



DEVELOPMENT AND SITE ALLOCATIONS LOCAL PLAN

PROPOSED SUBMISSION

CONSULTATION STATEMENT

September 2018

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1. Introduction

Background

1.1. This Consultation Statement details how the Council has undertaken consultation and stakeholder involvement to produce the Development and Site Allocations (“DaSA”) Local Plan. This consultation statement has been produced to fulfil the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, (hereafter referred to as the ‘Regulations’) as defined in Regulations 17 (d) which requires a statement setting out:

- (i) Which bodies and persons were invited to make representations under regulation 18,
- (ii) How those bodies and persons were invited to make such representations;
- (iii) A summary of the main issues raised by those representations; and
- (iv) How those main issues have been addressed.

1.2. The Regulations also specify the consultation a local authority must undertake in the preparation of a local plan and before it can publish a pre-submission version of the plan. It states the following:

Preparation of a local Plan

18.-(1) A local planning authority must:

- (a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which of the local planning authority propose to prepare; and*
- (b) invite each of them to make representations to the local planning about what a local plan with that subject ought to contain.*

(2) The bodies or persons referred to in paragraph (1) are:

- (a) such of the specific consultation bodies as the local planning authority may have an interest in the subject of the proposed local plan;*
- (b) such of the general consultation bodies as the local planning authority consider appropriate; and*
- (c) such residents or other persons carrying on business in the local planning authority’s area from which the local planning authority consider it appropriate to invite representations.*

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1)’

Format of the Consultation Statement

- 1.3. This document sets out Rother District Council's engagement with stakeholders and the community at each stage of the preparation of the Development and Site Allocations (DaSA) Local Plan. It sets out early stakeholder engagement, engagement on the DaSA Options and Preferred Options Local Plan, and further engagement post the Options and Preferred Options document, as well as on the Sustainability Appraisal/Strategic Environmental Assessment, and the Habitat Regulations Assessment. This includes details on how individuals and bodies were consulted, the methods of consultation and the Council's response to comments received.
- 1.4. A discrete section is included setting out how the Council has met its 'duty to cooperate' with neighbouring planning authorities, East Sussex County Council and other prescribed bodies on strategic matters, in accordance with the Planning and Compulsory Purchase Act 2004 and the Planning and Compulsory Purchase Act, through the plan-making process.

Statement of Community Involvement

- 1.5. The Statement of Community Involvement (SCI) was adopted in December 2015 and it explains the arrangements for public involvement in Rother District Council's planning processes, including what the Council is required to do as set out in the Regulations¹ and what additional actions will be undertaken to enable effective engagement. It covers both the preparation of planning policy documents and the determination of planning applications.
- 1.6. The processes and methods for public involvement in the plan-making process are set out within the SCI and these have been undertaken through the consultation the DaSA Options Preferred Options Local Plan. The SCI also lists those individuals and organisations that should be involved in the process of developing planning policy. An extract of the SCI showing these is contained in Appendix 1.
- 1.7. In September 2018, the SCI was updated to reflect changes in legislation which requires that the SCI also covers policies for giving advice or assistance on proposals for the making, or modification, of neighbourhood plans. The updated SCI also details the consultation opportunities in relation to the recent introduction of 'permission in principle' and producing and maintaining a Brownfield Land Register. However, this Updated SCI does not change the consultation and engagement arrangements in respect of local plan preparation. The current, 2015, SCI and the 2018 Update are available to view at www.rother.gov.uk/LDS

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012

- 1.8. In addition to the SCI, the Council also has a Consultation Charter which identifies a number of principles for public consultation across its services. Its principles are reproduced below:

The Council acknowledges and undertakes that:

1. consultation is a fundamental part of good public service; it will be the starting point not an afterthought
2. consultation will be based on openness, trust, integrity and mutual respect for all participants
3. where appropriate, consultation will be used to seek views before decisions are made
4. requests to consult may come from inside or outside the Council
5. consultation will seek to involve all parties who can contribute to or who are affected by the outcome of consultation
6. it will seek to explain to people why they are being consulted, what they are being consulted about and how their views will contribute to any decision
7. some people will be less able to participate in consultation than others; specific efforts will be made to identify and target these people; every effort will be made to ensure that consultation is representative
8. it will seek to ensure that the issues are clearly understood and that objectives, timescales and expectations are clearly identified
9. relevant and easily understandable information will be provided to consultees with particular attention to those who have special communication needs
10. the results of the consultation and any impact upon Council decisions will be provided in the most appropriate form both to consultees and the wider community

2. DaSA Options and Preferred Options Consultation – Consultation under Regulation 18

Timetable of DaSA Production

2.1. The preparation and stakeholder/public consultation relating to the DaSA is subject to a number of discrete stages which are set out within the Local Development Scheme.

Stage	Timetable
Evidence gathering and early stakeholder engagement	Completed
Consultation on DaSA Local Plan Options and Preferred Options	Completed December 2016 - February 2017
Consultation on Proposed Submission DaSA Local Plan	October – December 2018
Submission of DaSA Local Plan and Representations to Secretary of State for independent examination	January 2019
Examination in Public	May 2018
Publication of Inspector's Report	July 2018
Adoption	August 2019

Early stakeholder engagement

2.2. Government guidance advises that the Council should seek the engagement of relevant stakeholders at the earliest stage. This engagement commenced through the production of the Core Strategy, the Strategic Housing Land Availability Assessment (SHLAA) and through the on-going development of the respective village studies for the various settlements within the District.

Parish/Town Councils Planning Seminar – 23rd November 2016

2.3. This was an event held for Parish and Town Council's to introduce the DaSA Local Plan and the context of the Plan in respect of the adopted Core Strategy. The seminar also set out the key policy issues covered within the DaSA and the options and preferred options for site allocations across the District.

