be sympathetic to the Rye Bay SSSI and not prejudice in the integrity of the SSSI area and recreational pressure is managed effectively (objective 14). The site is also located in Flood Risk zone 2 and 3. Flood risk mitigation would be required and integral to any development on this site. Habitable rooms in residential development should not be in the ground floor. CM6 scores positively for residential, tourism/ mixed use, and employment uses, although permanent residential use has significant flood risk issues.			Mostly positive scores when CM2 is considered for residential and commercial uses. CM2 is currently used as a car park and is surrounded by existing residential and commercial development. The site is well located to access local shops and community facilities and scores positively against Objectives 7 and 8 underlining its sustainability credentials. A brownfield site, the development of CM2 would be a catalyst for regeneration in a significantly deprived area. CM6 is located less than 200 metres to the east.	
Overall Settlement Commentary		The scale of development proposed for Camber in the Core Strategy is appropriate (20 units). The historic settlement pattern of the village has been an eclectic post war development centred around tourism. Careful balance must be reached to accommodate growth in the village and preserving the integrity of the Dungeness complex of internationally important nature conservation sites as well as protecting the adjacent SSSI. The development of the Sustainable Access and Recreation Management Strategy to manage recreational pressure on the Dungeness Complex should be integral to any planned growth of the village. In addition flood risk is also a significant consideration when allocating land for development. The village has a number of services which local residents draw upon although there is no school in the settlement, with children having to travel to Rye to access education. During high season the village can be overwhelmed with visitors and traffic management is a significant problem and must be managed as an holistic approach to growth of the village. Camber is relatively well served by services and amenities located within the village and therefore to manage sustainable growth in the village, especially in an area where the environmental designations and flood risk are particularly sensitive, the settlement warrants the retention of a development boundary.				

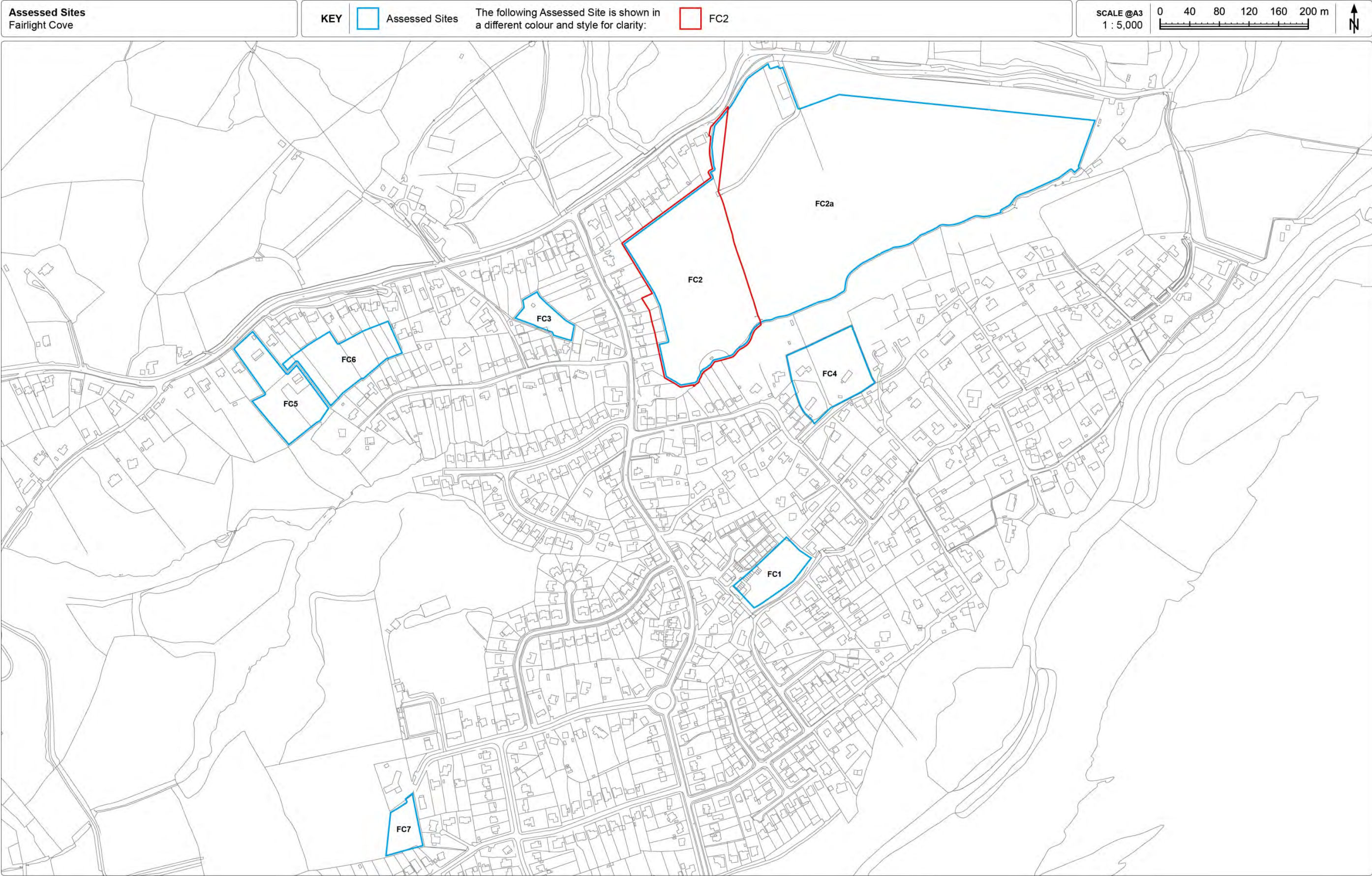
CAMBER POLICIES		Policy CAM1: Land at the Former Putting Green (Site CM2)		Policy CAM2: Land at Central Car Park (Site CM6)	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) The policy will provide housing, including affordable housing (Objectives 1, 4) in a location that can be well integrated into the wider fabric of the village (Objective 4). While there is a small amount of commercial development in the locality (Objective 6), this site is more suited to a wholly residential scheme, particularly given the village's housing need and the lack of alternative sites for residential development. Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Regarding social objectives, Policy CAM1 scores well against SA Objectives. CAM1 is well related to the existing built up area of Camber and is centrally placed to access the majority of village services by foot (Objective 7). There is no school in the village, hence the low score on objective 5. Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) CAM1 is a brownfield site and the redevelopment of the site for residential makes best use of land (Objective 9) while also offering an opportunity to significantly improve the appearance of the site to the benefit of the street scene (objective 15). There are environmental constraints which impact on CAM1. The site lies within Flood Zone 2. The main flood risk to Camber is tidal flooding. The completion of the recent Broomfield Sea wall defence has increased protection locally. The surrounding countryside is subject to a number of International and national environmental designations including SSSI, SPA, and RAMSAR and managed accordingly. Camber is popular with visitors during period of fine weather and the population of the village can increase significantly during these periods. Recreational pressure particularly on the International Sites will be managed through the Sustainable Access and Recreation Management Strategy (SARMS). Potential Mitigation Mitigation for flood risk will be localised to CAM1 with the applicant required to submit FRA, (Objective 12). Recreational pressure on the sensitive nature conservation sites will be managed through the implementation of the SARMS. The need to protect the adjacent SSSI is specifically taken account of in the policy. Conclusions The policy framework for CAM1 is informed by the adopted Camber Village SPD and SA. The provisions of Policy CAM1 promote a sustainable use of a brownfield site. The central location within the existing fabric of the village promotes accessibility by sustainable modes to the full range of village services, and enhances accessibility for existing areas. The creation of housing, including affordable housing, will have positive social effects.	(✗)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) The policy will provide commercial (objective 6) and community facilities (Objective 7 and 8) in a location that can be well integrated into the wider fabric of the village (Objective 4).
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		(✓)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) CAM2 is well related to the existing built up area of Camber and is centrally placed to access the majority of village services by foot (Objective 7 and 8).
3	Reduce crime and fear of crime.	—		—	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) CAM2 is a brownfield site and its redevelopment for tourism and other uses makes best use of land (Objective 9), while also offering an opportunity to significantly improve the appearance of the site to the benefit of the street scene (objective 15). The site lies within Flood Zone 3a and is not well-defended from tidal flooding (unlike the majority of the village, which is well defended). This means it is not suitable for residential re-use, although holiday accommodation would be appropriate at first floor level, subject to a site specific flood risk assessment. The surrounding countryside is subject to a number of International and national environmental designations including SSSI, SPA, and RAMSAR and managed accordingly. Camber is popular with visitors during periods of fine weather and the population of the village can increase significantly during these periods. Recreational pressure particularly on the International Sites will be managed through the Sustainable Access and Recreation Management Strategy (SARMS).
4	Reduce deprivation and social exclusion.	(✓)		(✓)	Potential Mitigation Mitigation for flood risk will be localised to CAM2 with the applicant required to submit FRA (Objective 12). Similar to CAM1, recreational pressure in Camber will be managed through the implementation of the SARMS. The loss of car parking on Central Car Park will be mitigated through a traffic management scheme, which could include a rebalancing of spaces from site to the adjacent overflow car park, in partnership with ESCC. SA Conclusions The policy framework for CAM2 is informed by the adopted Camber Village SPD and SA. The provisions of Policy CAM2 promote a sustainable use of a brownfield site. The site is well placed to access the full range of village services. The creation of tourism and other uses and the retention of key services will provide local jobs and support the local economy.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)		—	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	—		✓	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)		(✓)	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—		—	
11	Reduce emissions of Greenhouse gases.	—		—	
12	Minimise the risk of flooding and resulting detriment to people and property.	(✗)		(✗)	
13	Maintain, improve and manage water resources in a sustainable way.	—		—	
14	Conserve and enhance biodiversity.	(✓)		(✓)	
15	Protect and enhance the high quality natural and built environment.	(✓)		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		—	
Cumulative Effects		In combination the two sites will provide for a managed increase in the number of dwellings over the plan period, relative to the size of the village, together with new tourism uses. Both sites are brownfield sites making best use of land. Traffic management will be approached in a holistic way including the mitigation of the loss of car parking spaces. Recreation pressure will be managed through the Sustainable Access and Recreation Management Strategy. Respective sustainability weaknesses have been mitigated by the policy criteria and framed by the adopted Camber SPD. While CAM1 only provides 10 dwellings, relative to Camber's housing target of 20 dwellings, no other sustainable sites have been identified, especially having regard to critical flood risk and biodiversity objectives.			



CATSFIELD OPTIONS		CA3: Land at Wilton House	CA4: Land off Church Lane	CA5: Land adj to Park Gate Bungalows	CA7: Land at the Warren Yard, Catsfield Road	CA8: The Brooks, Church Road	CA10: Land between Park Gate Bungalows and Ivy House	CA11: Land opposite the Primary School	CA12: Land rear and adjacent White Hart pub			
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Commercial (Employment or Retail)	Open Space	Residential and open space
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	~	~	(✓)	~	(✓)	✓	(x)	(x)	✓
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	(x)	~	(x)	~	~	(x)	(✓)	(✓)
3	Reduce crime and fear of crime.	~	~	(x)	~	~	~	~	~	~	(✓)	(✓)
4	Reduce deprivation and social exclusion.	~	~	(x)	x	(✓)	~	~	(✓)	(✓)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	~	x	(✓)	(✓)	(✓)	(✓)	~	~	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(x)	~	~	x	~	~	~	~	(✓)	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	~	(x)	x	(✓)	~	~	(✓)	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(x)	~	~	x	~	~	~	~	~	(✓)	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	(x)	x	~	~	(x)	(x)	~	~	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	(x)	~	~	(x)	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	(x)	~	x	~	x	(x)	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	(✓)	(✓)	(✓)	(x)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
13	Maintain, improve and manage water resources in a sustainable way.	(x)	~	~	(x)	(x)	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	~	~	(x)	x	~	~	~	~	~
15	Protect and enhance the high quality natural and built environment.	(x)	(x)	x	~	(x)	x	(x)	(x)	(x)	(x)	~
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Comparatively well related to existing services (Ob.7). However, the loss of existing equestrian use, in terms of local rural character, tourism and employment would be a negative factor (Obs. 6, 8 and 15). Partial overlap with two separate archaeological notification areas (ANA), including the 'Saxon, medieval and post-medieval farm complex' to the north-west, in addition to the ANA which covers most of Catsfield. The farm to the north west also includes listed buildings, for which impact upon setting is a consideration (Ob.15). Relatively minimal flood risk (Ob.12), although surface water flow paths centre south. Partially within Pevensy Levels hydrological catchment with potential pollution issues upon international sites, as identified in HRA (Ob.13). A SuDS treatment train would be essential, for which there is scope. Overall, although the site has some positives, there are also negatives against social, economic and environmental sustainability factors.	Church Lane has a more rural character and development would have an unacceptable AONB impact. In comparison to other sites, it has a negative assessment against key environmental sustainability factors (Ob. 15 in particular).	Greenfield and poorly related to the village. Although on a bus route, this would inevitably be a very car dependent development, with no services in walking distance. Relatively minimal flood risk (Ob 12). Overall the site scores poorly in relation to both accessibility-related SA objectives and those related to impact on the natural and built environment.	Very poorly related to services and inaccessible for pedestrians (Obs 7 & 10). Brownfield, but no apparent sewer connection. Wholly within Pevensy Levels hydrological catchment (HRA impacts) - SuDS requirements (Ob 13). Not a sustainable site for fully residential development on a full range of environmental, social and economic factors.	A large site that scores generally negatively in relation to environmental matters. The site is centrally located with good access to services, particularly more so the on west side, so scores on some social factors are positive. However, development here would impact on the rural setting and landscape character of the village more noticeably in comparison to other more contained sites in the village, with the fields being a gateway feature that is visually prominent from several aspects (Ob 15). The site is criss-crossed by streams and ordinary water-courses. As well as the attendant surface water flood risk (Ob 12) and risk of pollution via run-off (Ob. 13), the culverting of watercourses may negatively impact on biodiversity (Ob 14).	Not a sustainable site, particularly on environmental factors (Obs 11, 14, 15). Extensive mature tree coverage. This site forms an area of accessible natural green-space that is relatively removed from the existing built form.	Although opposite the primary school (Ob.5), the site is not as well related to other village services (Ob.7), particularly parks and open space (Ob.8). Rural in character and development would be an undesirable extension into open AONB countryside, as well as having issues in relation to the setting of listed buildings (Ob.15). Generally scores poorly in relation to environmental SA factors.	The site offers a relatively sustainable opportunity for development. It scores well on social factors since it directly abuts a shop, post office, public house (Ob.7) and bus stop (Ob.10); and is within walking distance of a primary school (Ob.4). It allows direct access to the public right of way network (Ob. 2) and is within walking distance of the recreation ground, village hall and church (Ob. 8). Residents will be able to walk to village services or use the bus service (Ob. 7). It is also almost entirely free of flood risk, and has scope for SuDS (Ob.12). The rear of the site is within the AONB, but screened by tree belts and vegetation which mitigate wider visual impact to a large extent (Ob.15) Overall, sustainability advantages outweigh the disadvantages of developing a greenfield site that is of a large scale relative to the size of the settlement. The site appears to be a reasonable option for residential together with amenity open space to meet an acknowledged local deficit in the village in a central location. Commercial uses on the B road frontage would relate to adjacent other commercial uses (including a pub, shop and post office) but the site is too large to justify being wholly for that use. The site offers an opportunity to provide amenity open space due to the scale of the site, an acknowledged local deficit in the village and its location at the hub of the village, which would also help integrate the development as well as respecting the setting of the listed White Hart.			
Overall Settlement Commentary		Catsfield has a good range of services, particularly relative to its population. These services include a primary school, convenience shop/post office, village hall, public house, recreation ground and a play area. Catsfield is classed as a 'Local Service Village' and clearly warrants retention of a development boundary. However, there is an absence of publicly accessible amenity open space centrally within the village, and to a lesser extent facilities for older children and teenagers. Catsfield is arguably the least environmentally constrained village in the District (as set out in the Rural Settlements Study). It is on the edge of the AONB, but relatively free from flood risk, and agricultural land quality is average (Grade 3). However, most of the village is covered by an archaeological notification area. Western fringes of the village touch upon the Pevensy Levels hydrological catchment, for which the HRA cites pollution concerns. There is no gas connection in the village. In terms of the opportunities considered, Catsfield offers a relatively sustainable location for housing growth. and has reasonable site options.										

Appendix 4: Assessment of Site Policy Options

CATSFIELD POLICY		Policy CAT1: Land west of the B2204 (Site CA12)	
SA Objective		Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	<p>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a significant quantity of housing, including affordable and smaller units (Ob.1). Not in a village with a large economic base, but development at this location will support the continued viability of local village businesses (Ob 6).</p> <p>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) From a social perspective, the site offers a sustainable opportunity for development. It directly abuts a shop, post office and public house (Ob.7) and bus stop. Site is within a reasonable walking distance (approx. 500m) of the village primary school (Ob. 5). Potential for a well integrated development, providing a mix of units (including affordable) located at the heart of the village. The inclusion of the village green will promote effective integration (Ob.4). Not a village with a GP surgery and the site is large relative to the size of the settlement, but the provision of open space alongside development will provide some health benefits (Ob.2). Local cultural and leisure facilities are limited, but in the village context this site is ideally placed to access both the village hall and the recreation ground/play area by foot, as well as providing an on-site village green that may offer a focal point for community activities (Ob.8).</p> <p>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is within the AONB, but screened by tree belts and vegetation which mitigate wider visual impact to a large extent (Ob. 15). Loss of trees will be minimal, although scrub clearance will be necessary to secure access (Ob 11). Although greenfield, the site is unused (Ob 9). The site is also almost entirely free of flood risk, and has scope for SuDS (Obs. 12 and 13). The site benefits from an adjacent bus stop and service and being close to services (Ob. 10 and 11). Impacts on biodiversity are minimal, with no designated sites or priority habitats affected (Ob 14). In common, with most of the village, the frontage is within the Archaeological Notification Area. The site is adjacent the Grade 2 listed White Hart, although the proposed layout's inclusion of a village green offers scope to enhance the setting (Ob15).</p> <p>Potential Mitigation As discussed, the inclusion of a village green will have multiple social and environmental benefits that mitigate harm from development and provide an opportunity to create a central green for wider village use (incorporated into CAT1(ii)), which would also help integrate the development as well as respecting the setting of the listed White Hart. Impacts upon neighbouring amenities could be mitigated by boundary planting. SuDS will be necessary and provision of hedgerow screening will provide habitats in accordance with policy.</p> <p>SA Conclusions Although a greenfield site that is of a large scale relative to the size of the settlement, there are several sustainability advantages of development here. The most sustainable use of the site is considered to be a residential led development with supporting open space in the form of a village green, as specified in Policy CAT1. It largely meets Catsfield's residual housing target.</p>
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	
3	Reduce crime and fear of crime.	—	
4	Reduce deprivation and social exclusion.	(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	—	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	—	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—	
11	Reduce emissions of Greenhouse gases.	—	
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	
13	Maintain, improve and manage water resources in a sustainable way.	—	
14	Conserve and enhance biodiversity.	—	
15	Protect and enhance the high quality natural and built environment.	—	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—	
Cumulative Effects		N/A	