Formal Consultation on the DaSA – Options and Preferred Options Document

2.4. The formal consultation period commenced on 12th December 2016, for a ten week period, ending on 20th February 2017. To notify as many people in the district as possible, a local advertisement notice was published in three local papers, setting out:

1. A statement of the representations procedure

2. A statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected.
- 2.5. These adverts were published in the following local papers (Copies of adverts at Appendix 2):
- Bexhill Observer – 9th December 2016
 - Battle Observer – 9th December 2016
 - Rye Observer – 9th December 2016
 - Hastings and St Leonards Observer - 9th December 2016
- 2.6. As well as the formal advert, press releases were issued at the beginning of the consultation period and 3 weeks prior to the close of the consultation. A copy of those which made it into the local papers are shown in Appendix 3.
- 2.7. The document was available on the Council's website, at the Council's three Community Help-Points, local libraries, available to purchase on request, as well as being hard copies sent out to Parish Council's.

Ways to make comments during the consultation

- 2.8. The Council's website had a dedicated page relating to the DaSA Local Plan (www.rother.gov.uk/DaSA). All the documentation associated with the Options and Preferred Options stage was available to view and download from the website.
- 2.9. Comments on the DaSA – Options and Preferred Options were invited to be submitted online, by email or letter. A consultation form was also produced to assist interested parties in making comments on the Plan.
- 2.10. The on-line system enabled respondents (once registered) to make comments/representations directly on the specific questions set out with the DaSA. Registered respondents can make further comments / representations at subsequent stages, and on later consultation documents, by simply logging onto the system using a password of their choice. Respondents can also view the comments/ representations they have made by logging in.
- 2.11. The system also allows for all the representations made on a particular document or summaries of them, to be viewed via the website. It is not necessary to register on the system to view the comments/representations made by others.
- 2.12. The DaSA set out 111 specific questions within the document that could be responded to individually, thereby assisting the consultees and enabling effective analysis of comments in relation to the key issues.

My Alerts

- 2.13. The Council offers a 'My Alerts' service which is a weekly email service providing information for Rother residents and businesses. The weekly My Alerts email contains information specific to residents' properties and surrounding area such as a reminder of bin collections or nearby planning applications, as well as useful news and events in the Rother area.
- 2.14. The My Alerts service was used to notify the DaSA – Options and Preferred Options Consultation to circa 27,000 individuals registered for the service. Two notifications were sent out, one on the 16th during the first week of the consultation, with a further reminder on 31st January notifying that there were less than three weeks of the consultation left. The notifications that were sent out can be found in Appendix 4.

Who did we consult?

- 2.15. In addition to the My Alerts notification, we consulted all the groups identified in the SCI (see Appendix 1). Each group received a letter or email notification at the beginning of the consultation period, as well as all those individuals who had expressed an interest in the document prior to its publication.

Special arrangements for accessibility of Options and Preferred Options Document

- 2.16. The DaSA – Options and Preferred Options was also available in alternative formats, if requested, including large-print. The Council's website also has an in-built document reading facility - ReadSpeaker – which allows the text on the website to be read out loud and provides assistance if you have trouble reading text online.

What did the respondents say to the Options and Preferred Options document?

- 2.17. There was considerable response to the Options and Preferred Options consultation with 2,004 comments from 420 respondents, with just over 35% being made directly onto the on-line consultation system, a further 46% being sent in via email, with the remainder being made on paper forms or via letter. All comments made on the DaSA were input onto the consultation system and made available to view on-line.
- 2.18. All the comments made to the Options and Preferred Options consultation were taken into consideration in formulating the 'Proposed Submission' version of the DaSA. The responses have been précised and are set out in section 4.

Additional Consultation

- 2.19. In addition to the Regulation 18 consultation, some supplementary consultation was undertaken to get further views on specific topics, as follows:

Targeted Questionnaire regarding Self-build and Custom Housebuilding

2.20. In November 2017, a targeted questionnaire was sent out to all those who had registered an interest in self-build and custom housebuilding through the Council's Register. The purpose of the questionnaire was to establish interest in different ways to bring self and custom housebuilding plots forward within the District by understanding the kind of plots that that registered parties may consider for custom and self-build projects.

Planning Agents Forum

2.21. At a Planning Agents Forum run on 10th May 2017, a presentation was given by officers explaining the role of the DaSA and seeking specific views from local agents regarding a number of the 'Development Policies' in the DaSA.

Background Papers

2.22. In addition to the evidence which underpins the Core Strategy, a number of additional background papers/evidence studies were prepared by both consultants and in-house to inform the DaSA.

2.23. The 'Options and Preferred Options' version of the DaSA that went out to consultation was supported by:

- Sustainability Appraisal of the DaSA - Options and Preferred Options - Nov. 2016
- Site Assessment Methodologies Background Paper – Nov. 2016
- North Bexhill: Landscape and Ecological Study – Aug. 2015
- North Bexhill: Appraisal & Recommendation of Development Options - Aug. 2016
- Strategic Gaps Background Paper – Mar. 2016
- Employment Sites Review Background Paper – Nov. 2016
- Rother and Hastings Playing Pitch Strategy – Dec. 2016)
- Green Infrastructure Study - Addendum – Nov. 2016)
- Water Efficiency Background Paper – Jun. 2016
- Renewable and Low Carbon Energy Background Paper – Nov. 2016

2.24. Further to the consultation on that version of the DaSA, further studies and assessments were undertaken, which are also presented as supporting documents:

- Sustainability Appraisal of the Proposed Submission DaSA - Sept. 2018
- Habitat Regulations Assessment of the Pre-Submission DaSA & emerging Neighbourhood Plans - Sept. 2018
- Dungeness Complex, Sustainable Access & Recreation Management Strategy (SARMS) Oct. 2017
- Rother Local Plan Viability Assessment - Oct. 2018
- A Retail Capacity Study for Bexhill-on-Sea - Sept. 2018
- Bexhill: Highways Capacity Assessment Report - Oct. 2018
- Landscape Assessment of Northeye, Bexhill - Aug. 2018
- Accessible and Adaptable Housing Background Paper - Sep. 2018
- Space Standards Background Paper - Oct. 2018
- Residential Garden Sizes Background Paper - Nov. 2017
- Landscape Assessment of Wakeham's Farm, Fairlight Cove - May 2018
- Sidley Sports Ground Feasibility Study - Aug. 2018
- Drill Hall Historic Building Record & Heritage Assessment - Aug. 2018
- Equalities Impact Assessment of the DaSA - Oct. 2018

2.25. These background paper/evidence studies are available on the Council's website – www.rother.gov.uk/Background-Evidence.

3. Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA)

- 3.1. The Strategic Environmental Assessment Regulations 2004 set out the requirement for local authorities to undertake a Sustainability Appraisal to assess the environmental, social and economic impact of strategies and policies. This process therefore takes place alongside the preparation of the Local Plans to ensure that decisions take account of the need to deliver sustainable development.
- 3.2. An updated SA Scoping Report was produced in support of the Development and Site Allocations (DaSA) Local Plan. This builds on and elaborates upon earlier SA Scoping information published to inform the Core Strategy.
- 3.3. The DaSA Local Plan SA Scoping Report has been refined over time in consultation with the Environment Agency, Historic England (formerly English Heritage) and Natural England.
- 3.4. The Framework is developed as a basis for consideration of sites, policies and options in the Rother District area. Therefore, it is also considered relevant and applicable to Neighbourhood Plans produced within the District, as well as the DaSA Local Plan.
- 3.5. An SA was published alongside the DaSA Options and Preferred Options public consultation, which ran from 12th December 2016 to 20th February 2017. Representations made in respect of the SA/SEA are recorded in section 4 of this document, under question 1, along with the Council's response to the comments, including where in the report amendments have been made.
- 3.6. The SA/SEA for the Proposed Submission DaSA Local Plan includes the consideration of new sites that were put forward during or subsequent to the Options and Preferred Options consultation, as well as takes account of comments received about sites that were considered to have a bearing on their sustainability appraisal.
- 3.7. While the Core Strategy was subject to a Habitat Regulations Assessment (HRA), it was considered necessary to undertake a further HRA for the DaSA Local Plan. A Scoping Report was agreed with Natural England ahead of the preparation of the options and Preferred Options DaSA. A further Scoping was undertaken for the Proposed Submission DaSA, which took account of up-to-date information. This was also agreed with Natural England and led to a full assessment, including appropriate assessments. A draft final HRA report was also discussed with Natural England and duly "signed off".

4. Main issues raised during the consultation on the Options and Preferred Options DaSA Local Plan

- 4.1. The representations made on the DaSA Local Plan – Options and Preferred Options have informed the drafting of the proposed submission version of the DaSA, along with the relevant supporting documents.
- 4.2. Below are summaries of the main issues raised at the Options and Preferred Options stage along with the Council's response and any consequent changes that were made to the DaSA.

Sustainability Appraisal

Chapter	4 – The Plan Making Process
Spatial area	District wide
Questions	Q1: Do you have any comments on the supporting Sustainability Appraisal (SA/SEA) that is published alongside this document? – Development and Site Allocations (DaSA) Local Plan – Options and Preferred Options
Number of responses	Q1: 15 (from 4 organisations and 4 individuals)

Organisations who responded include:

East Sussex County Council [23522, 23527]

Natural England [23467, 23468]

Rother Environmental Group [23165, 23880, 23881, 23882]

Blue Cross [23967, 23968]

Overview:

Responses were received on a number of specific issues. There were queries regarding environmental objectives; of these responses it was commented that some baseline datasets are out of date, or that other data should be included, notably regarding industrial and commercial waste. There were also some disagreements as to the sustainability appraisals for not preferred site options and allocations in terms of effects against a number of objectives.

Comments made are presented, alongside the Council's responses and recommendations, below, respectively in relation to:

- *General comments on SA*
- *Comments on SA of particular policies/sites*
- *Comments on the SA of not preferred site options*

General comments on SA	
Main issues raised	RDC Response/Recommendation
The SEA fully covers the landscape issues and opportunities for the district, and the landscape policy context. (ESCC)	Noted. No change proposed.
Paragraph 3.2.17 of the main SA states that 9% of Rother households are in fuel poverty, which is low compared to England and Wales but high compared to the wider county and region. RDC need to clarify this information with numbers pertaining to these other areas, to understand the extent to which this is an issue for Rother in particular.	Noted. The data is updated in Appendix 2 (Households in Fuel Poverty). This shows a relatively small variance. It appears that there is a correlation with local earnings. The relevant paragraph in the main report is amended accordingly.
The SA needs to be revised to consider increased housing need beyond the requirement set out in Core Strategy upon which the SA is based. The Inspector stated that this annual requirement should be open to revision, which is now required given the release of 2014 ONS population data which proves an increased housing need.	The DaSA has been prepared as “part 2” of the Local Plan in general conformity with the adopted Core Strategy, which itself was subject to SA. The contribution of development to meeting housing needs is considered under Objective 1. The Council is embarking on an immediate review of the Core Strategy which will take into account the most recent housing projections and methodology on assessing housing need. No change proposed.
Can Rother DC explain why Rother’s figure for the mean average annual industrial and commercial gas consumption was almost double each of the corresponding figures for East Sussex and the South East region, as shown in the Baseline data in SA Appendices 1 & 2 for Objective 11? Is it an issue that Rother should address?	The figure has been obtained from the Department for Business, Energy and Industrial Strategy and can be updated. Median annual average usage is also available, which shows industrial and commercial gas consumption in Rother is slightly less than the SE region and comparable to other districts in East Sussex. This suggests that a few particularly high gas users in the commercial/ industrial sectors in Rother have skewed the “mean” figures. In view of this, further discussion is not considered necessary. The average annual industrial energy consumption figures under Objective 11 in Appendix 2 are updated and now also include the median consumption.