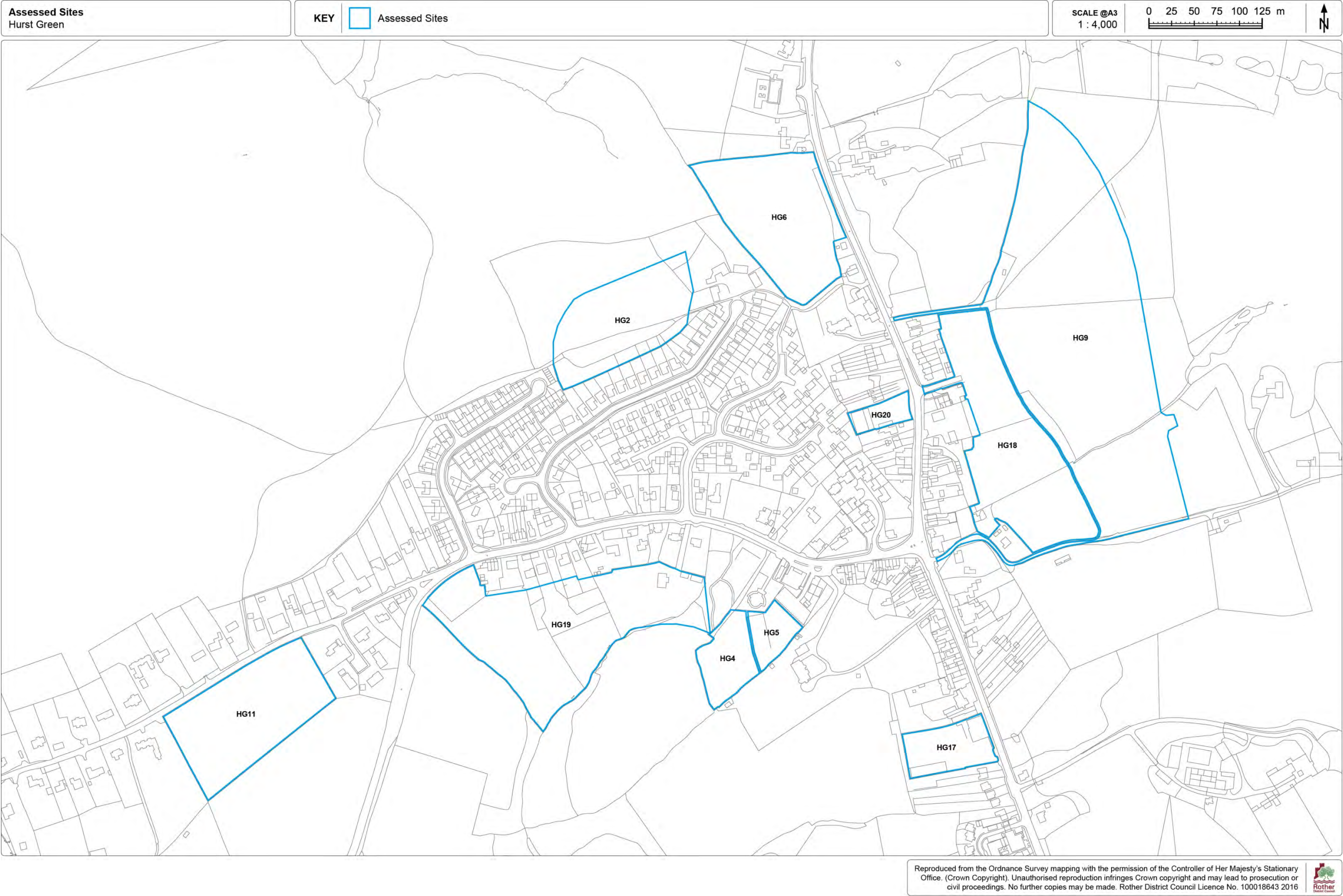
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2016



Appendix 4: Assessment of Site Policy Options

FAIRLIGHT COVE OPTIONS		FC1: Former Market Garden, Lower Waites Lane	FC2: Land east of Waites Lane		FC2a: Land south of Pett Level Road	FC3: Land to the rear of Red Roofs, Farley Way	FC4: Land at Broadlands, Broadway	FC5: Land at Seahome, Battery Hill	FC6: Land to the rear of Sea Breeze, Battery Hill	FC7: Warren Farm, Commanders Walk
Proposed For / Main Use Considered		Residential	Residential, doctors surgery, open space	Residential	Residential, doctors surgery, retail, open space	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	✓	✓	✓	(✓)	✓	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	✓	~	✓	~	(✓)	~	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	~	(x)	~	(✓)	(✓)	(x)	(x)	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	~	(x)	~	(✓)	(✓)	(x)	(x)	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	~	~	~	~	(✓)	~	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	~	~	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	(x)	(x)	(x)	(x)	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
13	Maintain, improve and manage water resources in a sustainable way.	(x)	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	(x)	~	~	~	(x)	(x)	(x)	(x)	~
15	Protect and enhance the high quality natural and built environment.	(✓)	(✓)	~	x	~	(x)	x	(x)	x
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Scores well on social objectives due to the provision of housing, including affordable housing. The site is centrally located in the village, close to services and a bus route, although services within the village are limited and there is no school, hence it is marked down on obj. 5. There are known drainage capacity concerns in the village and a stream within the site (objs. 12, 13, 14), although adverse effects in these respects could be mitigated through policy criteria. Similarly, effects on protected species using the site (objective 14) could be mitigated. Development offers the opportunity to improve the site's appearance and boundary trees could be retained (obj. 15).	Scores highly on social objectives, in particular those relating to housing and healthcare. Neutral effect in accessibility terms as the development would provide facilities but it is not directly linked to the core of the village (although this could be mitigated if a pedestrian link provided to Waites Lane). The site is screened to an extent and the inclusion of open space and boundary planting offers the opportunity to enhance its appearance (obj. 15). Adverse effects on flooding could be mitigated.	Limiting the use to residential would realise a greater number of dwellings but omitting other uses means the site would not carry the same healthcare benefits as the first option. Furthermore, in accessibility terms, the site is scored down as its separation from the village is not countered by the provision of new facilities. Omitting the open space also reduces the benefits to the natural and built environment (objective 15). Adverse effects on flooding could be mitigated.	Scores very similarly to the mixed use option for the smaller portion of land, FC2, with the notable exception of objective 15 (natural/ built environment). The extent and position of the site means its development would have a significant and adverse landscape impact, detrimental to the character and appearance of the High Weald AONB, which could not be mitigated. Adverse effects on flooding could be mitigated.	The site could realise a limited number of houses, including affordable. Reasonably centrally located providing access could be gained from the south/ east. The site has extensive tree cover with a number of TPOs; hence, it is marked down in respect of objectives 11 and 14.	The site would make use of 3 residential curtilages, hence it scores well against objective 9. Reasonably centrally located and could realise a number of dwellings, including affordable. However, it is marked down on environmental objectives as it has extensive tree cover with TPOs and evidence of protected species. The area directly east is a wildflower meadow, integral to the character of the AONB (objective 15).	While the site could provide housing, including affordable housing (objs. 1, 4), in all other respects it scores poorly or neutrally. It is not well connected to the core of the village and its services, its development would necessitate the removal of trees and disturbance of connections to other habitats (objs. 11, 14). Its development would erode the AONB landscape and the Strategic Gap (obj. 15).	While the site could provide housing, including affordable housing (objs. 1, 4), in all other respects it scores poorly or neutrally. It is not well connected to the core of the village and its services, and its development would necessitate significant removal of trees which also contribute to the character of the Strategic Gap (objs. 11, 14, 15).	The site could realise a limited number of houses, including affordable. Neutral scores in accessibility terms as it is close to the recreation ground and sports facilities but relatively separated from other services. It is within the Strategic Gap and High Weald AONB and its development would be harmful to these designations (objective 15).
Overall Settlement Commentary		Fairlight Cove has a limited range of services relative to its population, including a convenience shop/post office, village hall, public house (currently closed), recreation ground and a play area. A bus service links it to Rye and Hastings. However, there is no primary school. Even so, the village is identified as having some development potential in the Core Strategy and clearly warrants retention of a development boundary. The village has drainage capacity issues and is bordered by environmental designations including the High Weald AONB, Hastings Cliffs to Pett Beach SSSI, and Hastings Cliffs SAC, although the existing built-up area is excluded. Land to the west is designated as a Strategic Gap to maintain the countryside between it and the edge of Hastings. Consequently, development opportunities are limited and a number of sites score poorly against environmental objectives, although 2 sites (FC1 and (FC2) are identified as having most potential as suitable sites to meet the Core Strategy target of 21 homes.								

FAIRLIGHT COVE POLICIES		Policy FAC1: Land at the Former Market Garden, Lower Waites Lane (Site FC1)		Policy FAC2: Land east of Waites Lane (Site FC2)	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide housing, including affordable housing in a location that is well-related to village amenities. Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) From a social perspective, the site offers a sustainable opportunity for development, being in close proximity to village services and a bus route (obj. 7). There is no school in the village (obj. 5) but a part-time doctor's surgery at the village hall (obj. 2). Local cultural and leisure facilities are limited, but in the village context this site is well placed to access both the village hall and the recreation ground/play area by foot (Ob.8). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) There are known drainage capacity concerns in the village and a stream within the site (objs. 12, 13, 14), although adverse effects in these respects are mitigated through policy criteria, hence the neutral scoring. Similarly, effects on protected species using the site (objective 14) are mitigated. The development offers the opportunity to improve the site's appearance, benefiting the street scene. Boundary tree belts, including TPOs, are required to be retained and enhanced (obj. 15). The site is not brownfield but has been previously used and is currently disused, hence its development would make best use of land (obj. 9). Potential Mitigation As detailed above, the policy includes a number of criteria to mitigate adverse effects on trees, biodiversity, drainage and archaeology. SA Conclusions This is a sustainable site, scoring well against most social and environmental criteria, and the policy criterion mitigates adverse effects.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide housing, including affordable housing and housing for older people.
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Reserving space for a doctor's surgery and the inclusion of open space offer benefits to the development and the wider village (objs. 2, 7). These also help counter the weakness in the site of it not being directly connected to the core of the village and its services. There is no school in the village (obj. 5).
3	Reduce crime and fear of crime.	~		~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) There are known drainage capacity concerns in the village and a stream to the south of the site (objs. 12, 13, 14), although adverse effects in these respects are mitigated through policy criteria and DaSA Local Plan Policy DEN5, hence the neutral scoring. Similarly, effects on the adjoining area of woodland (objective 14) are mitigated. Although the site is within the AONB, it is relatively contained and has been assessed in landscape terms as having some capacity for development, although the scale of development is necessarily limited. Boundary tree belts are required to be retained and enhanced (obj. 15).
4	Reduce deprivation and social exclusion.	(✓)		(✓)	Potential Mitigation As detailed above, the policy includes a number of criteria to mitigate adverse effects on landscape impact, drainage and archaeology. SA Conclusions The use of the site for a limited amount of housing (including older people's housing), a doctor's surgery and open space respects its sensitive location within the AONB and adjacent to an area of woodland, while also providing valuable community facilities. This scale and type of development is considered sustainable, subject to the detailed policy criteria.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)		(✗)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~		~	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		~	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	~		~	
15	Protect and enhance the high quality natural and built environment.	(✓)		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Cumulative Effects		The cumulative effect will be positive in terms of addressing housing needs. The two sites have lesser impacts upon the landscape, heritage and ecology, relative to other options.			

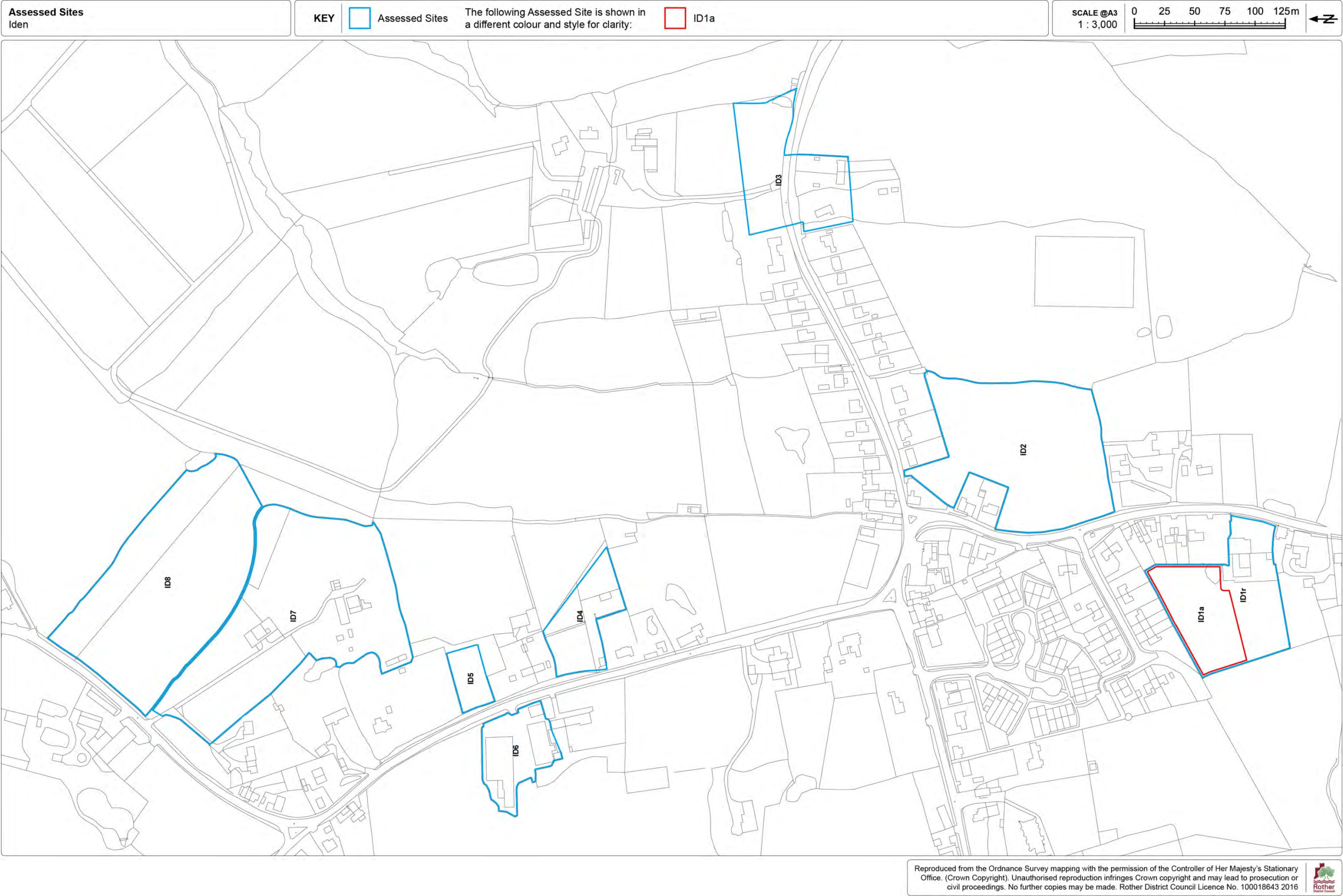


HURST GREEN OPTIONS 1		HG2: Land to the Rear of Ridgeway, Hurst Green	HG4 & HG5: Land South of playing field and South of village hall, Hurst Green			HG6: Land South of Lodge Farm		HG8: Land between Brambles and Atherstone, Hurst Green	HG9: Land at Yew Tree Farm, Hurst Green	HG11: Land adj. To the White House, Burgh Hill, Hurst Green
Proposed For / Main Use Considered		Residential	Residential	Car Park	Open Space	Residential	Open Space	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score		Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	(✗)	(✗)	(✓)	(✗)	~	~	~
2	Improve the health and well-being of the population and reduce inequalities in health.	(✗)	(✗)	(✗)	(✓)	(✗)	(✓)	(✗)	~	~
3	Reduce crime and fear of crime.	(✗)	~	~	~	~	~	(✗)	(✗)	~
4	Reduce deprivation and social exclusion.	~	(✓)	(✓)	(✓)	~	(✓)	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	(✓)	~	~	~	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	(✓)	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	~	(✓)	(✓)	(✓)	~	(✓)	(✗)	~	(✗)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	✓	(✓)	(✓)	~	(✓)	(✗)	(✓)	(✗)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	(✗)	~	~	~	(✗)	~	(✗)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	?	~	✗	(✗)	(✗)	✗	(✗)
11	Reduce emissions of Greenhouse gases.	(✗)	~	(✗)	(✓)	~	~	(✗)	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	(✓)	?	(✓)	(✓)	(✓)	~	(✗)	(✓)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	(✗)	~
14	Conserve and enhance biodiversity.	✗	(✗)	(✗)	~	(✗)	(✓)	✗	~	~
15	Protect and enhance the high quality natural and built environment.	(✗)	~	(✗)	~	(✗)	~	(✗)	(✗)	(✗)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Negative environmental impact, particularly in relation to loss of well connected woodland habitat (Objective 15) and associated loss of trees (Objective 11). Public footpath currently traverses the site and is enjoyed by the community (Ob.2). Reasonably well connected to public services, provided residents make use of wooded public footpath for which there may be a security concern for some, due to lack of informal surveillance/overlooking (Ob. 3).	Not withstanding the practicalities of accessing the site for residential, this is a sustainable site in many ways. It is also an attractive open space opportunity for which access constraints would present less of an obstacle. It has been assessed for residential, extended open space (on the basis of an identified need) and as an extended car park (a local need identified by the Parish Council). It is adjacent to village shops, the village hall, a play area and recreation ground. These are all positives for residential development (Obs 7 & 8). Location within grounds of grade 2 listed building is a potential heritage constraint (Ob 15). Loss of trees and Proximity to SNCI is a potential environmental constraint (Ob 14). Environmental constraints are more significant with the car park option.			Would require new A21 access. Difficulties of accessing the site in face of Highways England objections (hence negative score Obj 10), The site also has more of an AONB landscape impact than other sites in the village. It is a HW AONB field and medieval assart, with associated historic farmstead (Ob.15). It is also adjacent the SNCI and ancient woodland which would require mitigation (Ob 14), as well as having listed buildings and buildings of architectural value at the boundaries, which would require similar consideration (Ob 15). As a larger site in the village, it has been considered for open space. It is considered to have some potential (Ob 7) in SA terms, although this may be difficult to achieve unless alongside development.		Not a particularly sustainable site (particularly Ob 14). Particular environmental impacts since this is BAP Priority habitat and adjacent to ancient woodland.	An unsustainable extension of the village into AONB landscape not currently related to the village core. Not currently accessible (Ob.10). Surface water flow path and tertiary streams bisect site (Obs 12 & 13). Scores poorly, primarily against environmental criteria (Ob.15).	Some landscape impact on ridge top setting from this greenfield site, plus its development would cause localised harm to the rural character of Burgh Hill, with its lower density development and undeveloped gaps (Ob.15). The site is not particularly well related to the village core and it services(Ob.7), nor a primary school since Etchingham primary has re-located (Ob.5). Pedestrian accessibility limited by lack of connecting footways (Ob.7). No flood risk (Ob.12) and relatively little ecological impact (Ob.14). However, on balance this is not a sustainable site in relation to social and environmental factors.
Overall Settlement Commentary		Hurst Green is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present. As such, it clearly warrants retention of a development boundary. Although wholly within the HW AONB, within the context of Rother's rural area it is clearly one of the more sustainable locations. It has an apparent shortage of amenity open space for which there are few obvious opportunities to rectify the deficiency in quantitative terms. However the large sports ground (Drewitt Field) east of the village has a multi-functional role and improved accessibility to the area would have a positive effect. The village is relatively free from flood risk. Burgh Wood to the north is a large SNCI and area of ancient woodland that acts as an impediment to development. Land south is visually exposed in the AONB and also SNCI meadowland. The east offers the most sustainable location for growth, being contained in the landscape and well related to the village core, although the issue of severance by the A21 is a concern.								