<p>Objective SA16 (Reduce waste generation and disposal, and achieve the sustainable management of waste) only makes reference to household waste and the Joint Waste Management Contract.</p> <p>There appears to be no reference made to commercial, industrial, construction, demolition or excavation waste which collectively account for some three quarters of the tonnage of total County waste. All forms of waste should be included in the preparation of the DaSA.</p>	<p>Noted. Whilst figures for commercial, industrial, construction, demolition or excavation waste are not currently available for Rother, the county-wide figure is available and has now been included in Appendix 2 of the SA.</p> <p>Appendices 1 & 2 are amended to include county-wide data on commercial, industrial, construction, demolition or excavation waste.</p> <p>At the same time, it is noted that the DaSA does not contain waste policies, as they fall within ESCC's remit.</p>
<p>Move the consideration of air quality impacts on designated sites to Objective 14; so that text, SEA directive topic references, decision aiding questions and indicators, are all under the same objective. (Natural England)</p>	<p>Noted. It is agreed that the decision-aiding question relating to air quality impacts on designated sites should be moved to Objective 14.</p> <p>The decision-aiding question relating to air quality impacts upon the natural environment is moved from Objective 11 to Objective 14.</p>
<p>SA Appendices 1 & 2</p> <p>We welcome the inclusion of the mapping of designated sites (Map 17). However clear identification of the national and international sites is difficult. We recommend that nationally designated sites should also be shown on a separate map. (Natural England)</p>	<p>Noted. It is agreed that Map 17 needs to be differentiated as well as updated and made clearer, including the key.</p> <p>Include separate maps showing the international and national sites, duly updated. (See maps 17,19 and 19 in Appendix 2 of the new SA.)</p>
<p>SA Objective 9 includes a decision aiding question and indicator relevant to protecting the soils of best and most versatile land. However, there is no reference to soils in the Environment section. We recommend that the Environment section should include some background text/information on the sustainability value of soils (Natural England).</p>	<p>Noted. Section 3 does include detail on agricultural land quality. However it is agreed that some background text on the value of soils should be added.</p> <p>Text added on the value of soils before the paragraph on agricultural land quality in section 3 of the main document.</p>

<p>Much of the data in the Baseline within SA Appendix 2 is out of date. Many of the datasets date back to 2010. In particular, the table on 'the concentration of air pollutants' which is based on 2005 data, is problematic given that previous assumptions regarding the proportional increase of diesel cars usage improving air pollution have been proven incorrect.</p>	<p>Noted. The data in Appendix 2 has been updated where possible and, where more recent information is not available, alternative indicators have been used. More up-to-date information on different forms of air pollution is available in relation to SSSIs. A link to this can usefully be added to the report.</p> <p>Update Appendix 2 as appropriate and provide link to air quality data in main report.</p>
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Comments on SA of particular policies/sites	
Main issues raised	RDC Response/Recommendation
Site allocation BEC2 (Buddens Green, Beckley) is showing as negative in respect of the impact on biodiversity but with a large amenity area it could have a positive impact. (Rother Environmental Group)	The site has been assessed in terms of its location in relation to designated wildlife sites and the likely impact of development on biodiversity. It is proposed to amend the site allocation to reduce the extent of the allocation. Moreover, the policy requires existing boundary trees to be retained, and a new hedge planted. Therefore, it is agreed that the overall impact on biodiversity is considered to be neutral. SA scored “neutral” against objective 14 (previously minor negative).
Site allocation BRO1 (land off the A28, Broad Oak) could have a negative impact on biodiversity. (Rother Environmental Group)	The site has been assessed in terms of its location in relation to designated wildlife sites and the likely impact of development on biodiversity. The site adjoins an area of Ancient Woodland, but the policy requires a 15 metre buffer zone between the development and woodland, in line with Natural England’s guidance, to ensure its protection. It is also proposed that the policy requires the retention of an area of woodland and other trees and hedgerows within the site and on the site boundaries, together with additional planting on the boundaries. These measures should ensure there is, overall, a minor positive effect on biodiversity. SA scored “minor positive” on objective 14 (no change).
Site allocation BRO2 (land at the Rainbow Trout PH, Broad Oak) could have a negative impact on biodiversity. (Rother Environmental Group)	The site is not within or adjacent to any designated wildlife site. It is proposed that the policy requires existing boundary planting to be retained and enhanced and a new hedge planted, therefore the overall impact on biodiversity is considered to be neutral. SA to be scored “neutral” on objective 14 (no change).
Site allocations CAM1/2 (the former putting green site and the Central car park, Camber) are showing as positive in terms of the	Both sites are brownfield and hard-surfaced, currently used as car parks, and likely to have little wildlife value. It is proposed that both policies require there to be no adverse impact

effect on biodiversity but are more likely to be neutral unless positive enhancements are proposed. (Rother Environmental Group)	on the adjacent designated wildlife sites and also require development to contribute towards the implementation of the Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS). These measures should ensure there is overall, a minor positive effect on biodiversity. SA scored “minor positive” on objective 14 (no change).
Site allocation CAT1 (land west of the B2204, Catsfield) could have a negative impact on biodiversity. (Rother Environmental Group)	The site is not within or adjacent to any designated wildlife site. It is proposed that the policy requires existing boundary planting to be retained and enhanced and a new hedge planted; therefore, the overall impact on biodiversity is considered to be neutral. SA scored “neutral” on objective 14 (no change).
Site allocation HUR1 (land off Foundry Close, Hurst Green) could have a negative impact on biodiversity. (Rother Environmental Group)	The site is not within or adjacent to any designated wildlife site although it does include a historic ditch and trees subject to TPOs. It is proposed that the policy requires the retention of these features, together with the enhancement of boundary planting. Therefore, the overall impact on biodiversity is considered to be neutral. SA scored “neutral” on objective 14 (no change).
Site allocation IDE1 (land south of Elmsmead, Iden) could have a negative impact on biodiversity. (Rother Environmental Group)	The site is not within or adjacent to any designated wildlife site although it contains a pond, which is currently over-shaded by trees with limited value for wildlife. It is proposed that the policy requires the retention and management of the pond and an ecological buffer around the pond; and also provision to be made for any protected species found to be using the site, and appropriate mitigation and/or compensation for any loss of habitat. Therefore, the overall impact on biodiversity is considered to be neutral. SA scored “neutral” on objective 14 (no change).
Site allocation NOR1 (land south	The site is within the Rother, Brede and