Appendix 4: Assessment of Site Policy Options

HURST GREEN OPTIONS 2		HG17: Caravan Tech premises, High Street.			HG18: Land off Foundry Close to the east of Hurst Green		HG19: Land south of Station Road	HG20: Ernest Doe Power, London Road		
Proposed For / Main Use Considered		Residential	Retail	Employment	Residential	Car Park	Residential	Residential		
SA Objective		Score	Score	Score	Score	Score	Score	Score		
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	✗	✗	✓	✗	(✓)	(✓)		
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	~	~	~		
3	Reduce crime and fear of crime.	~	~	~	~	(✗)	~	~		
4	Reduce deprivation and social exclusion.	(✓)	~	(✓)	(✓)	~	~	~		
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	~	~	(✓)	~	~	~		
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✗)	(✓)	✓	~	~	~	✗		
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	?	~	(✓)	(✓)	~	~		
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	~	(✓)	~	~	~		
9	Improve efficiency in land use and encourage the prudent use of natural resources	✓	(✓)	✓	~	~	(✗)	(✓)		
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	?	?	(✗)	(✗)	~	~		
11	Reduce emissions of Greenhouse gases.	(✓)	?	~	~	(✗)	~	~		
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	(✓)	(✓)	~	~	~	~		
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~		
14	Conserve and enhance biodiversity.	~	~	~	(✗)	(✗)	(✗)	~		
15	Protect and enhance the high quality natural and built environment.	(✓)	(✗)	(✗)	(✗)	(✗)	✗	~		
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~		
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Brownfield site in existing retail use, but with residential and/or employment potential, hence all options are assessed. The site is close to existing services and primary school which is a positive for residential (Objectives 5, 7 and 11). Residential would also be a positive for the street-scene and local character at this location, whilst the impacts of commercial operators seem likely to be negative given the proximity of residential neighbours (Ob.15). The existing retail/commercial use serves a wider than local market, benefitting from an A21 location, but is not one that is essential to the local community, other than in terms of the local employment it provides. Much of the assessment for retail is unknown, since it would be dependent on the type of retail occupier and the extent to which they served local, or wider, customers. Overall, residential seems to be a sustainable option and would be a positive for social factors, albeit a negative for economic factors. Employment development would also have several positive impacts from a sustainability perspective. The benefits of retail appear more marginal or questionable, since the village already has convenience shops and it is therefore debateable whether the need for retail is as pressing, given also that it would be unlikely to provide the same density of jobs as employment.			Originally considered as two separate sites. A reasonably sustainable option to extend the village, that has the advantage of being capable of accommodating a large number of dwellings (Ob.1). In close proximity to existing services (and potential to support services) (Ob7), notwithstanding the severance factor of the A21. Visually well screened within High Weald AONB landscape, but bisected by a historic field boundary hedge/ditch (Ob.15) as well as containing some mature trees worthy of preservation (Ob.14). Development can make use of an existing access onto the A21, and highway authorities have indicated they would consider this acceptable. However some concerns in relation to objective 10 remain, given the degree of severance of the A21. Not considered for open space, due to its close proximity to the largest recreation area in the village - Drewitt Field. Considered for car park on local request. Encouraging more cars to utilise Foundry Close may exacerbate congestion further, although there may be scope to at least mitigate/compensate for loss of on-street parking along Foundry Close.		Development of the site would have adverse landscape impacts as there are long views across the AONB countryside to the south (Ob 15). There are intact historic field boundaries within and bordering the site. Large greenfield site in the AONB (Ob 9), not as closely linked to village services than other sites. Adjacent to a Local Wildlife Site (Ob 14), surface water flow paths on site boundaries and, in one location, through site although SUDS could mitigate (ob. 12).		Brownfield site. (Ob 9) While its development would provide housing, including affordable housing, within the village, it has an existing employment use the loss of which would be contrary to Ob 6. It is not known that relocation of the business is being considered. It could be a possible housing site if business relocates and there is no demand for other (conforming) employment use.	
Overall Settlement Commentary		Hurst Green is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present. As such, it clearly warrants retention of a development boundary. Although wholly within the High Weald AONB, within the context of Rother's rural area it is clearly one of the more sustainable locations. It has an apparent shortage of amenity open space for which there are few obvious opportunities to rectify the deficiency in quantitative terms. However the large sports ground (Drewitt Field east of the village) has a multi-functional role and improved accessibility to the area would have a positive effect. The village is relatively free from flood risk. Burgh Wood to the north is a large SNCI and area of ancient woodland that acts as an impediment to development. Land south is visually exposed in the AONB and also SNCI meadowland. The east of the village offers the most sustainable location for growth, being contained in the landscape and well related to the village core, although the issue of severance by the A21 is a concern.								

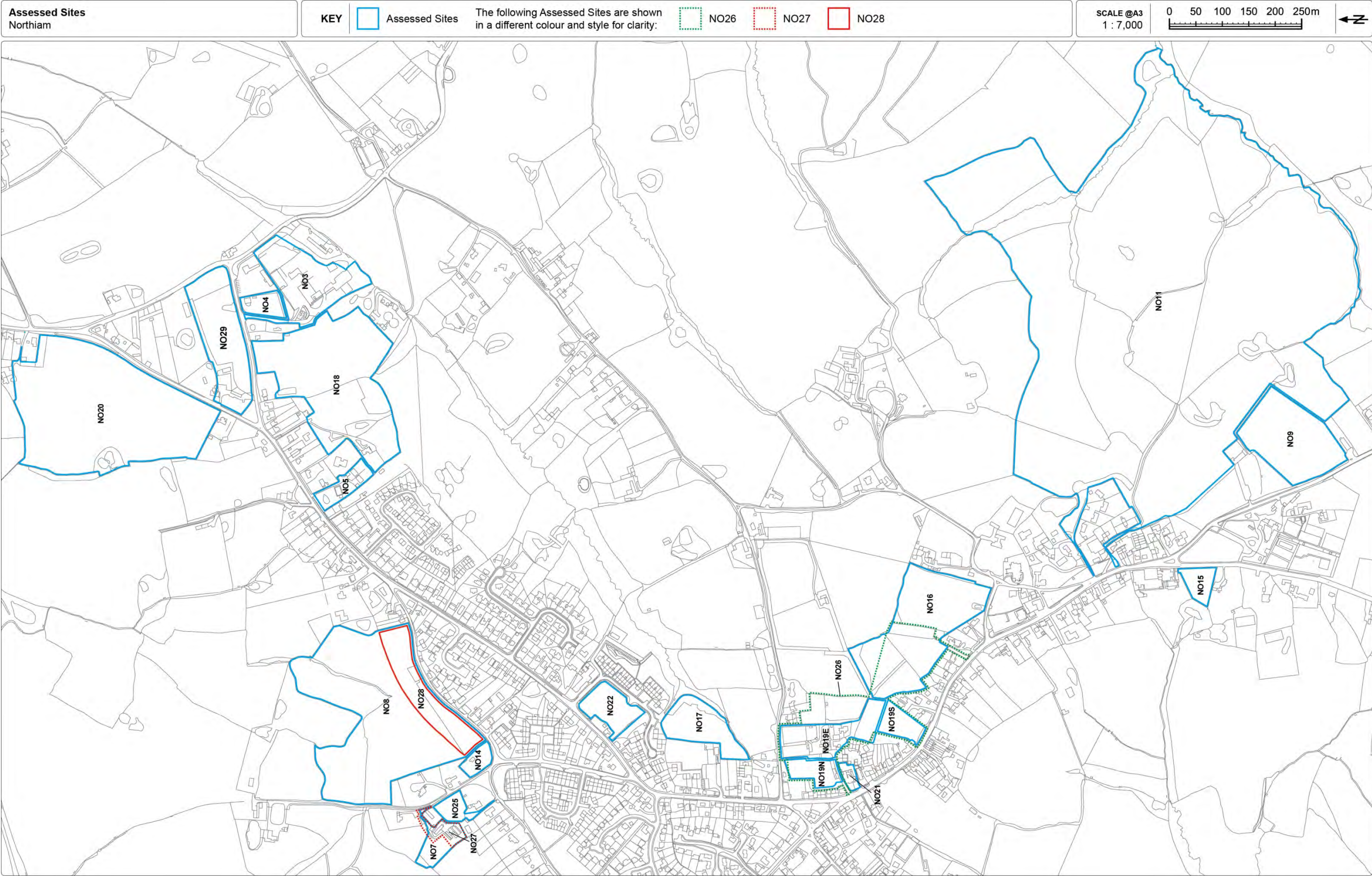
HURST GREEN POLICIES		Policy HUR1: Land off Foundry Close to the east of Hurst Green (Site HG18)		Policy HUR2: Caravan Tech premises, High Street, Hurst Green (Site HG17)	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) By providing some 50 dwellings, including affordable, Policy HUR1 will make a major contribution to meeting housing requirements (Ob.1). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Provision of replacement parking may have some marginal mitigating impacts upon congestion (Ob.10), however, the A21 inevitably remains as a severance barrier that can only be partially mitigated (Ob.10). The site is within walking distance of the primary school (Ob.5) and services (Ob.7). Direct access to the pelican crossing via a connection to the existing public footpath will help facilitate the most direct access route to these services, together with the nearby public open space. This has a marginal positive impact regarding SA objective 8, as does policy requiring a Local Area for Play. Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Policy element requiring retention and incorporation of High Weald Historic Field Boundaries helps mitigate harm to rural and heritage setting (Ob 15) and also biodiversity (Ob.14) - particularly as the east-west boundary is also a ditch system. Potential Mitigation The policy contains a number of mitigation measures, as outlined above, including provision of parking, play area and boundary planting. Policy elements stipulating retention of historic field boundaries, wooded edges and pedestrian connections to the wider area all help mitigate against previously identified concerns. SA Conclusions This site is the most sustainable option for the scale of growth. The policy contains measures to mitigate some of the sustainability issues.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Housing provision, including affordable housing is a positive for objective 1. Loss of commercial retail use is a negative against Objective 7, although given the current occupier serves a wider than local market, its value in sustainability terms is less in comparison to a convenience retailer. The negative impact would be mitigated if the commercial operation remained in the local area.
2	Improve the health and well-being of the population and reduce inequalities in health.	—		—	
3	Reduce crime and fear of crime.	—		—	
4	Reduce deprivation and social exclusion.	(✓)		(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)		(✓)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	—		(✗)	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		—	
9	Improve efficiency in land use and encourage the prudent use of natural resources	—		✓	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)		—	
11	Reduce emissions of Greenhouse gases.	—		(✓)	
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)		(✓)	
13	Maintain, improve and manage water resources in a sustainable way.	—		—	
14	Conserve and enhance biodiversity.	—		—	
15	Protect and enhance the high quality natural and built environment.	—		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		—	
Cumulative Effects		Within the context of Rother's rural area, Hurst Green is clearly one of the more sustainable locations and the cumulative effect will be positive in terms of addressing housing needs. The two sites have lesser impacts upon the landscape, heritage and ecology, relative to other options. The two sites are both located reasonably accessibly to facilitate pedestrian travel to all key village services. As a consequence, a cumulative effect may be that local services are more economically viable and assured of their future. However, the vicinity of the A21 will have a greater concentration of residential development and congestion may be difficult to fully mitigate. Together, the two sites are likely to deliver a little under the Core Strategy housing target. However, while no other suitable sites have been identified, there may be scope for further development within the development boundary.			



IDEN OPTIONS		ID1a: Land south of Elmsmead, Iden	ID1r: Land r/o Conkers, Iden	ID2: Land adj to Meadow View, Main Street	ID3: Land at Grove Farm, Iden	ID4: Land North of Iden Coach House	ID5: Land at Herring Cottages	ID6: Land at Orchard Farm	ID7: Land at Idenfield Farm	ID8: Land off Wittersham Road
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	✓	✓	✓	(✓)	(✓)	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	~	~	~	(x)	(x)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	(✓)	(✓)	(x)	(x)	x	x	x
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	x	~	~	x	(x)	(x)
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✓)	~	(x)	x	x	x	x
8	Encourage and facilitate increased engagement in cultural and leisure activities	✓	✓	✓	(✓)	(x)	(x)	(x)	(x)	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)	(x)	(✓)	(x)	(✓)	x	x
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	(✓)	(✓)	(✓)	~	(x)	x	x	x
11	Reduce emissions of Greenhouse gases.	~	~	~	~	(x)	(x)	(x)	(x)	(x)
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	(x)	~	~	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	(✓)	~	~	~	~	~
14	Conserve and enhance biodiversity.	?	?	~	~	~	~	~	~	~
15	Protect and enhance the high quality natural and built environment.	(x)	x	x	x	(x)	(x)	x	x	x
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		ID1a scores positively against six sustainability objectives. The site scores poorly against objective 5, but this is across the village as travel is required to access education. The site also scores poorly against Objective 15 with potential impact on a grade II listed building, although this would be mitigated by access from the north and a tree/hedgeline along the southern boundary. The uncertain impact on biodiversity associated with the pond would need to be investigated further (although presence of protected species is unproven) and may need to be compensated for (See ID1r). Overall, the site scores better than other sites with it being well located to access local village services and well related to the built up area of the village.	ID1r scores positively against six sustainability objectives. The site scores poorly against objective 5, but this is across the village as travel is required to access education. The site scores particularly poorly against Objective 15 due to the impact on the setting of adjacent grade II listed buildings as well as rural fringe character of the area. Overall, the site is not as well related to the built-up area as site ID1a and would have a greater impact on the setting of the adjacent listed buildings. Moreover, its retention as open field may be also be required to mitigate any biodiversity impact arising from the development of ID1a.	Scores well against a number of SA objectives. Significantly ID2 scores poorly against objective 15 despite being adjacent to the settlement boundary and well located to access local services in the village. Landscape impact.	Some positive scores relating to social objectives but scores negatively against environmental objectives especially regarding surface water flooding which is evident in parts of the site. Heritage impact on adjacent Listed Building Grove Farmhouse has Grade II status and the character of the village (Objective 15). The loss of the equestrian centre would impact on the local rural economy (objective 6).	A number of significant negatives especially with social and environmental objectives with the site poorly related to the village despite it being a brownfield site (objective 9). Not a sustainable location for housing development.	Scores poorly against several SA objectives, reflecting the unsustainable location of the site and poor access to services.	The site scores poorly against several objectives despite it being a brownfield site. In sustainability terms it is poorly related to the village and to local services contrary to objective 7/8. It is currently a viable employment site and development here for residential would be contrary to objective 6. Furthermore, development here would be relatively distant from key village services by foot (objectives 7, 8). In addition the sites scores negatively in terms of visual impact on the open AONB countryside (Objective 15).	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15. A greenfield site and a working farm which is integral to the rural economy and loss would be contrary to Objective 6. The site is located in a unsustainable location, detached from the fabric of the village and distant from services (Objective 7/8). Development would impact negatively on the rural character and the wider AONB and would be in conflict with Objective 15.	Scores poorly against several objectives which reflects its location away from the village fringe. Not a sustainable site, very poorly related to services in the village (Objective 7/8) and unsafe for pedestrians to access, with a stretch of connecting road lacking adequate footways. A greenfield site currently used for farming purposes, development here would be contrary to Objective 15 impacting on the wider AONB landscape and on the setting of the listed building across from the site.
Overall Settlement Commentary		The scale of development proposed for Iden in the Core Strategy is appropriate (12 units). Iden is relatively well served by local amenities with a shop, village hall, pub and a church within relatively easy walking distance of the centre of the village. To access higher level services such as school or employment would require residents to travel further afield to larger settlements such as Rye. The majority of sites put forward are detached from the main built up fringe of the village. The village is wholly located in the AONB and has a strong sense of place in terms of character. Sustainable development and minimising AONB landscape impact is a significant consideration in the allocation of development in this village. Iden is a relatively small settlement but it is the largest settlement in the Parish. There are many key services and amenities location within the village itself and therefore to manage sustainable growth in the village, the settlement warrants the retention of a settlement boundary.								

Appendix 4: Assessment of Site Policy Options

IDEN POLICIES		Policy IDE1: Land South of Elmsmead, Iden	
SA Objective		Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	<p>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) IDE1 will provide much needed housing in a small settlement, including affordable and smaller units for the village (Ob.1). Iden is a relatively small settlement with no significant employment base nor a school but development at this location will support the continued viability of local village and local services and businesses (Ob 6).</p> <p>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The site is well integrated within the built fabric of the village and is within walking distance of many of the services and cultural amenities the village has to offer including the local pub, village hall and bowls ground (Objective 8). There is no school in the village and children have to travel to larger settlements such as Rye to access schools and higher education. However there is a bus stop within 250 metres of the site offering bus links to Rye and the wider district.</p> <p>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is within the AONB, but is relatively well screened by existing hedgerows and tree belts. Although the site is part of the High Weald AONB field pattern, the site relates far more to the built up area than wider countryside, being impacted upon by the adjoining Elmsmead development and visually contained (Objective 15). The setting of the listed buildings 'East View' and 'Conkers' adjacent to the site has been given due consideration and to minimise the impact of development on the setting of the listed building it was appropriate to develop the northern half of the site and leave the remaining southern half undeveloped. A pond on the eastern boundary of the site should be retained and recognised as being important to the character of the High Weald AONB. Ecological assessment should be carried out and an appropriate buffer around the pond retained.</p> <p>Potential Mitigation To minimise visual intrusion development will be sensitive to key elements of the site. The setting of the listed buildings will be respected. Further planting on the southern boundary of the Proposed Residential Area with native species will further minimise visual intrusion in and out of the site. The pond on the eastern boundary will be retained and acknowledged as being integral to the High Weald character. Ecological assessment will be required and an appropriate buffer around the pond retained.</p> <p>SA Conclusions IDE1 has strong sustainability credentials with minimal landscape and AONB impacts. It is well related to the existing village fabric and visually it is more visually contained than the other sites offered up for consideration. The relative short walking distances to all key services in the village from the site is also a strong factor in considering this site as being more suitable than other sites under consideration to meet the villages housing target.</p>
2	Improve the health and well-being of the population and reduce inequalities in health.	~	
3	Reduce crime and fear of crime.	~	
4	Reduce deprivation and social exclusion.	(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✗)	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	
11	Reduce emissions of Greenhouse gases.	~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~	
13	Maintain, improve and manage water resources in a sustainable way.	~	
14	Conserve and enhance biodiversity.	~	
15	Protect and enhance the high quality natural and built environment.	(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Cumulative Effects		n/a	