<p>of the primary school, Northiam) could have a negative impact on biodiversity. (Rother Environmental Group)</p>	<p>Tillingham Woods Biodiversity Opportunity Area and contains a number of trees subject to TPOs. It is proposed to recognise this in the supporting text and note that consideration should be given to identifying any additional opportunities for biodiversity enhancements as part of the development. It is also proposed that the policy requires the retention of the protected trees. Therefore, the overall impact on biodiversity is considered to be neutral.</p> <p>SA scored “neutral” on objective 14 (no change).</p>
<p>Site allocation RHA1 (land at Stoneworks Cottages) could have a negative impact on biodiversity. (Rother Environmental Group)</p>	<p>The site is adjacent to nationally and internationally protected wildlife sites although is a brownfield site lying outside the designated area. A survey has been carried out which shows that the land does not form functional habitat for the adjacent designated sites, but does contain slow worms. It is proposed that the policy requires the retention of a buffer (including tree belt and fencing) between the site and the designated area and that further ecological surveys are carried out for protected species. It is considered these measures will ensure the overall impact on biodiversity is neutral.</p> <p>SA scored “neutral” on objective 14 (no change).</p>
<p>Site allocation RHA2 (Harbour Road Employment Area, Rye Harbour) shows as positive in terms of the effect on biodiversity but no indication why. More likely neutral/negative. (Rother Environmental Group)</p>	<p>The site is mostly brownfield land in industrial use although a small part of it is within the Rye Harbour SSSI. This area has been subject to a recent planning application which included measures for habitat creation and was deemed acceptable by Natural England. It is proposed the policy requires there to be no adverse impact on the designated area. Therefore, it is agreed that the overall impact on biodiversity is considered to be neutral.</p> <p>SA scored “neutral” on objective 14 (change from minor positive).</p>
<p>Site allocation WES1 (Westfield Down, Westfield) could be positive if the recreation area is well designed.</p>	<p>Noted, although the main objective of the recreation area is to provide public open space/ playing pitches rather than biodiversity enhancement. However, it is proposed that the</p>

<p>(Rother Environmental Group)</p>	<p>supporting text highlights the potential for including biodiversity enhancements across the whole development and that new boundary planting is required. Therefore, the overall impact on biodiversity is considered to be neutral.</p> <p>SA scored “neutral” on objective 14 (no change).</p>
<p>Site allocation WES2 (former Moorhurst Care Home, Westfield) could have a negative impact on biodiversity. (Rother Environmental Group)</p>	<p>The site is brownfield and not within or adjacent to any designated wildlife site. It is proposed that the policy requires the retention and enhancement of existing boundary planting and that the development incorporates communal gardens. Therefore, the overall impact on biodiversity is considered to be neutral.</p> <p>SA scored “neutral” on objective 14 (no change).</p>
<p>Site allocation WES3 (land south-east of Goulds Drive, Westfield) could have a negative impact on biodiversity. (Rother Environmental Group)</p>	<p>The site is partly within the Hastings Fringe Biodiversity Opportunity Area and it is proposed that this is recognised in the supporting text and a policy requirement included to require existing trees and hedgerows on the site boundaries to be retained and reinforced with native species. Therefore, the overall impact on biodiversity is considered to be neutral.</p> <p>SA scored “neutral” on objective 14 (no change).</p>

Comments on the SA of not preferred site options	
Main issues raised	RDC Response/Recommendation
The SA scoring for the choice of NO16/NO19 (part of Blue Cross site, Northiam) as the 'preferred option' should be reviewed. The reasoning provided for NO15 as the 'preferred site' is equally applicable to NO16/NO19.	<p>Sites NO15, NO16 and NO19 all score positively on a number of objectives, particularly those relating to providing housing and accessibility to services. However, significantly, NO16 and NO19 both score significantly adversely in relation to objective 15 (protect and enhance the high quality natural and built environment) due to the adverse effect development of the sites would have on Northiam Conservation Area and the wider High Weald AONB landscape. While a minor negative effect in terms of objective 15 was identified for site NO15, this can be appropriately mitigated and consequently, NO15 is considered the more sustainable site.</p> <p>No change proposed.</p>
There is no reason why, having scored lower on only one objective compared to FO12 (land at Buddens Green, Beckley), FO10 (land at King's Bank Lane, Beckley) has been rejected as a preferred allocation.	<p>Both sites FO10 and FO12 score positively on a number of SA objectives, however, significantly, FO10 gains a minor negative score in relation to objective 15 (protect and enhance the high quality natural and built environment) because 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 and this harm could not be appropriately mitigated. The scoring for site FO12 is based on the development of land to the rear of the existing Buddens Green estate only, which is, to an extent, screened from the road by existing residential development and from the wider landscape by tall boundary trees.</p> <p>No change proposed.</p>
Although the SA does not specifically assess BX124, the SA does review policy BEX3 against the objectives. According to these assessments, BEX3 would result in significant beneficial effects, would support objectives, having no effect or uncertain effects.	<p>Land at 'North Bexhill' is assessed – see p381 of Appendix 3: 'Assessed Sites – Options'. This large area is further assessed in its component parts, as well as in terms of the merits of an overall infrastructure policy.</p> <p>No change proposed.</p>

We generally agree with these conclusions.	
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Water efficiency

Chapter	6. Resource Management
Policy	<u>DRM1: Water Efficiency</u>
Policy Options	A – Apply the base water efficiency standard B – Apply the higher optional water efficiency standard
Question	<i>Q2: Do you agree that the optional water efficiency standard should be adopted and the proposed policy wording?</i>
Number of responses	28 (17 organisations, and 11 individuals)

Organisations who responded include:

Rye Town Council (22148)
Fairlight Parish Council (22252)
Darwell Area Conservation Society (22264)
Salehurst & Robertsbridge Parish Council (22351)
Salehurst & Robertsbridge Neighbourhood Plan Steering Group (22613)
Ticehurst Parish Council (22387)
Northiam Conservation Society (22412)
Rye Conservation Society (22494)
CPRE Sussex (22649)
Icklesham Parish Council (22764)
Rother Environmental Group (23166)
Sedlescombe Parish Council (23244)
Southern Water (23309)
Hastings Borough Council (23345)
Sussex Wildlife Trust (23369)
Natural England (23413)
East Sussex County Council (23694)

Overview:

There is overwhelming support for the preferred option of adopting the water efficiency standard that is designed to lower consumption (i.e. Option B). There are a range of comments about the scope of the policy, including extending it to cover commercial buildings and promoting water efficiency in other ways, and about its implementation, which are summarised below, with the Council's responses.