Appendix 4: Assessment of Site Policy Options

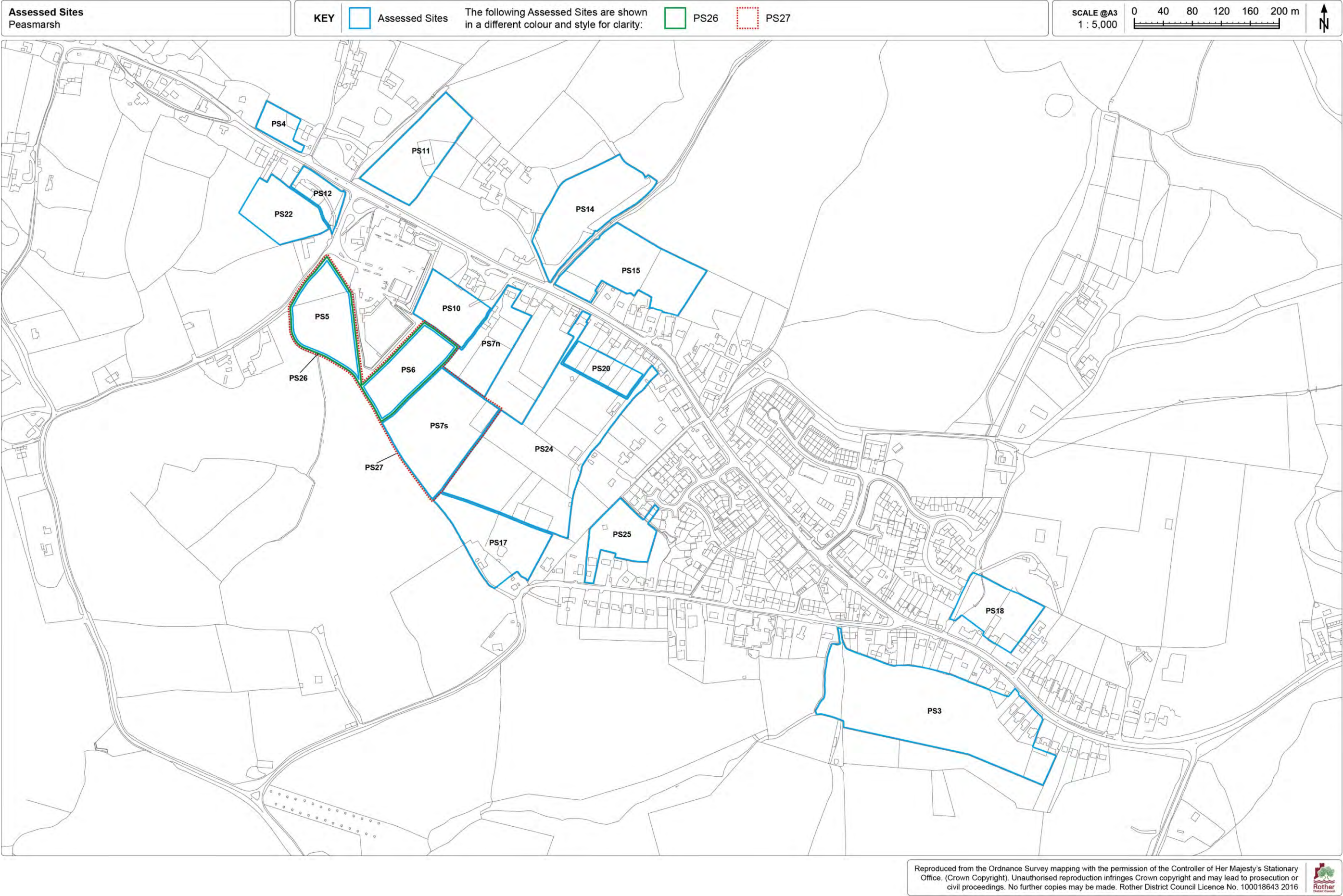
NORTHIAM OPTIONS 1		NO3: Coppards Lane Industrial Estate	NO4: A H S Limited, Coppards Lane, Northiam	NO5: Land at Timber Lodge, Northiam	NO7: Land at Friars Cote Farm Buildings, Northiam	NO8: Land at Friars Cote Farm Field, Northiam	NO9: Land east of Frewen College, Northiam	NO11: Land east of Hayes Plat, Northiam	NO14: Land at Newlands, Northiam
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	~	(✗)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✗)	(✗)	(✗)	(✗)	(✗)	(✓)	(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	(✗)	(✗)	(✗)	(✗)	✓	✓	(✗)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✗)	(✗)	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✗)	(✗)	(✗)	(✗)	(✗)	~	~	(✗)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✗)	(✗)	(✗)	(✗)	(✗)	~	~	(✗)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	(✓)	(✓)	~	(✗)	(✗)	(✗)	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)	(✗)	(✓)	(✗)	(✗)	~	(✓)	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	(✗)	(✓)	(✗)	(✗)
12	Minimise the risk of flooding and resulting detriment to people and property.	(✗)	(✓)	(✗)	(✓)	(✓)	(✗)	(✗)	(✗)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	~	(✗)	(✗)	(✗)	(✗)	(✗)
15	Protect and enhance the high quality natural and built environment.	~	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted. Scores negatively against several objectives reflecting its fringe location and distance to services (Objective 7 and 8) and most notably the loss of employment (Objective 6).	A couple of positives but mostly negative scores. NO4 is in a unsustainable location reflected in its poor score against Objectives 2, 7 and 8 and the loss of employment also generated a negative score when assessed against Objective 6.	Mostly negative SA issues highlighted. The site is located away from the core of the village and main services (Objectives 7 and 8). Furthermore, the site score poorly against Objective 15 and the impact of development against the wider landscape to the south of the site.	A number of SA issues highlighted. The site scores negatively against a number of SA objectives. The visual impact on the wider AONB landscape would be contrary to Objective 15 in particular.	Significant SA issues highlighted. The site scores negatively against several SA objectives but in particular Objective 15. Development on the open slopes is in direct conflict with Objective 15 and would be unacceptable in AONB landscape impact.	Poorly related to the village and distant in terms of access to services (Objectives 7 and 8). The site scores particularly poorly against environmental objectives 12/14 and 15 reflecting that development would impact negatively on the AONB landscape in particular.	NO11 Land east of Hayes Plat, Northiam scores negatively against sustainability Objectives 12, 14 and 15 highlighting flood risk issues, wider AONB landscape impacts and impact on Ancient Woodland which can be found in the middle of the site.	On the northern fringe of the village. The site scores negatively most notably due to the negative impact on the natural environment - Objective 15 (including impact on the High Weald AONB and landscape character) and poor accessibility, which impacts on several SA criteria.
Overall Settlement Commentary		Northiam is one of the larger villages in the District and supports a wide range of services and facilities. In the adopted Core Strategy, Northiam is identified as Local Service Village and there are many services located in this village. The Core Strategy identifies 142 total new dwellings for Northiam between 2011 and 2028 which has reduced to 6 due to completions and permissions. The majority of the sites offered for consideration are located on the eastern and north eastern fringe of Northiam and to the north of Dixter Lane. While development on the upper open slopes of the Lower Rother Valley should be robustly resisted, there are opportunities in enclosed pockets which are further assessed. Sites located centrally and to the east of the village are considered to be inappropriate because of access constraints, impact on the Conservation Area and the wider impact on the AONB landscape. Northiam is Local Service Centre village located within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Northiam warrants the retention of a development boundary.							

NORTHIAM OPTIONS 2		NO15: Land South of Northiam C of E Primary School	NO16: Land r/o Swallows, Main Street, Northiam	NO18: Land adj to Little Haven, Station Road	NO19: S/E/N Blue Cross Animal Hospital	NO20: Ballards, Station Road, Northiam	NO21: Muddy Duck Restaurant	NO22: Goddens Gill Amenity Area	NO25: Land R/O Coplands, Dixer Lane
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	✓	(✗)	✓	✗	✓	(✓)	(✗)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	(✗)	(✓)	(✗)	(✓)	(✓)	(✗)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	(✗)	(✓)	✗	~	~	(✗)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	(✗)	~	✗	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✗)	(✓)	✗	(✓)	(✓)	(✗)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(✗)	(✓)	✗	(✓)	(✓)	(✗)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✗)	(✗)	✗	(✓)	✗	(✓)	✗	(✗)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	(✓)	(✗)	(✓)	✗	(✓)	(✓)	(✗)
11	Reduce emissions of Greenhouse gases.	(✗)	(✗)	(✗)	(✗)	(✗)	(✓)	(✓)	(✗)
12	Minimise the risk of flooding and resulting detriment to people and property.	~	(✓)	(✗)	(✗)	(✗)	(✓)	(✗)	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	(✗)	(✗)	✗	~	(✗)	(✗)	(✗)	(✗)
15	Protect and enhance the high quality natural and built environment.	(✗)	✗	✗	✗	✗	✗	✗	✗
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Mostly positive scores reflecting good accessibility to local services and scoring well against several SA objectives relating to social and economic objectives. Some minor negative scores relating to environmental objectives reflecting the greenfield status and TPOs in and around the site.	Moderately positive sustainability criteria identified, including relatively close proximity to local services in the centre of the village, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. However, significant development in this location would impact negatively on conservation area and allow further visual encroachment into the wider AONB landscape bringing it into direct conflict with Objective 15.	Development on these valley sides would have a negative impact on landscape character of the valley. The area would better facilitate landscape, ecological and access improvements to wider valley to provide an important open space for residents in proximity of the area, supporting SA objectives 7, 14 and 15.	Some positive scores reflecting the site's central location and close proximity to services and good accessibility to local amenities. However development would change the character of the wider AONB landscape with visual encroachment to the east of the village. Furthermore, there would be conflict with the integrity of the Conservation Area in direct conflict with objective 15.	Significant SA issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility, which impacts on several SA criteria. Development in this area would be to the detriment of the AONB landscape with significant visual intrusion.	Scores positively against several SA objectives reflecting its central location and good accessibility but significantly against Objective 15 due the impact on the Conservation Area and the listed building.	A mixture of positive and negative scores. Well located to access local services but notably the loss of amenity space would be in direct conflict with Objectives 7,8,9 and 15	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB). The site is relatively distant from local services (Objective 2, 7 and 8). Development would change the character of the landscape and setting of the village on this open, exposed site in direct conflict with objective 15.
Overall Settlement Commentary		Northiam is one of the larger villages in the District and supports a wide range of services and facilities. In the adopted Core Strategy, Northiam is identified as Local Service Village and there are many services located in this village. The Core Strategy identifies 142 total new dwellings for Northiam between 2011 and 2028 which has reduced to 6 due to completions and permissions. The majority of the sites offered for consideration are located on the eastern and north eastern fringe of Northiam and to the north of Dixer Lane. While development on the upper open slopes of the Lower Rother Valley should be robustly resisted, there are opportunities in enclosed pockets which are further assessed. Sites located centrally and to the east of the village are considered to be inappropriate because of access constraints, impact on the Conservation Area and the wider impact on the AONB landscape. Northiam is Local Service Centre village located within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Northiam warrants the retention of a development boundary.							

Appendix 4: Assessment of Site Policy Options

NORTHIAM OPTIONS 3		NO17: Land South of The Paddock/ Goddens Gill	NO26: St Francis Fields, Main Street	NO27: Land at Friars Cote Farm buildings (reduced site)	NO28: Land at Friars Cote Farm field (reduced site)	NO29: Land at Egmont Farm, Coppards Lane
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	✓	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	(x)	(x)	(x)
3	Reduce crime and fear of crime.	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	(x)	(x)	(x)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(x)	(x)	(x)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(x)	(x)	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	~	(x)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	(x)	(x)	(x)	~
11	Reduce emissions of Greenhouse gases.	~	~	~	(x)	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	(✓)	(✓)	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~
14	Conserve and enhance biodiversity.	(x)	(x)	~	(x)	(x)
15	Protect and enhance the high quality natural and built environment.	~	x	x	x	x
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Would provide housing, including affordable housing (Obs. 1, 4) in a location easily accessible to village services (Obs 2, 5, 7, 8), although a greenfield site (Ob 9). Relatively well-screened and few landscape impacts or impacts on the wider AONB (Ob 15). Adjacent to an area of ancient woodland (Ob 14) although effects could be mitigated.	Would provide housing, including affordable housing (Obs. 1, 4) in a location easily accessible to village services (Obs 5, 7, 8). However, would result in a scale of residential development too large in comparison to the size of the village, adversely impacting on the character of the AONB and setting of the village (Ob 15). It would have an urbanising effect and cause landscape harm, and harm to the setting of the Northiam Conservation Area. Access is also a significant constraint (Ob 10); existing access points are unsuitable and alternatives would adversely impact on the Conservation Area (Ob 15) and/ or the character and highway safety of rural lanes. A number of listed buildings adjacent to the site (Ob 15) and mature trees within the site (Ob 14). A large, mostly greenfield site within the AONB (Ob 9) and not suitable for housing development.	This has been submitted as an alternative to site NO7 and has been reduced in size to increase the separation distance to the ancient woodland to the north, thereby reducing the potential adverse impact on Objective 14. However, in all other respects the site is scored the same. It is on elevated land on the edge of the village in an area of rural character and its development would be harmful to the village's rural setting and AONB (Ob 15). The access is via a narrow rural lane (Ob 10). Not well related to services.	This has been submitted as an alternative to site NO8 and has been reduced in size, however, the SA scoring is the same. The site scores negatively against several SA objectives but in particular Objective 15 due to its exposed location on an open slope on the northern edge of the village, development of which would have an unacceptable landscape impact on the AONB. It is not well-related to services.	Large greenfield site in the AONB (Objective 9). Not well related to services (Objectives 5, 7, 8). An exposed site on the edge of the village; its development would have significant landscape impact and would cause harm to the rural character of the village and AONB. A pond and mature trees on site (Objective 14).
Overall Settlement Commentary		Northiam is one of the larger villages in the District and supports a wide range of services and facilities. In the adopted Core Strategy, Northiam is identified as Local Service Village and there are many services located in this village. The Core Strategy identifies 142 total new dwellings for Northiam between 2011 and 2028 which has reduced to 6 due to completions and permissions. The majority of the sites offered for consideration are located on the eastern and north eastern fringe of Northiam and to the north of Dixter Lane. While development on the upper open slopes of the Lower Rother Valley should be robustly resisted, there are opportunities in enclosed pockets which are further assessed. Sites located centrally and to the east of the village are considered to be inappropriate because of access constraints, impact on the Conservation Area and the wider impact on the AONB landscape. Northiam is Local Service Centre village located within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Northiam warrants the retention of a development boundary.				

NORTHIAM POLICIES		Policy NOR1: Land South of Church of England School (Site NO15)		Policy NOR2: Land South of The Paddock/ Goddens Gill (Site NO17)	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a small amount of housing including affordable (Ob.1). Northiam is a large service centre village and development at this location will support the continued viability of local village services and consolidate its role as a service centre for the wider rural hinterland (Ob 6). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The site is relatively well integrated with the fabric of the village and well placed to access the main services Northiam has to offer and all within a 500 metre walk from the site frontage to the local school, church hall, recreation ground, doctors surgery and village bakery. Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is within the AONB. There is existing tree belts and vegetation on the eastern, western and southern boundary. As far as possible the hedgerow and vegetation on the eastern boundary should be retained as far as possible to preserve the setting of the village as you approach from the south. There are a number of tree preservation orders on the eastern boundary and within the site and they should be retained to preserve as far as possible the wider visual impact of the development from the public highway (Objective. 15). Potential Mitigation Retention of the TPOs and as far as possible the hedgerow and vegetation on the eastern boundary will go some way to preserve the setting of the village as you approach from the south and minimise visual intrusion in the wider AONB landscape. SA Conclusions While NOR1 is a greenfield site it is relatively well placed to access amenities and services and scores well in terms of sustainability. There has been consideration of the impact of on the AONB and the setting of the village resulting from this development. Proposed mitigation will make this development acceptable in sustainability terms.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide housing including affordable, and potentially, older people's housing (Ob.1). Northiam is a large service centre village and development at this location will support the continued viability of local village services and consolidate its role as a service centre for the wider rural hinterland (Ob 6). Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The site is relatively well integrated with the fabric of the village and well placed to access the main services Northiam has to offer. Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is within the AONB but relatively well-contained. It is adjacent to an area of ancient woodland. The policy requires a 15m undeveloped buffer to protect the woodland, for landscape, biodiversity and heritage reasons (ob 14, 15). The site is accessed via residential roads, The Paddock and Goddens Gill, but the requirement for an access to the satisfaction of the Highway Authority should mitigate potential congestion issues (Ob 10). Potential Mitigation Retention of the tree belts and hedgerows on the site boundaries, together with the 15m buffer to the adjacent ancient woodland, will minimise visual intrusion in the wider AONB landscape and also protect the ancient woodland for landscape, biodiversity and heritage reasons. The local highway authority is satisfied that an acceptable access arrangement can be achieved. SA Conclusions While NOR2 is a greenfield site it is relatively well placed to access amenities and services and scores well in terms of sustainability. It will make a significant contribution to the village's housing supply. There has been consideration of the impact of on the AONB and ancient woodland, and the proposed mitigation will make this development acceptable in sustainability terms.
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		(✓)	
3	Reduce crime and fear of crime.	—		—	
4	Reduce deprivation and social exclusion.	(✓)		(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)		(✓)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	—		—	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✗)		(✗)	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)		—	
11	Reduce emissions of Greenhouse gases.	—		—	
12	Minimise the risk of flooding and resulting detriment to people and property.	—		—	
13	Maintain, improve and manage water resources in a sustainable way.	—		—	
14	Conserve and enhance biodiversity.	—		—	
15	Protect and enhance the high quality natural and built environment.	—		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		—	
Cumulative Effects		Within the context of Rother's rural area, Northiam is one of the villages with a greater range of services and consequently one of the more sustainable locations. The cumulative effect will be positive in terms of addressing housing needs. The two sites have lesser impacts upon the landscape, heritage and ecology, relative to other options.			



PEASMARSH OPTIONS 1		PS3: Land at Tanyard Field, Peasmarsh	PS4: Land at Old House Paddock, Peasmarsh	PS5: Land north east of Tanhouse, Tanhouse Lane, Peasmarsh	PS6: Land adj. To Superstore - South East, Peasmarsh	PS7n: Land at Oaklands, Main Street	PS7s: Land South of Land at Oaklands, Main Street		PS10: Land to the Rear of the Cock Horse Inn, Main Street	PS11: Land east of Sharvels Farm House, Main Street, Peasmarsh
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Open Space	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	(✓)	(✓)	(✓)	~	~	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(x)	(x)	(x)	(x)	(x)	(x)	(✓)	(x)	(x)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	(x)
4	Reduce deprivation and social exclusion.	~	(x)	~	(x)	(✓)	(x)	~	(✓)	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(x)	~	~	~	(✓)	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	(x)	~	~	x	~
7	Improve accessibility to services and facilities for all ages across the District.	~	~	~	~	(✓)	~	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	(x)	(x)	(x)	~	(x)	(✓)	~	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	(✓)	(✓)	~	~	~	(✓)	(✓)
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	(✓)	~	(x)
12	Minimise the risk of flooding and resulting detriment to people and property.	~	(✓)	~	(✓)	~	(✓)	(✓)	(✓)	(✓)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	(x)	~	(x)	(x)	(x)	~	(x)
14	Conserve and enhance biodiversity.	(x)	~	(x)	~	~	~	~	~	(x)
15	Protect and enhance the high quality natural and built environment.	(x)	(x)	(x)	(x)	~	(x)	~	(x)	~
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Further from key services (particularly convenience shop) in comparison to other options (Ob.7), although well located for village school (Ob.5). Also more visually exposed in AONB countryside in comparison to other options (Ob.15). Almost wholly within Rother, Brede and Tillingham Woods Biodiversity Opportunity Area (Ob.14). Vast majority of site is free from flood risk, although there are surface water flow paths on the western boundary and to a lesser extent, centrally. Topography of land is such that there would be a risk of run-off onto neighbouring developed area without careful mitigation (Ob.12). Overall it is less sustainable on environmental criteria in comparison to other sites.	Greenfield AONB site that is on rising land to the west of the village. Listed buildings to west and south make this a relatively sensitive location (Ob.15). Although on a bus route (Ob.10). It is comparatively removed from existing village form/development boundary, as well as most services, although close proximity to supermarket is an advantage (Ob7). Overall scores poorly, primarily in relation to social and environmental criteria.	Although adjacent to the supermarket and near a bus service, this site is detached from the majority of village services (Ob.7). It reads as wider countryside and part of a network of historic field boundaries west of the village(Ob.15). Accessed via country Lane (Tanhouse Lane). Hedgerow loss would be necessary (Ob.14). Development would have a negative impact on rural AONB character in immediate proximity and in terms of wider views (Ob.15) . Majority of site is free from flood risk (Ob 12), although there are surface water flow paths and tertiary river on the western boundary. There is a risk of run off to the adjacent tertiary river due to the sloping nature of the site and this would need to be mitigated. Overall, the site scores poorly in relation to environmental criteria.	Only accessible via other sites. Although adjacent to Jempsons supermarket (Ob. 7), the site reads more as part of the wider countryside, with consequent negative impacts in terms of landscape and rural character (Ob 15).	Relatively visually contained from wider AONB countryside (Ob.15) and centrally located to access village services (Ob.7). However, the site is difficult to safely access at this point in the road network, particularly without adverse impact on pond either directly or via run-off (biodiversity value and HW AONB feature - objectives 14 and 15) and/or neighbouring tourist/commercial uses (Ob 6). Issues primarily relate to environmental criteria.	Only accessible via other sites. Reads more as wider countryside and has some landscape impact (Ob 15). No flood risk on site (Ob.12). Considered for open space, as it is a larger site located to the west of the village where the need for open space is greatest (as demonstrated by applying accessibility standards). Objective 8 suggests it has some open space potential. However, the relative lack of integration with existing village form is still an issue for open space. as it is for residential. Other sites appear to be more sustainable, primarily based on environmental factors.		Visually prominent in landscape from west, raised above neighbouring Jempsons. Site PS10 is also part of a historic field boundary network and integral to the character of the AONB (Ob.15). Possible land stability issues. Loss of commercial tourist use would be a negative (Ob.6).	The site is located outside the settlement boundary and within the AONB. Visible from an adjacent public footpath although generally well screened from wider view, particularly on southern sections. Northern sections of the site relate more to the wider countryside and are rural in character. There is a large Grade II dwelling to the east, with possible setting issues (Ob.15). Although there is a sense of isolation (Ob.3), it is located in comparatively good proximity to the main services, being directly opposite the supermarket and near the local pub. However the A268, causes some severance effect to pedestrian access along this 40mph stretch (Ob. 7). Some tree/hedgerow loss may be necessary to facilitate sustainable access (Ob.14) and there is a risk of run-off to nearby watercourse (Ob.13). Other sites in the village are more sustainable.
Overall Settlement Commentary		Peasmarsh is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present, including the only supermarket in rural Rother. As a 'Local Service Village' it clearly warrants retention of a development boundary. Services are noticeably dispersed across the village and the most sustainable locations for development will ideally be centrally placed to access most services. The village has a quantitative shortage of open space and in accessibility terms, the western end of the village is particularly lacking. The village is flanked to both north and south by the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area (BOA) and within the Lower Rother Valley Landscape Character Area. The assessment for the latter includes landscape action priorities of conservation and restoration of coppice woodlands and traditional orchards, improvement of footpath access along the valleys, restoration of hedgerow and tree pattern in arable areas.								

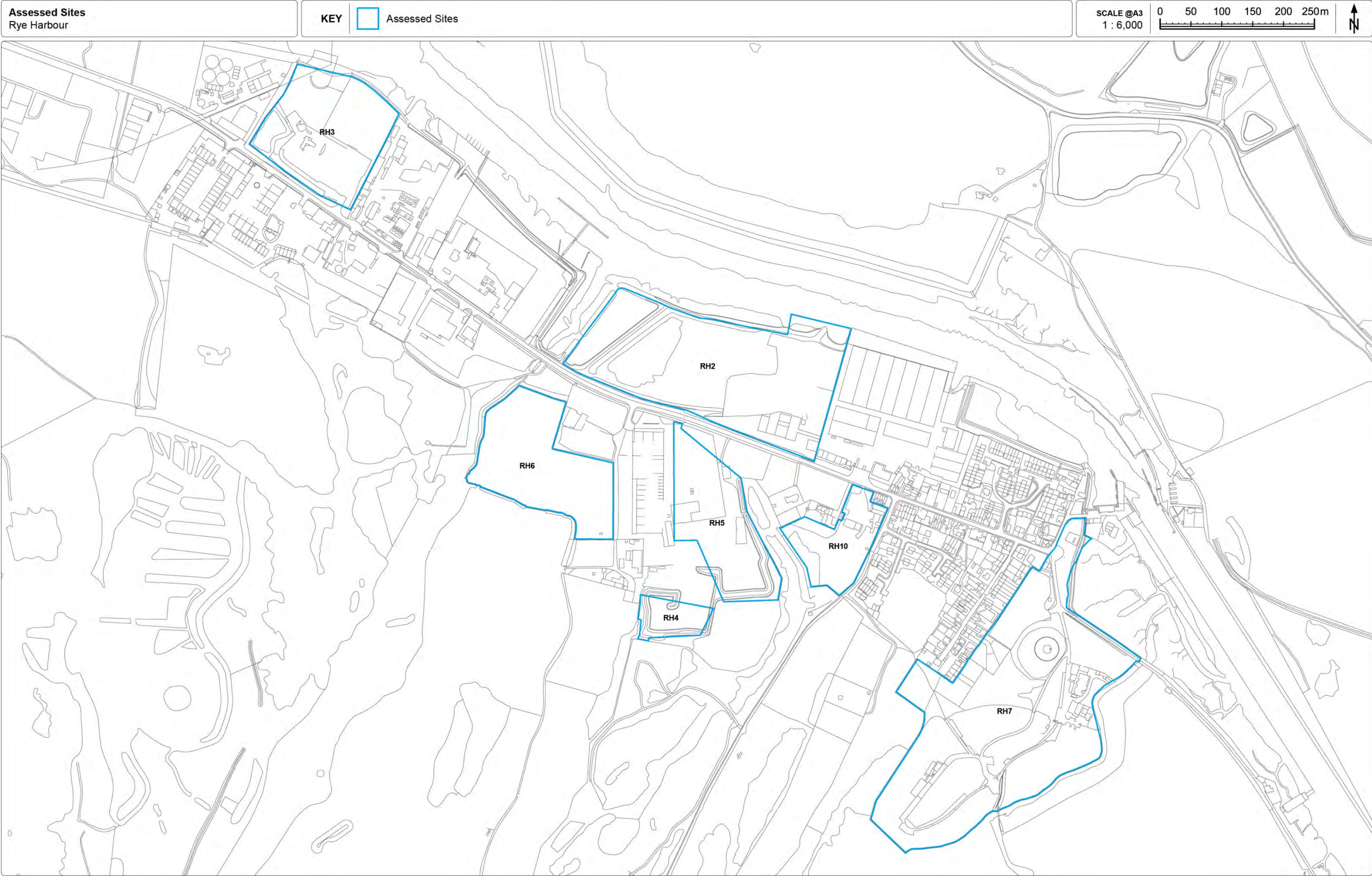
Appendix 4: Assessment of Site Policy Options

PEASMARSH OPTIONS 2		PS26: Land south-east and south-west of superstore (a combination of PS5 and PS6)	PS27: Land rear of superstore and Oaklands, Main Street (a combination of PS5, PS6 and PS7s)	PS12: Gideon Platt, Tanhouse Lane, Peasmarsh	PS14: Land east of Woodside Barn	PS15: Land north of Leyland Cottage, Main Street	PS17: Land west of Mendips	PS18: Land at Stream Farm, Main Street	PS20: Land r/o Welbeck, Main Street	PS22: Kings Head Land, Tanhouse Lane, Peasmarsh
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
3	Reduce crime and fear of crime.	~	~	~	(x)	(x)	(x)	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	~	~	~	(✓)	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	(x)	~	~	~	(✓)	~	(x)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	~	~	(✓)	(✓)	(✓)	~	~	(✓)	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	(x)	(x)	(x)	~	~	~	~	(✓)	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	(x)	~	~	(x)	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	(x)	(✓)	(✓)	(✓)	(x)	✓	(x)
13	Maintain, improve and manage water resources in a sustainable way.	(x)	(x)	(x)	~	(✓)	(x)	(x)	(✓)	(x)
14	Conserve and enhance biodiversity.	(x)	(x)	~	(x)	(x)	(x)	(x)	~	(x)
15	Protect and enhance the high quality natural and built environment.	(x)	(x)	~	(x)	(x)	x	x	~	(x)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	(x)	(x)	(x)	(x)	(x)	(x)	(x)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		This is a combination of sites PS5 and PS6, which potentially addresses the inaccessibility of PS6, although it is unclear if access between the two sites would be possible. The site does not score differently from the 2 sites individually. It is detached from most village services other than the supermarket and bus stop, and reads as wider countryside and part of a network of historic field boundaries west of the village (Ob.15). Accessed via country lane (Tanhouse Lane). Hedgerow loss would be necessary (Ob.14). Development would have a negative impact on rural AONB character in immediate proximity and in terms of wider views (Ob.15) . Majority of site is free from flood risk (Ob 12), although there are surface water flow paths and tertiary river on the western boundary. There is a risk of run off to the adjacent tertiary river due to the sloping nature of the site and this would need to be mitigated. Overall, the site scores poorly in relation to environmental criteria.	This is a combination of sites PS5, PS6 and PS7s which potentially addresses the inaccessibility of PS6 and 7s, although it is unclear if access between PS5 and 6 would be possible. The site does not score differently from the 3 sites individually. It remains detached from most village services and reads as wider countryside and part of a network of historic field boundaries west of the village (Ob.15). Accessed via country lane (Tanhouse Lane). Hedgerow loss would be necessary (Ob.14). Development would have a negative impact on rural AONB character in immediate proximity and in terms of wider views (Ob.15) . Majority of site is free from flood risk (Ob 12), although there are surface water flow paths and tertiary river on the western boundary. There is a risk of run off to the adjacent tertiary river due to the sloping nature of the site and this would need to be mitigated. Overall, the site scores poorly in relation to environmental criteria.	Detached from existing settlement boundary, with some landscape impact to south (Ob.15). Continuation of frontage development would not be wholly out of character, although extending a continuous built form west of Tanhouse Lane would alter the rural character and restrict views of the wider countryside. Good proximity to supermarket but further from other services. Site is traversed by a stream and appears to suffer from significant surface water flooding issues (Ob.12).	Development would intrude into the wider countryside, in a section of the village (north-west) of largely undeveloped rural character (Ob.15). Majority of site is free from flood risk, although there is a central surface water flow path (Ob.12) Although central, the site lacks footways and is on the undeveloped north-western side of the A28. Not a particularly sustainable option on environmental grounds.	Eastern half is ancient woodland, with open western section abutted by ancient woodland on two sides (Ob.14). Visually contained from wider AONB, but a historic field boundary (Ob.15). No flood risk on site, but minor surface water issues at access junction (Ob.12). Located relatively centrally for village services and bus service, although the site would require an upgraded vehicle access, as well as pedestrian enhancements. Reasonable option for social factors, although less sustainable on environmental criteria.	Separated from village form and crossed by historic field boundaries. Scores relatively poorly on environmental factors (Ob.15), although offers scope to improve pedestrian connectivity at a village scale. Not a sustainable site on environmental criteria.	Tertiary river traverses west of site and surface water issues on access and western and central sections of site (Obs 12 & 13). Difficult to access. Heritage issues, abutting curtilages of listed properties (Ob.15).	Reasonable site in terms of location (Ob.7). No flood issues (Ob.12). However, site would need to come forward in its entirety to avoid possible impacts on neighbouring amenities.	Although close to the supermarket, it is further from other key services and detached from the village fringe (Ob.7). Reads as wider countryside and development here would also sub-divide a HW AONB historic field boundary. (Ob 15). Former traditional orchard and Sussex Wildlife Trust cite likelihood of continued biodiversity value as a legacy of former use (Ob 14). Surface water flooding issues across site, particularly to north-east and at point of likely access. Tertiary river stream on NE boundary (Objectives 12 & 13).
Overall Settlement Commentary		Peasmarsh is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present, including the only supermarket in rural Rother. As a 'Local Service Village' it clearly warrants retention of a development boundary. Services are noticeably dispersed across the village and the most sustainable locations for development will ideally be centrally placed to access most services. The village has a quantitative shortage of open space and in accessibility terms, the western end of the village is particularly lacking. The village is flanked to both north and south by the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area (BOA) and within the Lower Rother Valley Landscape Character Area. The assessment for the latter includes landscape action priorities of conservation and restoration of coppice woodlands and traditional orchards, improvement of footpath access along the valleys, restoration of hedgerow and tree pattern in arable areas.								

PEASMARSH OPTIONS 3		PS24: Land to the Rear of Pippins, Main Street, Peasmarsh			PS25: Land between Farleys Way and School Lane
Proposed For / Main Use Considered		Northern Two Fields	Southern Two Fields		
SA Objective		Residential Score	Residential Score	Open Space Score	Residential Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	~	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(x)	(x)	✓	(x)
3	Reduce crime and fear of crime.	~	~	~	
4	Reduce deprivation and social exclusion.	(✓)	(x)	✓	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	✓	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	~	~	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	(x)	✓	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	~	(✓)	(x)
11	Reduce emissions of Greenhouse gases.	(✓)	x	(✓)	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	(✓)	(✓)	(✓)
13	Maintain, improve and manage water resources in a sustainable way.	(✓)	~	(✓)	(x)
14	Conserve and enhance biodiversity.	(✓)	x	(✓)	(x)
15	Protect and enhance the high quality natural and built environment.	~	(x)	(✓)	~
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(x)	(x)	(x)	(x)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Greenfield High Weald AONB site, but northern section is very visually contained (Ob 15). Ideally centrally placed to access the majority of village services by foot (Ob7). A larger site considered for provision of supporting open space since there is apparent scope to provide for wider village needs. Southern section lends itself to provision of open space, providing health and amenity benefits as well as preserving key habitats and HW AONB character features, particularly the traditional orchard. It would also help make a good quality and sustainable place for people to live (Ob.1), with associated health benefits. Minor surface water flow paths on site, linking to pond to NE - would need to be mitigated (Objectives 12 & 13). Site has cope to help improve village wide pedestrian connectivity, although via footpaths that may not be well overlooked (Ob.3).			Well located to access village services (Ob.7), but in practice accessing the site by vehicle is difficult to achieve without undue harm on neighbouring amenity. Some mature trees on site and boundaries, and abuts HW AONB historic field boundary (Ob.15) Possible scope for enhanced pedestrian connectivity (Ob.7). No flood risk on site, but surface water issues on adjacent access roads (Ob.12).
Overall Settlement Commentary		Peasmarsh is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present, including the only supermarket in rural Rother. As a 'Local Service Village' it clearly warrants retention of a development boundary. Services are noticeably dispersed across the village and the most sustainable locations for development will ideally be centrally placed to access most services. The village has a quantitative shortage of open space and in accessibility terms, the western end of the village is particularly lacking. The village is flanked to both north and south by the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area (BOA) and within the Lower Rother Valley Landscape Character Area. The assessment for the latter includes landscape action priorities of conservation and restoration of coppice woodlands and traditional orchards, improvement of footpath access along the valleys, restoration of hedgerow and tree pattern in arable areas.			

Appendix 4: Assessment of Site Policy Options

PEASMARSH POLICY		Policy PEA1: Land South of Main Street, Peasmarsh (Site PS24)	
SA Objective		Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	<p>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) The policy will provide housing, including affordable housing (Ob.1), in a location that can be well integrated into the wider community (Ob.4).</p> <p>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Larger site with scope to provide for wider village needs and provision of supporting open space would help make a good quality and sustainable place for people to live (Ob.1), with associated health benefits and amenity benefits (Ob.4). Ideally centrally placed to access the majority of village services by foot (Ob.7). Site has scope to help improve village wide pedestrian connectivity. Provision of children's play area will be a positive for Ob.8.</p> <p>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Greenfield High Weald AONB site, but northern section is very visually contained (Ob 15). Southern section will ensure preservation of Priority BAP habitats and HW AONB character features, particularly the traditional orchard (Ob.14). Minor surface water flow paths on site, linking to pond to NE - would need to be mitigated (Objectives 12 & 13).</p> <p>Potential Mitigation Enhanced pedestrian links (Policy part iii), will improve accessibility further and mitigate the extent to which the development is car-dependent. Parts (v) and (vi), retaining and enhancing habitats and landscape character features will mitigate against loss of greenfield area of HW AONB countryside.</p> <p>SA Conclusions The provisions of Policy PEA1 promote a sustainable use of the site. It promotes accessibility by sustainable modes to the full range of village services, and enhances accessibility for existing areas. It enhances key habitats and High Weald AONB character features, whilst providing open space to meet a pre-existing shortage in the village. It provides housing to meet local needs.</p>
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	
3	Reduce crime and fear of crime.	~	
4	Reduce deprivation and social exclusion.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	
11	Reduce emissions of Greenhouse gases.	(✓)	
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	
13	Maintain, improve and manage water resources in a sustainable way.	(✓)	
14	Conserve and enhance biodiversity.	(✓)	
15	Protect and enhance the high quality natural and built environment.	(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Cumulative Effects		n/a.	



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made. Rother District Council Licence No. 100018643 2016



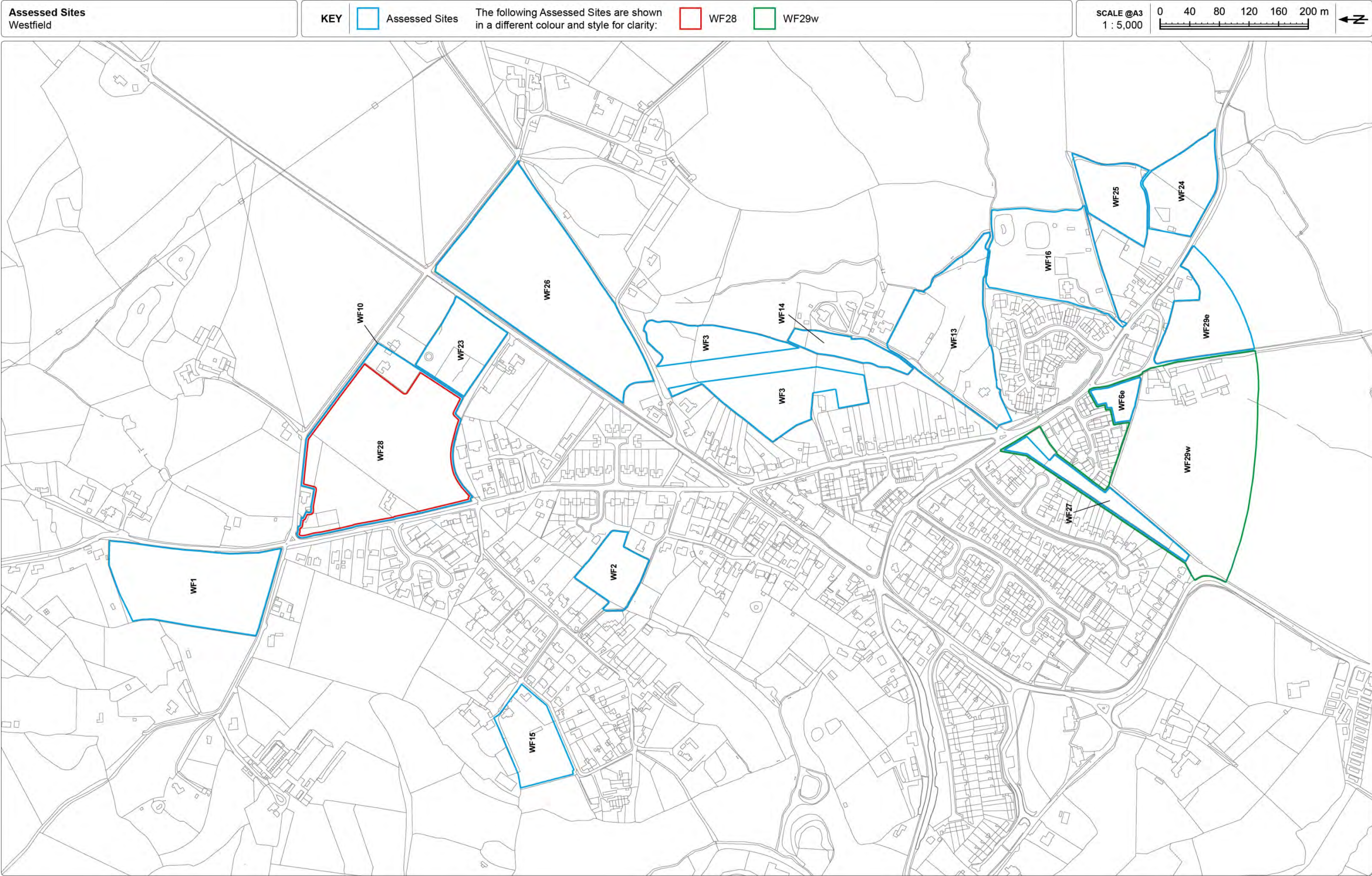
Appendix 4: Assessment of Site Policy Options

RYE HARBOUR OPTIONS 1		RH2: Land at the Saltings		RH3: Land adj. To Rye Waste Water Treatment Works,		RH4: Land south of Churchfields, Harbour Road		RH5: Land East of Churchfields, Harbour Road	
Proposed For / Main Use Considered		Residential	Employment	Residential	Employment	Residential	Employment	Residential	Employment
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	✗	(✓)	(✗)	(✓)	~	(✓)	✗
2	Improve the health and well-being of the population and reduce inequalities in health.	✗	~	✗	~	(✗)	~	(✗)	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✗)	(✓)	✗	(✓)	(✗)	~	(✗)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	~	(✗)	~	(✗)	~	(✗)	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	✗	✓	✗	(✓)	~	(✓)	✗	✓
7	Improve accessibility to services and facilities for all ages across the District.	(✗)	~	(✗)	~	(✗)	~	(✗)	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✗)	~	(✗)	~	(✗)	~	(✗)	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	✓	✓	✓	✓	✓	✓	✓	✓
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	(✓)	~	(✓)	~	~	~	(✓)
11	Reduce emissions of Greenhouse gases.	~	~	✗	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	✗	(✗)	✗	(✗)	✗	(✗)	✗	(✗)
13	Maintain, improve and manage water resources in a sustainable way.	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)
14	Conserve and enhance biodiversity.	~	~	~	~	(✗)	(✗)	(✗)	(✗)
15	Protect and enhance the high quality natural and built environment.	(✗)	(✗)	~	~	(✗)	(✗)	~	~
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Scores poorly against several objectives, mainly objectives 2, 6 and 12 which reflects RH2's recently permitted employment status and distance from main services to support households.	Although scoring poorly against several environmental criteria, issues relating to flood risk and water management affect the whole area, while employment use is less vulnerable than residential. Also, it would make a significant contribution to local job opportunities. Environmental impacts arising from the loss of openness may be mitigated by landscaping and setting back buildings. (Overall suitability recently confirmed via planning permission, which retains an area of saltmarsh.)	Scores negatively against several SA objectives especially against economic and environmental objectives. The adverse impact on economic opportunities and vulnerability to flood risk, combined with its siting next to bad neighbour uses and distance from other residential areas, combine to preclude this site being considered as a sustainable housing site.	Although scoring poorly against several environmental criteria, issues relating to flood risk and water management affect the whole area, while employment use is less vulnerable than residential. A resumed employment use of this brownfield site would make a contribution to local job opportunities, although the location and potential contamination are mitigating factors.	The Sustainability Appraisal highlights mostly negative scores against a number of SA Objectives and, in particular, the site scores very poorly against environmental objectives, reflecting its close relationship with major nature conservation designations.	The Sustainability Appraisal highlights several negative scores against a number of SA Objectives and, albeit not as poorly as residential use, an employment use still scores poorly against environmental objectives, reflecting its relationship with major nature conservation designations.	Residential use of this site scores negatively when assessed against key SA Objectives. It is currently an employment site and coming forward as a residential site would be contrary to Objective 6. Furthermore, it relates poorly to the existing residential area, impact on the setting of the adjacent listed building, abuts the SSSI and flood risk which reflects its poor scores against Objectives 7,8, 12, 13 and 14.	Although scoring poorly against several environmental criteria, issues relating to flood risk and water management affect the whole area, while employment use is less vulnerable than residential. Also, it would make a significant contribution to local job opportunities. (Overall suitability recently confirmed via planning permission for storage of aggregates.)
Overall Settlement Commentary		Rye Harbour has close economic and social links with the nearby market town of Rye. Harbour Village is considered a separate settlement and both settlements are separated by the presence of the industrial estate which is the main economic hub for the eastern half of the district. Rye Harbour has a village hall, village shop, public house, sailing club, and RNLI lifeboat station. Frenchman's Beach Holiday Park is a large holiday caravan site located on the south east fringe of the village. The countryside surrounding Rye Harbour is subject to a number of International and national environmental designations, signifying its landscape character and nature conservation importance. The whole of Rye Harbour lies within Flood Zone 3a. The main flood risk to Rye Harbour is from the tidal River Rother. The completion of the Rother Tidal Walls West together with the Winchelsea flood protection scheme (new groyne fields and shingle recharge) has significantly increased protection of the village from tidal flooding. Nevertheless habitable rooms on the ground floor should be avoided and flood resistance and resilience construction methods should be implemented for all new dwellings at Rye Harbour. The village has many key services and amenities located within the village itself and therefore to manage sustainable growth in the village especially in an area where the environmental designations are particularly sensitive, the settlement warrants the retention of a development boundary. The strategic importance of the adjacent Harbour Road Employment Area is found to continue to warrant a policy approach that highlights both its business development opportunities and its important constraints that need to be addressed by proposals.							