Note: The Environment Agency were engaged in the development of the policy, which it supported, while Southern Water has expressed support for the policy and agrees with supporting evidence.

Main issues raised	RDC Response
<i>Scope</i>	
Apply to commercial and industrial buildings (including cross-reference to BREEAM standards)	<p>This has been further considered in line with Core Strategy SRM1's policy to 'ensure that all developments meet prevailing energy efficiency standards, and encourage them to meet higher standards'. However, the NPPF clarifies that the focus of the sustainability of buildings is on the Government's technical standards, including the Building Regulations. In addition, it is clear that much industrial and commercial development in Rother is only marginally viable.</p> <p>BREEAM standards relate to a wide range of environmental efficiency measures, of which water efficiency is but one area where "credits" may be gained.</p> <p>Retain commitment to the higher water efficiency standard for new residential development. Also, add text to encourage water efficient appliances in all developments.</p>
Apply to extensions and refurbishments	<p>Requirement G2 and Regulations 36 and 37 of the Building Regulations 2010 – Water Efficiency only apply to new homes. Notwithstanding this, attention may be drawn to the contribution that may be made to water efficiency in other situations.</p> <p>In addition to the policy proposal to require the higher water efficiency standard in new homes in line with the Technical Standards, also add text to encourage water efficient appliances in extensions and alterations.</p>
Wider water resource management, notably re. rainwater/brown/grey-water reuse (x-ref DEN5)	<p>The NPPF clarifies that the focus of the sustainability of buildings is on the Government's technical standards, including the Building Regulations. Notwithstanding this, where water efficiency measures are proposed as part of developments requiring planning permission, such as rainwater and grey water storage and recycling, this should be positively embraced consistent with design and heritage considerations.</p> <p>Add text to note that rainwater and grey water</p>

	storage and recycling measures will also be positively embraced where consistent with other relevant planning considerations, notably design and heritage.
<i>Mechanism/implementation</i>	
'Letter of intent' is unnecessary/onerous	<p>The provision will be implemented through the Building Regulations. Whether there is a need for, or value in, seeking an early indication of this will be further considered.</p> <p>Amend paragraph 6.10 to refer only to being implemented through the Building Regulations whilst liaising with Building Inspectors on appropriate notifications and enforcement.</p>
Mandatory validation checklist	See response above
Enforcement	See response above
Need to consider viability impact	<p>Noted, but the Government's own assessment of the cost impacts of introducing the new housing standards indicates only a very marginal cost to construction, which may be seen as offset against lower running costs. Even so, this requirement has been considered as part of the "whole plan" viability assessment. The adoption of the optional standard, in conjunction with other plan requirements, is not found to prejudice viability.</p>

Renewable and low carbon energy

Chapter	6 – Resource Management
Spatial area	District wide
Questions	Q3: Where, if anywhere, do you think could be an appropriate location for wind turbine(s) to be sited in the District? Q4: What opportunities do you think there are to encourage biomass/wood fuel from local sources and how should these be reflected in planning policy? Q5: What thresholds should apply to the requirement on developers to submit an 'energy statement'?
Number of responses	Q3: 22 (from 14 organisations and 8 individuals) Q4: 18 (from 12 organisations and 6 individuals) Q5: 13 (from 6 organisations and 7 individuals)

Organisations who responded include:

East Sussex County Council [23695, 23606, 23528, 23696, 23529]
 Sussex Wildlife Trust [23370, 23371]
 Sedlescombe Parish Council [23245]
 Icklesham Parish Council [22765, 22766]
 Ticehurst Parish Council [22388, 22389, 22390]
 Salehurst & Robertsbridge Parish Council [22352, 22353]
 Rye Town Council [22149, 22151]
 Rother Environmental Group [23167, 23168]
 CPRE Sussex [22650, 22652, 22653]
 Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22614, 22615, 22616]
 Rye Conservation Society [22495, 22496, 22497]
 Northiam Conservation Society [22413, 22414, 22415]
 Taylor Wimpey [23361]

Overview:

The majority of those who responded understand and enthusiastically support Rother's commitment to renewable and low carbon energy. Many thought thresholds for 'energy statements' were too low, and that there is scope to extend these to all residential developments. The use of biomass fuel received much more support than wind turbines, which were very unpopular as there was extensive concern around the potential impact on the environment and landscape. Use of local biomass fuel was also seen as an opportunity for employment and woodland conservation.

Q3: Where, if anywhere, do you think could be an appropriate location for wind turbine(s) to be sited in the District?

Main issues raised	RDC Response
Concerns regarding the potential environmental effects of wind turbines.	
<p>Concern regarding the potential adverse impact on ecology caused by proposals for wind turbine(s) development. Bird and bat habitats were cited as a particular issue for biodiversity damage.</p>	<p>Noted. The Local Plan includes Core Strategy Policy EN5, which ensures that ‘development retains, protects and enhances habitats of ecological interest’, and avoids ‘adverse impacts from development on biodiversity or habitat’. This is carried over into the DaSA, where Policy DEN4 states that ‘Development proposals should support the conservation of biodiversity. The Council’s Background Paper on renewable energy notes that favourable sites will generally avoid protected areas and consider the proximity to natural habitats - Planning Practice Guidance provides information on the potential risks of wind turbines upon the habitats used by birds and bats. Assessments would also have regard to other local evidence including the Council’s Green Infrastructure Study.</p> <p>No changes proposed. A suitable site for large scale wind turbine(s) has not been identified and an allocation will not be taken forward.</p>
<p>Potential sites should be subject to archaeological assessment prior to allocation. An Amber rating has been assigned. (ESCC Archaeology)</p>	<p>Noted. The Local Plan includes Core Strategy Policy EN2 whereby development affecting the historical built environment will be subject to ‘appropriate archaeological research and investigation of both above and below-ground archaeology, and retention where required.’ The Council’s Background Paper notes that in determining favourable sites, regard will be had to landscape, heritage and ecological considerations.</p> <p>No changes proposed. A suitable site for large scale wind turbine(s) has not been identified and an allocation will not be taken forward.</p>
<p>Many were concerned that wind turbine(s) development in the countryside, most notably the High Weald AONB, would detract from the visual character of sensitive landscapes. Examples given included the rolling and wooded topography of the AONB, open</p>	<p>Noted. The Local Plan includes Core Strategy Policies EN1, RA2 and DaSA Policy DEN1, which requires the protection and enhancement of local landscape characteristics. DaSA policy DEN2 will give additional protection to the landscape features within the High Weald AONB as set out in the High Weald AONB Management Plan. Regard would also be had to the National</p>