RYE HARBOUR OPTIONS 2		RH6: Land south of former Spun Concrete site, Harbour Road, Rye Harbour		RH7: Land at Frenchman's Beach Caravan Park, Rye Harbour		RH10: Land at Stoneworks Cottages, Rye Harbour		Policy Area: Harbour Road Employment Area (Industrial Estate)		
Proposed For / Main Use Considered		Residential	Employment	Residential	Residential	Employment				
SA Objective		Score	Score	Score	Score	Score	Maintain Policy Area	Do not define Policy Area	Extend Policy Area	
		Score	Score	Score	Score	Score	Score	Score	Score	
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✗)	(✓)	✓	(✗)	(✗)	(✗)	(✗)	
2	Improve the health and well-being of the population and reduce inequalities in health.	(✗)	~	(✓)	(✓)	~	~	~	~	
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	
4	Reduce deprivation and social exclusion.	(✗)	(✓)	(✓)	(✓)	~	(✓)	(✓)	(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	~	(✗)	(✗)	~	~	~	~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	(✓)	(✗)	(✗)	(✓)	✓	(✓)	✓	
7	Improve accessibility to services and facilities for all ages across the District.	(✗)	~	(✓)	(✓)	~	~	~	~	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✗)	~	(✓)	(✓)	~	~	~	~	
9	Improve efficiency in land use and encourage the prudent use of natural resources	✗	✗	(✗)	✓	✓	✓	✓	(✓)	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	~	~	(✓)	(✓)	(✓)	
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	(✗)	(✗)	(✗)	
12	Minimise the risk of flooding and resulting detriment to people and property.	✗	✗	✗	✗	(✗)	(✗)	(✗)	(✗)	
13	Maintain, improve and manage water resources in a sustainable way.	(✗)	(✗)	(✗)	(✗)	(✗)	~	(✗)	~	
14	Conserve and enhance biodiversity.	✗	✗	(✗)	~	~	~	~	(✗)	
15	Protect and enhance the high quality natural and built environment.	(✗)	(✗)	~	~	~	~	(✗)	(✗)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant SA issues highlighted due to negative impact on the environmental objectives reflecting the greenfield status of the site, flood risk and location within the SSSI designation, as well as affecting the setting of the locality.	Significant SA issues highlighted due to negative impact on the environmental objectives reflecting the greenfield status of the site, flood risk and location within the SSSI designation, as well as affecting the setting of the locality.	RH7 scores positively against Objectives 7 and 8 reflecting its good access to services in the village. Scores negatively on the natural environment and flood risk which impact on a number of SA Objectives including loss of employment/tourism facilities, impact on SSSI and residential development in flood zone 3.	Residential use of the site scores positively against several SA objectives, being a brownfield site in easy access of services and close to transport routes (the bus stop is within 100 metres to the frontage of the site). It is a low-key employment site which reflects its negative score when against Objective 6.	Employment use of the site scores positively against SA objectives relating to land use efficiency as well as its current, albeit low key, employment use adjacent to an existing residential area.	This appraisal, rather than being an individual site assessment, considers alternative approaches to the Harbour Road Employment Area. Employment uses are promoted, subject to a number of criteria, under the saved 2006 Local Plan policy RY7. It is an option not to retain such a policy, having regard to progress with development and changes in the local and policy contexts in the last 10 years. Another option is to be more expansive in the approach, giving more flexibility for intensification and growth. Above scores reflect that national and international nature conservation designations give only limited realistic opportunities for further development, which are also impacted upon by flood risk issues and water contamination concerns. Also taking account of generic policies that would apply, the differentials are not stark but still exist. The absence of a policy would not offer the same level of support to economic growth (at what is the primary employment area in the east of the District), nor provide as robust a framework for meeting environmental objectives. Conversely, a more expansive approach scores worse than the existing policy against Objectives 9, 14 and 15. A policy framework is still found to be the more sustainable option overall. This may be developed to investigate scope for further development, but very much focused on brownfield land and maintaining full regard to the major environmental limitations.			
Overall Settlement Commentary		Rye Harbour has close economic and social links with the nearby market town of Rye. Harbour Village is considered a separate settlement and both settlements are separated by the presence of the industrial estate which is the main economic hub for the eastern half of the district. Rye Harbour has a village hall, village shop, public house, sailing club, and RNLI lifeboat station. Frenchman's Beach Holiday Park is a large holiday caravan site located on the south east fringe of the village. The countryside surrounding Rye Harbour is subject to a number of International and national environmental designations, signifying its landscape character and nature conservation importance. The whole of Rye Harbour lies within Flood Zone 3a. The main flood risk to Rye Harbour is from the tidal River Rother. The completion of the Rother Tidal Walls West together with the Winchelsea flood protection scheme (new groyne fields and shingle recharge) has significantly increased protection of the village from tidal flooding. Nevertheless habitable rooms on the ground floor should be avoided and flood resistance and resilience construction methods should be implemented for all new dwellings at Rye Harbour. The village has many key services and amenities located within the village itself and therefore to manage sustainable growth in the village especially in an area where the environmental designations are particularly sensitive, the settlement warrants the retention of a development boundary. The strategic importance of the adjacent Harbour Road Employment Area is found to continue to warrant a policy approach that highlights both its business development opportunities and its important constraints that need to be addressed by proposals.								

Appendix 4: Assessment of Site Policy Options

RYE HARBOUR POLICIES		Policy RHA1: Land at Stonework Cottages (Site RH10)		Policy RHA2: Harbour Road Employment Area	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	<p>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</p> <p>The site will provide housing, including affordable housing and smaller units for Harbour Village (Objective 1). Harbour Village has close economic links with the larger settlement of Rye and is dependent on the larger settlement for many higher level services which cannot be found in Harbour Village. The site is currently partly in a low-key employment use but is of low quality, and is partly disused. The proposal for residential development will improve the local amenity of the area. While the loss of employment is contrary to Objective 6, the wider sustainability benefit of residential development will contribute to the continued viability and vitality of the local economy of Harbour Village (Objective 1).</p> <p>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</p> <p>The policy scores relatively well against SA social Objectives. The site is well related to the existing built up area of Harbour Village. The village is relatively well off in terms of services and the site is within 400 metres walking distance of all main amenities, although the village has no school (Objective 5). However, the site is located near the bus stop on Harbour Road and provides a bus link to Rye town centre.</p> <p>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</p> <p>The site is brownfield and its redevelopment for residential use makes best use of land (Objective 9). However, there are significant environmental constraints which impact on it. The whole of Rye Harbour lies within Flood Zone 3a. The main flood risk to Rye Harbour is from the tidal River Rother. Increased protection from Rother Tidal Wall West and the Winchelsea flood protection scheme has improved protection locally. The groundwater is particularly shallow beneath the surface of the site and there may be an existing level of contamination which could leave the underlying aquifer vulnerable to pollution (objective 13). The surrounding countryside is subject to a number of international and national environmental designations including SSSI, SPA and RAMSAR, adjacent to the site. In addition, regard should be given to the setting of the Grade II listed School House and Grade II Listed Church of the Holy Spirit to the west.</p> <p>Potential Mitigation</p> <p>The policy includes mitigation at part (iii) against harm to the adjacent SSSI, SPA and Ramsar site by requiring the existing tree belt to be retained and enhanced with native species with appropriate fencing erected to maintain an effective barrier between the site and the protected area (objective 14). Part (iv), the requirement for ecological surveys and appropriate mitigation, will prevent harm to any protected species found to be using the site (objective 14). Part (v) requires a flood risk assessment, to mitigate potential harm from flooding (objective 12); and part (v) requires a ground contamination assessment to mitigate harm from pollution (objective 13).</p> <p>SA Conclusions</p> <p>The site is the most sustainable site that has been considered suitable for residential development. While currently in some low-key employment use the sustainability benefits of residential development here outweigh any disadvantages. The development of the site will also consolidate the viability and vitality of the village and support local businesses. Overall the provisions of RHA1 promote a sustainable use of the site.</p>	—	<p>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</p> <p>Promoting business development at the long-established major industrial area, primarily through making best use of brownfield land, clearly supports objective 6, as well as objective 4 (as the area provides an accessible wide range of jobs for residents of Rye and Rye Harbour) and objective 9. While it would not provide housing (Objective 1), the area is an established business area and would not be compatible with residential development.</p>
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		—	<p>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</p> <p>Regarding social objectives, as well as being adjacent to Rye Harbour and within ready cycling if not walking distance of Rye, the employment area is accessible by bus and there is now a cycleway along Harbour Road. Accessibility to the wharf is also important for the transport of heavy goods such as aggregates and grain, reducing long lorry movements to more distant ports.</p>
3	Reduce crime and fear of crime.	—		—	<p>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</p> <p>The area is subject to multiple constraints. The whole of the area lies within Flood Zone 3a. The main flood risk to Rye Harbour is from the tidal River Rother. Increased protection from Rother Tidal Wall West and the Winchelsea flood protection scheme has improved protection locally. Also, business uses are less vulnerable than residential. The surrounding countryside is subject to a number of international and national environmental designations including SSSI, SPA and RAMSAR, although development is, in the main, kept to previously developed land. The amendment to the employment area boundary affects land within the Rye Harbour SSSI, which is incorporated into the employment area, and which benefits from planning permission. This was the subject of detailed discussions with Natural England during the determination of the relevant planning application and the specific proposal was deemed acceptable due to measures proposed for habitat creation.</p>
4	Reduce deprivation and social exclusion.	(✓)		(✓)	<p>Potential Mitigation</p> <p>The policy includes a number of criteria to mitigate potential adverse impacts: criterion (i) addresses possible adverse impacts of additional traffic causing congestion at the main road junction (see objective 10); criterion (ii) addresses contamination (see objective 13); criteria (iii) and (iv) respectively promote measures to reduce the visual intrusion of the industrial development on local amenities, essentially along the road, and to prevent adverse impact on the designated nature conservation sites and even lead to improvements.(see objectives 14 and 15), while criterion (v) requires any necessary mitigation for flood risk.</p>
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)		—	<p>SA Conclusions</p> <p>The Employment Area should continue to play a significant role in supporting economic activity and job creation in the eastern part of the district. There are opportunities for further development, making best use of a number of unused or under-used brownfield sites. The policy is found to properly highlight and effectively mitigate the acknowledged constraints on development and provide a framework for sustainable development.</p>
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✗)		✓	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		—	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		—	
9	Improve efficiency in land use and encourage the prudent use of natural resources	✓		✓	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—		(✓)	
11	Reduce emissions of Greenhouse gases.	—		—	
12	Minimise the risk of flooding and resulting detriment to people and property.	—		—	
13	Maintain, improve and manage water resources in a sustainable way.	—		—	
14	Conserve and enhance biodiversity.	—		—	
15	Protect and enhance the high quality natural and built environment.	—		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—		—	
Cumulative Effects		The respective policies address different strategic needs. They are not incompatible, with business use kept away from the village. Indeed, the employment policy area provides potential opportunities for the relocation of business activities on the land at Stoneworks Cottages in a more appropriate and managed environment.			



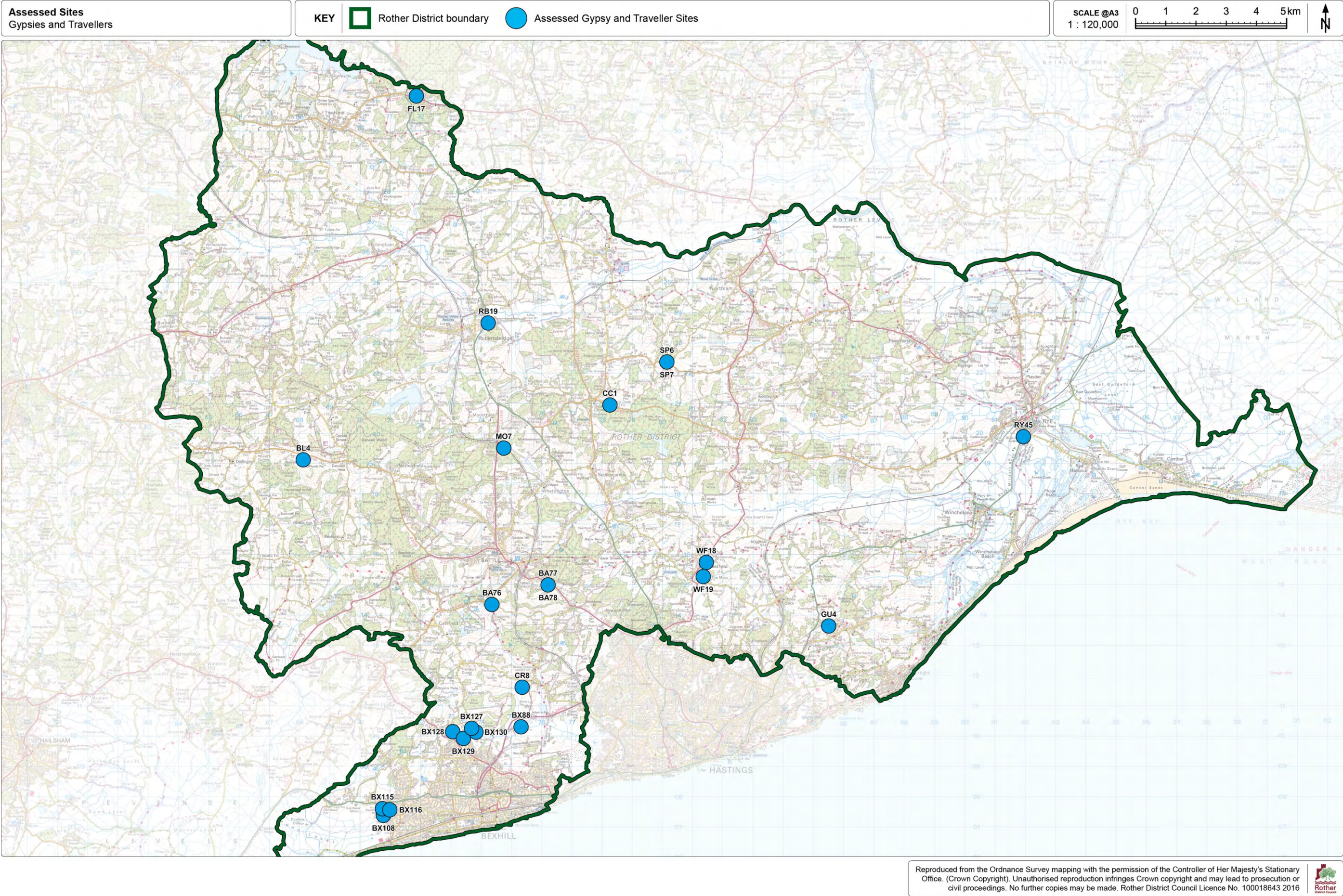
Appendix 4: Assessment of Site Policy Options

WESTFIELD OPTIONS 1		WF1: Land at Cottage Lane, Westfield	WF2: Land at Barracks Footpath, West of Cottage Lane, Westfield.	WF3: Land at Fishponds Farm and east of Workhouse Lane	WF6e: Land off Goulds Drive	WF10: Land at Ellenvale, Westfield	WF13: Land at Tanyards Farm House, Fishponds Lane	WF14: Land West of Fishponds Farm, Fishponds Lane, Westfield	WF15: Land North of New Cut	WF16: Land east of New Moorside, Westfield	WF23: Former Moorhurst Residential Care Home, Westfield	
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Care home / Older persons provision	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	~	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	✓	✓
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	✓	(✓)	(✓)	(✓)	(✓)	(✓)		✓	✓
3	Reduce crime and fear of crime.	(x)	(x)	~	~	~	(x)	(x)	~	~	(x)	(x)
4	Reduce deprivation and social exclusion.	(x)	(✓)	(✓)	~	~	(✓)	(✓)	~	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	(✓)	(✓)	~	~	(✓)	(✓)	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	~	(✓)	(✓)	~	(x)	(✓)	(✓)	~	~	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(x)	x	(✓)	~	~	~	~	(x)	~	(✓)	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)	(x)	(x)	~	(x)	~	~	(✓)	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	~	~	~	~	~	~	(x)	(x)	(✓)	x
11	Reduce emissions of Greenhouse gases.	(x)	(x)	~	~	~	~	(x)	(x)	(x)	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	~	~	(✓)	(✓)	~	~	(✓)	(✓)	(✓)	(✓)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	(x)	~	~	(x)	~	~	(x)	~	~
14	Conserve and enhance biodiversity.	~	x	(x)	(x)	~	(x)	(x)	(x)	(x)	~	~
15	Protect and enhance the high quality natural and built environment.	x	~	(x)	~	(x)	(x)	(x)	(x)	(x)	~	~
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Not a sustainable site. Relatively removed from the village core, with an AONB landscape impact.	Although centrally located and scoring well on some social factors, the site is a pocket wooded greenspace and public amenity space that can be indirectly enjoyed by virtue of the adjacent public footpath. It includes oak trees covered by TPOs (Ob. 14) and is flanked by a stream. The loss of this site to development would be unsustainable on environmental factors.	Located within reasonable proximity to a range of village services (although access would require significant upgrading) so scores well on a range of social factors. However, the site would represent a significant intrusion into HW AONB countryside, including the loss of key features (hedgerows) and negative impacts on protected species; so environmental effects are negative.	A greenfield site on the edge of the village. Could be developed with relatively little negative effects from an environmental perspective, as well contained and screened from wider environment. Marginal social benefits.	Large farmland site, but in area of more rural character and parts are exposed in wider AONB setting due to higher topography at northern end of the village. Relatively free of flood risk and not too far from services, but lacks pedestrian footway connection, or the scope to provide them. Other sites in the settlement are clearly more sustainable.	Reasonably well related to local services, thus scoring well on several social factors. However, would represent an intrusion into the countryside in an area where a number of key High Weald AONB features are present. Tanyard Farmhouse, although unlisted, is of historic heritage value and impacts the character of the wider hinterland. The remainder of the site forms part of an associated medieval field pattern. Scores relatively poorly from an environmental perspective.	Reasonably well related to local services, thus scoring well on several social factors, although access routes would require significant upgrading. However, would represent a intrusion into the countryside, thus scoring relatively poorly from an environmental perspective.	Relatively separated from key village services, exacerbated by the lack of pedestrian footways. Well treed and rural character. Others sites are preferable in sustainability terms.	Further from village core and services. HW AONB character features present. Other sites are clearly preferable in sustainability terms.	Brownfield site with an established use as a care home. Assessed for continuation of previous use/older persons use or for residential. Pedestrian access not ideal, but balanced against location on a bus route (Objective 7). Well contained and visual impact would be minimal. Mature tress at boundaries but should be possible to retain them and secure access, thus limiting negative biodiversity impacts. A sustainable site overall, preferable for older persons accommodation, as Highways Authority advice suggests there is unlikely to be capacity to accommodate peak hour vehicle movements from standard residential on this stretch of the A28.	
Overall Settlement Commentary		Westfield is a 'local service village' (as defined in the Core Strategy) and clearly warrants retention of its development boundary. It has a reasonable range of local services, as well as close proximity to Hastings to access higher order sub-regional level facilities (theatres, hospitals, colleges, etc.). These factors, together with the relative lack of flood risk make it a relatively sustainable location. However, there are landscape, environmental and heritage constraints. The village is within the High Weald AONB and several sites considered intrude into areas of predominantly rural character and/or in areas exposed in the wider landscape.										

WESTFIELD OPTIONS 2		WF24: Land East of Moorfield House	WF25: Land NE of Moorfield House	WF26: Land at Westfield Down		WF27: Land connecting Moor Lane and the A28			WF28: Land to the rear (west) of the former Moorhurst Care Home, A28 (variation of site WF10)	WF29e: Land east of Stonestile Lane	WF29w: Land west of Stonestile Lane
				South Side (SHLAA Site WF5)	North Side						
Proposed For / Main Use Considered		Residential	Residential	Residential	Open Space	Residential	Open Space / Greenway	Allotments	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	~	✓	~	(✓)	(x)	(x)	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	✓	✓	(✓)	✓	✓	(✓)	(✓)	(✓)
3	Reduce crime and fear of crime.	(x)	(x)	~	~	~	(x)	~	~	~	~
4	Reduce deprivation and social exclusion.	(x)	(x)	(✓)	(✓)	~	(✓)	(✓)	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	(✓)	~	~	~	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(x)	~	(✓)	(✓)	~	(✓)	(✓)	(x)	(x)	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	✓	✓	(x)	✓	✓	~	(x)	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)	~	(x)	~	~	(x)	(x)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	(x)	(✓)	(✓)	~	~	~	~	~	~
11	Reduce emissions of Greenhouse gases.	(x)	(x)	(✓)	(✓)	(x)	✓	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	(✓)	(✓)	(✓)	(x)	~	~	(✓)	~	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	(x)	(x)	~	~	(x)	~	~	~	(x)	(x)
15	Protect and enhance the high quality natural and built environment.	x	x	~	?	~	~	~	(x)	x	x
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Rural greenfield site that is comparatively further from village services. Scores negatively on a wide range of factors, particularly environmental.	Reads as part of the HW AONB countryside. Relatively isolated and further from services in comparison to other sites in the settlement. Not considered to be a sustainable option.	Greenfield site, but visual impact is minimal from southern area (which is assessed for residential). Well located to access village services and scope to improve pedestrian connectivity via improved linkages on and off site. Southern sector lends itself to residential, with northern section lending itself to open space (which will address a shortfall in the village). Landscape impacts of open space are unknown at this stage and dependent on type of facility to be provided (i.e. any requirement for floodlights would be a negative against Ob.15)		Narrow greenfield site assessed for residential, open space and allotments, as the only realistic uses of the site. Does not lend itself to wholly residential . Green corridor or allotments would have wider social benefits, improve connectivity and, in the case of a green corridor, encourage non-car modes. Local need for allotments identified.			The site is almost identical to site WF10 but with the omission of one property, Marden Ash. This means that the scores do not differ from WF10. The site is in an area of more rural character and parts are exposed in the wider AONB setting due to higher topography at the northern end of the village. It is relatively free of flood risk and not too far from services, but lacks pedestrian footway connection, or the scope to provide them. Other sites in the settlement are clearly more sustainable.	Attractive open field on the southern edge of the village, its development would cause harm to the landscape character of the AONB and rural setting of the village (Ob 15). Not well related to village services (Obs 5, 7, 8). Within the Hastings Fringe Biodiversity Opportunity Area (Ob. 14). Not a sustainable site.	Exposed and elevated site on the edge of the village, its development would cause harm to the landscape character of the AONB and rural setting of the village (Ob. 15). Potential adverse effect on listed building (Moor Farm). Not well related to village services (Obs 5, 7, 8). Within the Hastings Fringe Biodiversity Opportunity Area (Ob. 14). Not a sustainable site.
Overall Settlement Commentary		Westfield is a 'local service village' (as defined in the Core Strategy) and clearly warrants retention of its development boundary. It has a reasonable range of local services, as well as close proximity to Hastings to access higher order sub-regional level facilities (theatres, hospitals, colleges, etc.). These factors, together with the relative lack of flood risk make it a relatively sustainable location. However, there are landscape, environmental and heritage constraints. The village is within the High Weald AONB and several sites considered intrude into areas of predominantly rural character and/or in areas exposed in the wider landscape.									

Appendix 4: Assessment of Site Policy Options

WESTFIELD POLICIES		Policy WES1: Land at Westfield Down, Westfield (Site WF26)		Policy WES2: Land at the former Moorhurst Care Home, Westfield (site WF23)		Policy WES3: Land off Goulds Drive, Westfield (site W6e)		Policy: WES4 - Land between Moor Lane and the A28, Westfield (Site WF27)	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) <u>Policy will deliver housing, including affordable housing (Ob.1). Walking distance to primary school (Ob.5).</u>	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Policy will deliver housing, including affordable, to meet local need. As demonstrated by the baseline data (Ob.1). Westfield is a parish with a high proportion of older persons in the 65+ age group (25.1%) and neighbouring parishes also have high proportions: Guestling (25.2%), Fairlight (42.6%), Brede (31.7%), Sedlescombe (24.7%).	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Provides housing, including affordable housing (Ob.1).	~	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Loss of housing opportunity, although the limitations of the space itself means there is little potential in any event (Ob.1).
2	Improve the health and well-being of the population and reduce inequalities in health.	✓		✓		(✓)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Site generally scores neutrally on social factors. Improved access to pedestrian links is a positive in relation to Objective 10.	✓	
3	Reduce crime and fear of crime.	~	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) <u>In a location that promotes integration (Ob.4) with village, accessible to local services (Obs.7 & 10). Provision of recreation facilities alongside residential is a positive for Obs 7 and 8, particularly as it addresses a pre-existing shortfall in the village.</u>	~		~		~	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Allotments would fulfil a recognised shortfall in the village and would have wider social benefits by providing a facility for outdoor recreation and food-growing (Obs. 2, 8) in a location easily accessible from the village (Ob 7).
4	Reduce deprivation and social exclusion.	(✓)		(✓)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Located in close proximity to GP surgery and proposed open space (Ob. 2) and within reasonable walking distance of main village services (Ob. 7). Located adjacent to bus service and policy proposes new bus stop on site, as well as improved pedestrian connections (Ob. 10)	(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Development of a greenfield site (Ob.9) in the AONB, albeit one that is well screened from wider impacts (Ob.15) and is a natural 'finishing off' of adjacent development scheme. Little risk of flooding in this location other than minor run-off issues, for which SuDS should mitigate (Ob.12)	(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)		~		~		~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Given that the site is already overgrown with vegetation, there may be possible loss of nesting habitats. However, improved management should ensure there are some benefits (Ob 14).
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) <u>Site has negligible flood risk (surface water only) - Ob12. Landscape impacts are mitigated by the requirement for screen tree planting (Ob. 15). Implementation of ecological appraisal measures highlighted in the supporting text would be a biodiversity gain (Ob.14)</u>	~		~		~	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Re-uses brownfield site (Ob.9). Very limited environmental or landscape impact (Obs. 14 and 15) and no on-site flood risk (Ob.12)	~	Potential Mitigation Policy part (iv) marginally improves pedestrian connectivity, facilitates access to the countryside with marginal positive effects on healthy living. There is recognition of the location within the Biodiversity Opportunity Area within supporting text; and acknowledgement of ecological factors in policy part (v). SuDS will mitigate run-off risk (policy part vii)	(✓)	Potential Mitigation Part (iii) of the policy requires a parking area and pedestrian crossing area to help prevent congestion and, in the case of the crossing, encourage sustainable travel (Ob 10).
8	Encourage and facilitate increased engagement in cultural and leisure activities	✓		(✓)		~		✓	
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	Potential Mitigation <u>Policy part (iii) may help mitigate against Obs. 14 and 15. Part (iv) beneficial for Obs. 2 and 8. Part (vii) mitigates against Ob.12.</u>	(✓)	Potential Mitigation Policy provisions of part (v) further improve travel choices options (Ob.10). Policy (part iii) seeks to prevent tree loss and enhance planting (Obs 14 & 15). Part (iv) ensures provision of communal gardens, beneficial in terms of Obs 2, 7 and 8.	(✗)		~	SA Conclusions The policy is generally a sustainable option, positive effects outweigh the negative.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)		✓		~		~	
11	Reduce emissions of Greenhouse gases.	(✓)	SA Conclusions <u>Greenfield site, but visual impact is minimal from southern area (which is assessed fro residential). Well located to access village services and scope to improve pedestrian connectivity via improved linkages on and off site. Southern sector lends itself to residential, with northern section lending itself to open space (which will address a shortfall in the village). In combination the provision of both uses in Policy WES1 is considered to be a sustainable option.</u>	~	SA Conclusions The site is a generally sustainable one for the preferred use (Retirement Living/Sheltered Housing). The policy provisions improve its sustainability.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)		(✓)		(✓)		~	
13	Maintain, improve and manage water resources in a sustainable way.	~		~		~		~	
14	Conserve and enhance biodiversity.	~		~		~		~	
15	Protect and enhance the high quality natural and built environment.	~		~		~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~		~	
Cumulative Effects		The two largest preferred development sites (WES1 and WES2) both abut the A28 and are likely to access via it. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access both sites by foot, cycle and bus. Careful planning will be needed to maximise such benefits at a village scale, with wider than site-specific factors given full consideration. The implementation of policies WES1 and WES2 will have the inevitable consequence of erosion of rural character in the north-east of Westfield. However, given that this section is along a rising section of the A28, it is a preferable direction of growth in comparison to other areas of Westfield where environmental, heritage and landscape constraints are much greater. The preferred sites are all located reasonably accessibly to facilitate pedestrian travel to all key village services. As a consequence, a cumulative effect may be beneficial for the continued viability of local services.							



Appendix 4: Assessment of Site Policy Options

GYPSY AND TRAVELLER OPTIONS 1		BA76: Land north-west of Beeches Brook, Telham Lane, Battle	BA77: Land adjacent to High Views, Loose Farm Lane, Battle	BA78: Land off Loose Farm Lane, Battle	BX88: Actons Farm, Buckholt Lane.	BX108: Land south east of Cooden Wood, Bexhill	BX115: Lower Barnhorn Farm and Caravan Park, Bexhill	BX116: Land off Spindlewood Drive	BX127: Land rear of Preston Cottage	BX128: Kiteye Farm and adjoining land
Proposed For / Main Use Considered		Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	✓	(✗)	(✗)	(✓)	(✓)	(✓)	✓	✓
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	(✓)	(✗)	(✓)	(✓)	(✓)	✓	✓
3	Reduce crime and fear of crime.	(✓)	(✗)	(✗)	(✗)	(✓)	(✓)	(✓)	(✓)	(✓)
4	Reduce deprivation and social exclusion.	~	(✓)	(✓)	(✗)	(✓)	(✓)	(✓)	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	(✓)	(✓)	(✗)	~	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	(✓)	(✓)
7	Improve accessibility to services and facilities for all ages across the District.	~	(✓)	(✓)	(✗)	(✓)	(✓)	(✓)	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(✓)	~	(✗)	✗	~	(✓)	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	~	(✗)	(✗)	(✗)	(✗)	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	(✓)	(✓)	✗	~	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✗)	~	~	(✗)	(✗)	(✗)	~	~	~
13	Maintain, improve and manage water resources in a sustainable way.	(✗)	(✓)	(✓)	(✗)	(✗)	(✗)	~	~	~
14	Conserve and enhance biodiversity.	(✓)	(✓)	(✓)	~	✗	✗	(✗)	~	~
15	Protect and enhance the high quality natural and built environment.	✗	~	✗	(✗)	✗	✗	(✓)	(✓)	~
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)	(✓)	(✓)	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Adjacent to an existing Gypsy site which already contains 3 existing pitches. Known issues relating to the groundwater source, flood risk and AONB impact, it is not considered that the site could be developed for any further pitches. Further development indicates a detrimental impact on environmental objectives, particularly in terms of the change the character of the landscape and built environment of the remaining open site in direct conflict with objective 15.	Reasonably well located in terms of access to services and a site which offers several advantages in terms of SA Assessment. The site is visually well contained from the wider landscape.	Reasonably well located in terms of access to services and a site which offers several advantages in terms of SA Assessment. The site is in multiple ownership which is likely to make delivery difficult. The area is more visually exposed than the adjacent area which contain gypsy caravans. Screening of these areas is likely to look like alien features in the wider landscape.	Predominantly negative performance against the sustainability criteria. Highway access to the site is very poor and therefore generally unsuitable for caravans. The site is poorly located in terms of access to services. Deliverability of the site is questionable. Scores poorly against a large number of SA criteria.	Some positive sustainability criteria identified, including relatively close proximity to local services (objective 7) but negative scoring against conserve and enhancing biodiversity and immediate proximity to RAMSAR/SSSI (Objectives 14/15).	Some positive sustainability criteria identified, including relatively close proximity to local services (objective 7) but negative scoring against loss of cultural/tourism facilities and proximity to RAMSAR/SSSI (Objectives 8 and 14/15).	Generally positive sustainability criteria identified, including relatively close proximity to local services and protecting/enhancing high quality natural environment (Objectives 7 and 15).	Generally positive sustainability criteria identified, including improving health and well being of the population and providing a sustainably constructed and affordable home (Objectives 1 and 2). Performs well against objective 15, as site could provide a contained site having a minimal landscape impact.	Generally positive sustainability criteria identified, including improving health and well being of the population and providing a sustainably constructed and affordable home (Objectives 1 and 2).
Overall Commentary		A wide range of sites assessed as reasonable options across the District. Performance against the sustainability objectives are mixed with a number of sites having poor highway access or in unsustainable locations. Land ownership is also a factor in a number of the sites coming forward.								

GYPSY AND TRAVELLER OPTIONS 2		BX129: Land west of Watermill Lane	BX130: Land east of Watermill Lane	BL4: Coldharbour Farm Estate, Battle Road, Dallington	CC1: Cripps Corner highway depot, Cripps Corner	CR8: Land South of Catsfield Road, Crowhurst	FL17: Land at Cherry Tree Nursery, The Mount, Flimwell	RB19: Land adj to Robertsbridge Traveller Site, Redlands Lane, Robertsbridge	RY45: Chippings Depot, Rye
Proposed For / Main Use Considered		Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	✓	(✓)	~	~	~	~	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	✓	(x)	~	(✓)	(x)	(x)	~
3	Reduce crime and fear of crime.	(✓)	(✓)	~	~	~	~	(x)	(✓)
4	Reduce deprivation and social exclusion.	(✓)	(✓)	(x)	(x)	(x)	~	~	✓
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	(x)	(x)	~	(x)	(✓)	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	(✓)	(x)	~	(x)	(x)	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	x	(x)	~	(x)	(✓)	✓
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(x)	(x)	~	(x)	~	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	(x)	(✓)	(x)	(x)	~	✓
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	(x)	~	x	(✓)	~	✓
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	✓	(✓)	(✓)	(✓)	(✓)	x
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	(✓)	~	~	(✓)	~
14	Conserve and enhance biodiversity.	~	~	~	(✓)	~	(✓)	(✓)	~
15	Protect and enhance the high quality natural and built environment.	~	~	x	(✓)	(x)	(x)	(✓)	(x)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	(✓)	(✓)	(x)	(✓)	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Generally positive sustainability criteria identified, including improving health and well being of the population and providing a sustainably constructed and affordable home (Objectives 1 and 2).	Generally positive sustainability criteria identified, including improving health and well being of the population and providing a sustainably constructed and affordable home (Objectives 1 and 2).	Generally negative performance against the sustainability criteria. The site is poorly located in terms of access to services. The landscape impact on the wider AONB is considered to be particularly negative against the criteria. Landscape impact has been a concern for planning appeal Inspectors regarding this site before. The balance of the sustainability assessment clearly weighs against this site.	Generally a mixed scoring against the sustainability criteria. The site is publicly owned and has been identified as surplus to requirements. This brownfield site has many positives in terms of sustainability criteria. The site is not well located for access to services. Site would involve the loss of an existing commercial use, although Gypsy use may be considered less intensive.	Generally a negative scoring against the sustainability criteria. Highway access to the site is poor as is the highway capacity of the access road and therefore is considered generally unsuitable for caravans. The site is isolated and landscape impact is likely to be negative. Deliverability of the site is questionable. Scores poorly against many SA criteria, particularly objective 10.	Predominantly a negative scoring against the sustainability criteria. Site is the ownership of a traveller household who do not meet the definition of Gypsies and Travellers for planning purposes. They had previous indicated that they would wish to bring the site forward for a pitch for their own use. The SA indicates a mixed assessment against the sustainability criteria. Greenfield site, but visually exposed, not particularly well located in terms of access to services.	A generally positive score against the sustainability criteria. The site has many positives in terms of sustainability criteria. The site is generally well located for access to services. Although located in the AONB, the site is relatively well screened from wider views. The site has good highway access.	The site performs relatively well against a number of sustainability criteria. A large proportion of the site is located within Flood Zone 3. The site is in multiple public ownership but has not been identified as surplus to requirements at this present time. The site is well located in terms of access to services. The site is currently occupied and the western part of the site is safeguarded for a potential future footpath/cycleway widening scheme. The site is visually prominent from all sides.
Overall Commentary		A wide range of sites assessed as reasonable options across the District. Performance against the sustainability objectives are mixed with a number of sites having poor highway access or in unsustainable locations. Land ownership is also a factor in a number of the sites coming forward.							