levels and coastal areas, or the general remoteness and tranquillity of much of rural Rother. Heed should be given to the AONB Management Plan.	<p>Planning Policy Guidance, which provides information on the potential cumulative landscape and visual impacts of wind turbine(s).</p> <p>No changes proposed. Add text to clarify that large scale wind turbine schemes are likely to be incompatible with the objectives of environmental designations across the district, including the essentially undeveloped Strategic Gap between Bexhill and Hastings.</p>
Wind turbines should not be sited on agricultural land.	<p>Noted. The Local Plan includes Core Strategy Policy OSS3, which requires developments to be considered in the context of factors including the quality of agricultural land, as well as Policy RA2 which seeks to 'maintain the farming capacity of the district'. In addition, the NPPF (footnoted within Paragraph 171) requires that if and 'where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality should be preferred to those of a higher quality.'</p> <p>No changes proposed.</p>
General location comments.	
Positioning wind turbines within a development has less impact visually.	<p>Noted. Planning Practice Guidance provides information on the potential cumulative landscape and visual impacts of wind turbine(s). The Local Plan includes policies to protect sensitive landscapes and residential amenity. The Council's Background Paper indicates that favourable sites will need to include appropriate safety and separation distances from nearby uses, resources and facilities, including residential. There is some provision for domestic wind turbines to be installed under permitted development legislation.</p> <p>No changes proposed.</p>
Small scale turbines would be acceptable throughout Rother. (CPRE Sussex)	<p>Noted. The Council's Background Paper 2016, notes that in the majority of cases, smaller (1.5 – 2MW capacity) wind turbines would be more appropriate. Furthermore there is some provision for domestic wind turbines to be installed without planning permission.</p> <p>Add text to note that whilst larger schemes are incompatible, smaller scheme would only be</p>

	acceptable where consistent with relevant designations, notably for the conservation of the High Weald AONB and/or the Strategic Gaps, and other planning policy considerations.
Large scale wind turbines should be sited offshore along the Rother coastline.	<p>Noted. Offshore wind projects are defined as nationally significant infrastructure which means that the planning process is led by the Planning Inspectorate and Secretary of State. They are not within the remit of the Local Plan.</p> <p>No changes proposed.</p>
Wind turbines would be better sited along the coastline where there is more wind most of the time.	<p>Noted. The Council's background paper includes maps indicating prevailing wind speeds. These suggest appropriate areas may include the ridges of Fairlight, Hastings and Heathfield. The background paper notes that favorable sites will typically have been identified in the Council's supporting evidence as areas in excess of 6-6.5mph wind speed. However, the undeveloped coast is a particularly sensitive landscape, and it is therefore unlikely that such an area would be identified as a suitable location, except through the more detailed assessments of a specific scheme proposal.</p> <p>No changes proposed.</p>
Comments regarding specific locations.	
The light industrial edges of Hastings and the Bexhill/Bulverhythe Coast may have potential. (ESCC Landscape)	<p>Noted. The Council's Background Paper indicates the west/north-west of Bexhill and western edges of Hastings, which may include light industrial areas, could have the most potential. The Bexhill Coast is adjacent to a highly populated area, and whilst regard would be had to the characteristics of favourable sites, as identified in the Council's Background Paper, it would include appropriate safety and separation distances from nearby uses, resources and facilities, including residential. The Bulverhythe coast is not within the remit of Rother District Council.</p> <p>No changes proposed.</p>
Wind turbines could be located to the land east of Glyne Gap, Bexhill.	This area forms part of the Strategic Gap which the DaSA is proposing to extend further. Any development would be strictly curtailed in order to protect the openness of this Gap. Furthermore,

	<p>the Background Paper indicates that wind speeds in this area are unlikely to be sufficient.</p> <p>Add note in text to stress the significance of the undeveloped nature of the Strategic Gap between Bexhill and Hastings.</p>
<p>Rye Harbour recommended for wind turbines. (Rye Conservation Society)</p>	<p>Noted. Together with the NPPF, the Core Strategy and the DaSA will seek to promote a positive strategy to promote renewable and low carbon energy generation schemes', including wind energy technologies. The Council's Renewable and Low Carbon Energy Background Paper advises that, in regard to wind turbines, 'Rye is likely to be a problematic location due to the presence of international sites, particularly the Special Protection Areas for birds'. Any proposal would have to meet the criteria used in determining the suitability of a site, including Core Strategy Policy SRM1(iia) which requires any scheme not to have an adverse impact on ecological assets.</p> <p>No changes proposed.</p>
<p>The Combe Valley Countryside Park is not a suitable location for wind turbines.</p>	<p>Agreed. The DaSA proposes to extend the existing Strategic Gap between Bexhill and Hastings/St Leonards, to the Combe Haven Valley and its tributary valleys. Development within Strategic Gaps is strictly limited to maintain their openness.</p> <p>Note in text to highlight the significance of the Strategic Gap between Bexhill and Hastings.</p>
<p>A mapping exercise is required by RDC to identify appropriate sites.</p>	<p>The Council's Background Paper contains four maps that consider the potential for wind energy development within Rother based on appropriate wind speeds. However the sensitive nature of Rother's landscapes mean that it is very difficult to identify suitable locations outside of the detailed assessments of a specific proposed scheme application.</p> <p>No changes proposed.</p>
<p>Could small turbines be fitted to buildings? The Council could lead the way.</p>	<p>There is some provision for domestic wind turbines to be installed without planning permission so long as specified limits and conditions are met. Otherwise it would be a</p>