Appendix 4: Assessment of Site Policy Options

GYPSY AND TRAVELLER OPTIONS 3		SP6: Land north of Bramble Farm, Ewhurst	SP7: Land to rear of Bramble Farm, Ewhurst	WF18: Land to east of Down Edge, Main Road, Westfield	WF19: Land south west of Moor Lane, Westfield	MO7: Land adjacent to Mountfield household waste site, Mountfield
Proposed For / Main Use Considered		Gypsy and Traveller Site		Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site
SA Objective		Score		Score	Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	✓	(✓)	(✓)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	(✓)	(✓)	✗
3	Reduce crime and fear of crime.	(✗)	(✗)	~	~	(✗)
4	Reduce deprivation and social exclusion.	~	~	(✓)	~	(✗)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	(✗)	(✓)	~	(✗)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	(✓)	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✗)	(✗)	(✓)	~	(✗)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✗)	(✗)	(✓)	(✗)	(✗)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✗)	~	(✗)	(✗)	(✗)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)	(✗)	~	~	(✗)
11	Reduce emissions of Greenhouse gases.	~	~	~	(✗)	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✗)	(✗)	~	(✗)	(✗)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	(✗)	~	~
14	Conserve and enhance biodiversity.	(✓)	(✓)	(✗)	(✗)	(✗)
15	Protect and enhance the high quality natural and built environment.	(✗)	(✓)	(✗)	~	(✗)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	(✓)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A negative performance against the sustainability objectives. This area is part of pleasant, open, rolling countryside would be difficult to satisfactorily contain so as not to harm the character and appearance of the landscape. Development would change the character of the landscape and built environment of this open, exposed site in direct conflict with objective 15. The site is not particularly well located in terms of access to services.	Generally a mixed performance against the sustainability objectives. The site is in the ownership of an existing Gypsy household which has an existing temporary planning permission. The site is not particularly well located in terms of access to services. Boundary planting which forms the western boundary screens the area from the wider AONB but would benefit from native screening. Some areas of flood risk along the access track to the site.	This site performs relatively positively against a number of sustainability criteria, although loss of greenfield site is a negative. Located within reasonable proximity to a range of village services (although access would require significant upgrading). However, the site would represent a significant intrusion into the High Weald AONB countryside, including the loss of key features (hedgerows) and negative impacts on protected species.	Generally a neutral/negative performance against the sustainability criteria. In the 2006 Local Plan, the site was proposed to be footpath/cycleway but this is not now achievable. The landowner has indicated a preference to bring the site forward for allotments. The site is narrow and may be difficult to accommodate caravans.	This site performs poorly against the majority of sustainability criteria. The site is in close proximity to an existing recycling/household waste site (in use), as such there are some strong concerns regarding contamination on the site. There is good access to the road network although majority of services would need to be accessed via vehicular transport, there is direct access to an A road/bus route. The site is adjacent to Ancient Woodland. There are some concerns regarding the potential for surface water flooding.
Overall Commentary		A wide range of sites assessed as reasonable options across the District. Performance against the sustainability objectives are mixed with a number of sites having poor highway access or in unsustainable locations. Land ownership is also a factor in a number of the sites coming forward.				

GYPSY AND TRAVELLER POLICIES		Policy GYP1: Land adjacent to High Views, Loose Farm Lane, Battle		Policy BEX3c: Land east of Watermill Lane (Gypsy and Traveller site only - Land rear of Preston Cottage)	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will contribute towards the targets for permanent Gypsy and Traveller pitches within the District (Obj. 1). The site is located adjacent to the development boundary for Battle. Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8) The site offers a relatively sustainable, accessible option for development close to Battle and its services (Obj 2, 5, 7). Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is located adjacent to the development boundary for Battle. The existing access from Loose Farm Lane is considered adequate for the proposal as is the access onto the Hastings Road (Obj 10). Although the site is greenfield, it is well-contained, meaning the wider landscape impact is minimal (Obj 15). Native planting on the site boundaries would assist in a softening of the hard boundary of the site - see mitigation below. Potential Mitigation Care should be taken to respect the amenity of adjoining properties on the northern boundary. The site is relatively screened in the wider landscape, although the site would benefit from further native species screening on the southern and western boundaries, as per the proposed policy wording. SA Conclusion This greenfield site is considered appropriate for a Gypsy and Traveller site for 1 pitch. The site is considered to be located in a relatively sustainable location for development and is considered not to cause harm to the High Weald AONB. The site will contribute towards meeting the target for permanent Gypsy and Traveller pitches within the District.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will make a significant contribution towards the targets for permanent Gypsy and Traveller pitches within the District (Obj. 1). The site is highly accessible to employment opportunities at North East Bexhill (Obj. 4, 6) and other local services in Sidley (Obj 2, 4, 5, 7).
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)		✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8) The site offers a relatively sustainable, accessible option for development as part of an overall comprehensive development on the edge of Bexhill (Obj 2, 5, 7).
3	Reduce crime and fear of crime.	(✗)		(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) This potential site is relatively contained in the landscape, meaning the wider landscape impact is minimal, although some boundary screening would be needed between the site and rear boundary of Preston Cottage (Obj 15). The site being planned in a comprehensive way alongside the other elements of this site will ensure that the scheme include well integrated provision of housing and infrastructure, the green infrastructure and mitigation and/or compensation for any biodiversity losses (Obj. 9, 10, 11, 12, 13, 14, 15, 16). Potential Mitigation The site should be planned in a comprehensive way alongside the other development provisions made within Policy BEX3c, to ensure integration with the surrounding development, as per the proposed policy wording. Landscape planting along the rear of Preston Cottage would be required. SA Conclusion This greenfield site is considered appropriate for a Gypsy and Traveller site for 5 pitches as part of a comprehensive development at North Bexhill. The site will make a significant contribution towards meeting the target for permanent Gypsy and Traveller pitches within the District.
4	Reduce deprivation and social exclusion.	(✓)		(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)		(✓)	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)		(✓)	
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)		(✓)	
9	Improve efficiency in land use and encourage the prudent use of natural resources	~		~	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)		(✓)	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~	
13	Maintain, improve and manage water resources in a sustainable way.	(✓)		(✓)	
14	Conserve and enhance biodiversity.	(✓)		~	
15	Protect and enhance the high quality natural and built environment.	(✓)		(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)		~	
Cumulative Effects		No cumulative impacts identified. The overall number of pitches proposed are in line with the target identified within Core Strategy Policy LHN5, taking into account what has been already been provided since 2011.			

Appendix 4: Assessment of Site Policy Options

RETENTION OF 2006 LOCAL PLAN DEVELOPMENT BOUNDARY (1)		Brede		Cackle Street		Guestling Green			Icklesham		Norman's Bay		Pett	
SA Objective		Retain the Development Boundary including minor amendment(s)	Remove the Development Boundary	Retain the Development Boundary in its existing form	Remove the Development Boundary	Retain the Development Boundary in its existing form	Retain the Development Boundary including extension at The Hope	Remove the Development Boundary	Retain the Development Boundary in its existing form	Remove the Development Boundary	Retain the Development Boundary in its existing form	Remove the Development Boundary	Retain the Development Boundary including minor amendment(s)	Remove the Development Boundary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✗)	(✓)	(✗)	(✓)	(✓)	(✗)	(✓)	(✗)	(✓)	(✗)	(✓)	(✗)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	(✓)	(✓)	~	~	~	~	~	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	~	~	~	~	~	~	~	~	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	~	~	~	(✓)	(✓)	~	(✓)	~	~	~	(✗)	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~	~	(✓)	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	~	~	~	~	~	~	~	(✓)	(✗)	(✓)	~	~	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	~	~	~	~	~	(✓)	(✗)	(✗)	(✓)	~	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	~	~	~	(✗)	~	~	~	~	~	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	~	~	~	~	~	~	~	~	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	~	(✓)	~	(✓)	(✓)	~	(✓)	~	✗	✓	(✓)	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	~	✗	✓	~	~
14	Conserve and enhance biodiversity.	~	~	~	~	~	~	~	~	~	(✗)	(✓)	~	~
15	Protect and enhance the high quality natural and built environment.	(✓)	(✗)	(✓)	(✗)	(✓)	✗	(✗)	(✓)	(✗)	~	~	(✓)	(✗)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Along with Cackle Street and Broad Oak, Brede is one of a cluster of villages which sit on the A28 Northiam Road. The retention of the development boundary supports residential development in the village, which is well-defined and although has limited services, is connected by a bus route and footways to Cackle Street and Broad Oak, albeit topography and distance may limit trips other than by car. The development boundary fairly reflects the main built-up area of the village, although a minor amendment to incorporate the full extent of the garden at the property "Hilltop" is justified and would be a logical "rounding off". It provides a clear distinction between the main built-up area and the open countryside between the villages, which is important to their setting and the AONB landscape. It is concluded that a tight development boundary warrants retention.		Cackle Street is among a cluster of villages along with Brede and Broad Oak which sit on the A28 Northiam Road. The retention of the development boundary supports residential development in the village, which is well-defined and, although having limited services, is connected by a bus route to Brede and Broad Oak, albeit topography and distance may limit trips other than by car. The village is small but well-defined and part of a discernible group of villages with local facilities, with valuable open countryside between them. It is concluded that a tight development boundary should be retained.		Retaining or extending the development boundary in Guestling Green may support residential development in the village (Obj.1), by indicating that it is potentially suitable for further development, intensification, etc. There is a limited range of locally available services, but there is a school, doctors and bus services connecting to Hastings, with wider range of educational provision. The entire area covered by the development boundary is free from flood risk (Ob. 12, 13). However, the proposed extension at The Hope would constitute an unnecessary intrusion into what is in effect an open field beyond the established village envelope and is consequently scored negatively in respect of Objectives 9 and 15. Retaining a tight development boundary in its existing form is the more sustainable option.			Keeping the development boundary in place at Icklesham is supported by several economic, social and environmental objectives. The village has a good range of services and a primary school. The nearby Little Sherwood Industrial Park provides some employment for the area. Icklesham is set in open countryside and further encroachment into the AONB should be resisted. However, retention of the development boundary will preserve the well built-up character of the existing village and prevent inappropriate sprawl along the A259.		Although it may support residential development, retaining the development boundary would encourage intensification of development in a settlement with several constraints. These include an extremely limited range of locally available services, the extensive coverage of flood zone 3, including the entire current development boundary and main access to the settlement, as well as the local presence of international and local habitat designations. Pollution of the water quality of the Pevensy Levels has been an issue raised in the HRA process, potentially exacerbated by run-off. Therefore the close proximity of the settlement to the Natura 2000 sites is a negative against Ob.13. Conversely, the presence of the train station means that accessibility to higher order services (e.g. colleges, hospitals), although development may still be quite car dependent. On balance, removing the development boundary for Norman's Bay is clearly the more sustainable option.		Retaining the development boundary may allow for some residential development (Ob.1). Accessibility to local services supported by bus service connecting to Hastings, although still partly car dependent as still lacks some essential services, which balances out as an overall neutral effect against key objectives (i.e. Ob.7 and Ob.8). The lack of flood risk relative to the surrounding areas is a positive (Ob.12) as it defining its extent with the sensitive High Weald landscape. Therefore, it is recommended to retain the development boundary, but with the removal of an area of ancient woodland on the northern edge of the boundary.	
Cumulative Effects and Overall Settlement Commentary		Overall there is a net loss of area contained within a development boundary. The cumulative effects are considered to be negligible. There may be some very marginal loss of 'windfall' development. However, the main effect is to reduce the proportion of the District's development boundaries that are at risk from flooding. The majority of areas removed from development boundaries are also in close proximity to international (Natura 2000) sites, so there may be cumulatively less negative impacts upon them, either from recreational pressure, run-off or other.												

RETENTION OF 2006 LOCAL PLAN DEVELOPMENT BOUNDARY (2)		Friar's Hill		Pett Level		Staplecross			Three Oaks		Winchelsea		Winchelsea Beach	
SA Objective		Retain the Development Boundary in its existing form	Remove the Development Boundary	Retain the Development Boundary in its existing form	Remove the Development Boundary	Retain the Development Boundary with amendments to reflect existing permissions	Retain the Development Boundary with amendments and additional extension south-east of Cricketers Field	Remove the Development Boundary	Retain the Development Boundary in its existing form	Remove the Development Boundary	Retain the Development Boundary in its existing form	Remove the Development Boundary	Retain the Development Boundary in its existing form	Remove the Development Boundary
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✗)	(✓)	(✗)	(✓)	(✓)	(✗)	(✓)	(✗)	~	~	(✓)	(✗)
2	Improve the health and well-being of the population and reduce inequalities in health.	~	~	~	~	~	~	~	~	~	~	~	~	~
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	~	~	~	~	~	~	~	~	~	~	~	(✓)	(✗)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✗)	(✓)	(✗)	(✓)	(✓)	(✓)	(✗)	~	~	(✓)	(✗)	(✗)	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	(✓)	(✗)	~	~	~	~	~	~	~	(✓)	(✗)
7	Improve accessibility to services and facilities for all ages across the District.	(✗)	(✓)	(✗)	(✓)	(✓)	(✓)	(✗)	(✗)	~	(✓)	(✗)	~	~
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	(✗)	(✓)	(✓)	(✓)	(✗)	~	~	(✓)	(✗)	(✓)	(✗)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	~	~	~	(✗)	~	~	~	~	~	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)	~	(✗)	(✓)	~	~	~	(✓)	~	(✓)	(✗)	~	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	~	✗	✓	(✓)	(✓)	~	(✓)	(✓)	(✓)	~	✗	✓
13	Maintain, improve and manage water resources in a sustainable way.	~	~	(✗)	(✓)	~	~	~	~	~	~	~	(✗)	(✓)
14	Conserve and enhance biodiversity.	~	~	(✗)	(✓)	~	~	~	~	~	~	~	(✗)	(✓)
15	Protect and enhance the high quality natural and built environment.	~	~	(✗)	(✓)	(✓)	✗	(✗)	(✓)	(✗)	(✓)	~	~	(✗)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		This small area is physically divorced from other nearby settlements and consists of only about 25 dwellings. There are no services at all at this location and as a consequence it is not an appropriate or sustainable location to promote more intensive development. It has poor accessibility and car-dependence (Ob. 5, 7, 10). Therefore, the removal of the development boundary is the more sustainable option.		Although it may allow residential development (Ob.1), retaining the development boundary would encourage intensification of development in a settlement with several constraints. These include an extremely limited range of locally available services (Ob.7), the coverage of flood zone 3 (Ob.12), as well as the local presence of international and local habitat designations (Ob. 14). Much of the tourist and commercial hub is within the coastal stretch and, while removing the development boundary may limit its expansion (Ob.7), policies still allow for tourism development outside the development boundary. Pett Level lacks a train service and bus services are limited, although the main reason for a negative against Ob.10 is the constraints on vehicle access and presence of narrow and un-adopted roads. Areas which may come under development pressure are also sensitive in the landscape (Ob. 15). On balance, removing the village from the development boundary is clearly the more sustainable option.		Staplecross is a large village with a good range of services including a school, a shop, recreation ground, pub, play area and a village hall. The retention of a development boundary would support sensitive residential development in a sustainable village, whilst avoiding inappropriate extensions into the wider AONB landscape, including the Ancient Woodland to the north and west of the village (Objective 14). Retaining the development boundary is clearly the more sustainable option. It will be amended to reflect recent housing development which satisfies the modest housing requirement stipulated in the Core Strategy as well as a recent Exception Site development on the eastern edge of the village. Given opportunities for further expansion to the village are limited in a distinctive rural AONB setting, no further amendments are proposed. The additional site proposed for inclusion, south-east of Cricketer's Field, would constitute an unnecessary and isolated protrusion into the countryside, extending southwards of the existing village envelope. Development of this land would cause harm to the character and appearance of the landscape of the AONB and the proposed additional extension consequently scores negatively in respect of Objectives 9 and 15.			Three Oaks is a small village with limited services but does have a train station. The retention of the development boundary may support limited residential development (Obj.1). There is a limited range of locally available services within the village and for residents to access higher level services they would likely to be car dependent trips to Rye notwithstanding the station (Objective.7). The village itself is not constrained by flood risk (although land to the west is vulnerable), nor is it intrusive in the landscape, although there are a number of environmental factors including the presence of Ancient Woodland to the north and south of the village (Objective 14). On balance, retaining the development boundary is clearly the more sustainable option.		Given the heritage value of Winchelsea, the scope for more intensive development is extremely limited, regardless of whether a development boundary is applied. Nonetheless, a development boundary is warranted since Winchelsea has a significant status (and is officially a town). It has a good range of services, including a primary school, shop, bus service and a train station - although the latter is separated from the development boundary. Retaining the development boundary reflects its local services and reasonable accessibility, while any development would be subject to strict controls to protect the high quality built environment (Ob.15). Retaining the development boundary is clearly the more sustainable option.		Although it may increase the supply of housing development Ob.1), retaining the development boundary would encourage intensification of development in a settlement with several constraints, primarily environmental. These include the coverage of flood zone 3 (Ob.12), as well as the local presence of international and local habitat designations (Ob. 14), including Ramsar based upon the extensive network of surrounding wetland streams and ditches (Ob. 13). Removing the development boundary may limit tourism expansion (Ob.7), although policies still allow for sensitive tourism development outside the development boundary. On balance, removing the development boundary for Winchelsea Beach is the more sustainable option.	
Cumulative Effects and Overall Settlement Commentary		Overall there is a net loss of area contained within a development boundary. The cumulative effects are considered to be negligible. There may be some very marginal loss of 'windfall' development. However, the main effect is to reduce the proportion of the District's development boundaries that are at risk from flooding. The majority of areas removed from development boundaries are also in close proximity to international (Natura 2000) sites, so there may be cumulatively less negative impacts upon them, either from recreational pressure, run-off or other.												

Appendix 4: Assessment of Site Policy Options

MARLEY LANE OPTIONS		Felon's Field (RDLP allocation - Policy EM5)	
Proposed For / Main Use Considered		Retain Employment allocation	Not retain employment allocation
SA Objective		Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	—	—
2	Improve the health and well-being of the population and reduce inequalities in health.	—	—
3	Reduce crime and fear of crime.	—	—
4	Reduce deprivation and social exclusion.	—	—
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	—	—
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	✓	✗
7	Improve accessibility to services and facilities for all ages across the District.	✗	—
8	Encourage and facilitate increased engagement in cultural and leisure activities	—	—
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	—
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)	—
11	Reduce emissions of Greenhouse gases.	?	(✓)
12	Minimise the risk of flooding and resulting detriment to people and property.	?	(✓)
13	Maintain, improve and manage water resources in a sustainable way.	—	—
14	Conserve and enhance biodiversity.	?	(✓)
15	Protect and enhance the high quality natural and built environment.	?	(✓)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—	—
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A number of sustainability reasons not to retain the allocation, but strong economic benefit of site close to A21. Brownfield site balanced by poor accessibility other than by car. Considerable uncertainties on environmental impacts, dependent on scope and effectiveness of controls.	

MARLEY LANE POLICIES		Policy MAR1: Land at Felon's Field, Marley Lane	
SA Objective		Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> The site is brownfield site and whilst not located close to settlement, it is adjacent to the A21 Trunk Road, which makes it particularly attractive to uses that need good main road access. Provides rare opportunity for such businesses and non-conforming uses; hence, it contributes significantly to local business land supply. (Objs. 6 & 9).
2	Improve the health and well-being of the population and reduce inequalities in health.	~	
3	Reduce crime and fear of crime.	~	
4	Reduce deprivation and social exclusion.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> Provides a source of employment in central, rural location, but difficult to access other than by car. (Obj. 7). Some mitigation provided by policy criterion (vi) and likelihood of less than average on-site employment density.
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	✓	
7	Improve accessibility to services and facilities for all ages across the District.	(x)	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> While this site is located within the High Weald Area of Outstanding Natural Beauty (AONB) and is wooded around its edges, it is visually well contained and the sensitive development of this brownfield site with an existing building frame and large concrete apron provides the opportunity for conservation of the woodland and associated habitats, as provided by parts (ii) and (iii) of the policy. (Objs 14,15). Also, part (v) of the policy will better manage run-off in line with Obj 12.
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	
11	Reduce emissions of Greenhouse gases.	?	<u>Potential Mitigation</u> As discussed above, the policy criteria mitigate any potential adverse effects in terms of accessibility, trees, wildlife, flooding and ground water quality.
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	<u>SA Conclusion</u> This brownfield site is still considered appropriate for employment development, contributing to the of business opportunities within the District as, while it has some significant sensitivities, it is found that these can be positively addressed, making development more acceptable as a means of meeting needs even though it is has poor accessibility.
13	Maintain, improve and manage water resources in a sustainable way.	~	
14	Conserve and enhance biodiversity.	~	
15	Protect and enhance the high quality natural and built environment.	(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Cumulative Effects		This site adjoins an exiting depot, so can be seen as consistent with that use, as well as business uses opposite that are all confined to existing brownfield areas, similarly restricting expansion into surrounding woodland and the wider AONB landscape. Recent access and safety improvements to the nearby junction provide ready capacity for the combined traffic generation.	