	<p>matter for consideration in individual planning applications. As far as planning policy is concerned, there is no evidence to suggest this is an appropriate way forward, as it could significantly affect residential amenity.</p> <p>No changes proposed.</p>
Solar power alternative	
<p>Solar power generation was cited as an alternative to wind power generation, based in part on the perceived adverse landscape character impacts of the later. Rye Harbour was suggested as a potential site for solar PV development. Another suggestion was that all new developments (industrial and domestic) should be required to install solar PV panels.</p>	<p>Policy SRM1 of the Core Strategy gives an in principle support for renewable and low carbon energy generation schemes, including those using solar technologies, providing they do not have a significant adverse impact on local amenities, heritage assets, landscape character, and in sensitive landscapes are small in scale. However the renewable and low carbon energy background paper (Dec 1016) found that solar proposals can have a significant impact on ecology, including bird habitats, which may be relevant to Rye Harbour. The installation of domestic and industrial roof mounted solar PV is within the remit of permitted development rights. A requirement for all new development to include solar PV is not considered reasonable and would be a national policy matter.</p> <p>No changes proposed.</p>
General concerns regarding wind turbines	
<p>Provisions should be made for their removal, for when alternative energy producing technologies become available in the future. (Ticehurst Parish Council)</p>	<p>Noted. Planning Practice Guidance recommends that local planning authorities use planning conditions 'to ensure that redundant turbines are removed when no longer in use and is restored to an appropriate use.' This would be a matter for individual planning applications.</p> <p>No changes proposed.</p>
<p>Wind turbine noise is intrusive.</p>	<p>Noted. According to proposed DaSA Policy DEN7, planning permission will only be permitted where there will be no significant adverse impacts on environmental pollution including noise, and Policy OSS4 of the Core Strategy requires that any development does not do harm to the amenities of adjoining properties. The National Planning Policy Guidance states that in the report 'ETSU-R: The assessment and rating of noise from wind farms' should be used by local planning authorities when assessing wind farm noise</p>

	<p>levels. With consideration to environmental health, the High Weald AONB Unit has provided useful guidance on wind turbine(s) separation distances in respect of housing and rights of way, as well as other land uses.</p> <p>No changes proposed.</p>
If not properly aligned they can cause vertigo.	<p>Noted. The health impacts of wind turbines would be for consideration as part of a detailed scheme and any such scheme would be required to comply with relevant legislation.</p> <p>No changes proposed.</p>

Additional Comments

There should be additional requirements for the incorporation of renewable/ low-carbon energy for all developments.	<p>Any policy that requires all developments to incorporate renewable or low carbon energy would be a national policy matter. However, the extent to which a proposal incorporates renewable and low carbon energy technologies will be a factor weighing in the favour of a proposed development. Proposed developments of more than 100 dwellings or 10,000sqm of non-residential floor space should demonstrate that due regard has been had to energy efficiency, including through the use of renewable and low carbon energy technologies, as part of their Design and Access Statement.</p>
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Q4: What opportunities do you think there are to encourage biomass/wood fuel from local sources and how should these be reflected in planning policy?

Main issues raised	RDC Response
Considerations for the potential of biomass in Rother	
<p>There are opportunities, especially in existing light industrial areas.</p>	<p>Noted. The Council's Background Paper indicates that as a CHP fuel, biomass in Rother has the most potential for light industrial operations that require year round demand for low grade heat in addition to electricity. Examples include the wood process industry, hospitals, nursing homes, leisure centers, greenhouses, as well as certain forms of waste disposal. Such uses are likely to be more suitable than applications within housing where more regard would be had environmental Policy DEN7 of the DaSA which assesses adverse impacts on pollution and local amenity, together with Policy OSS4 of the Core Strategy.</p> <p>Propose that a policy will offer in-principle support for low carbon and renewable energy schemes, subject to compliance with other policies.</p>
<p>There should be policies for the sustainable management of woodlands with a view to the benefits this could have for:</p> <ul style="list-style-type: none"> • Enhancing biodiversity. • Rother's extensive woodland, much of which is ancient and currently lacks positive coppice management. • Local industries such as those related with biomass/fuel, thereby also increasing local skills and employment opportunities. • Planting on a catchment basis to help address issues of flooding/water management. • Encouraging local sources of building materials etc. 	<p>Noted. The Council's Background Paper identifies increased and more effective woodland management as a significant benefit arising from any adoption of the use of locally sourced biomass/local wood. These benefits are consistent with planning policy proposals. DaSA Policy DEN4 and Core Strategy EN5 provide a commitment to the enhancement of biodiversity and 'green infrastructure'.</p> <p>DaSA Policy DEN1 ensures protection of landscape character, which in the case of ancient woodland is developed in DEN2 which has regard to the particular landscape of the High Weald AONB.</p> <p>Rother would seek to maximise any benefits for the local economy and employment that the utilisation of local wood resources could bring about. This is in line with part b) of Paragraph 83 of the NPPF which states that local planning policies should enable the 'development and diversification of agricultural and other land-based rural businesses'.</p>

	<p>Core Strategy Policy SRM2 ensures that regard is had to water supply management so that water companies are made aware of new developments, whilst EN7 subjects all development to flood risk criteria. The supporting text will identify the potential benefits of local biomass/ wood fuel usage.</p> <p>Clarify in text that the promotion of sustainable woodland management is a key factor in the District Council's position toward the utilisation of Rother's biomass potential.</p>
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Support for biomass CHP policy	
Rother is one of the most wooded areas within England and therefore has a large resource of biomass that could be exploited for wood-burners and small scale biomass boilers and Combined Heat and Power (CHP) plants.	<p>Noted. However, due to the fragmented nature of the resource, it is unlikely that Rother's woodlands could support large-scale biomass plants.</p> <p>No changes proposed.</p>
Planning policies should not only encourage the householder but also make it easier for landowners to set up wood fuel businesses, and retro-fitting public assets.	<p>Noted. Core Strategy Policy SRM1 gives an in principle support for renewable and low carbon energy generation schemes, including those using wood/biomass fuels, providing they do not have a significant adverse impact on local amenities, heritage assets, landscape character, and in sensitive landscapes are small in scale. The DaSA looks to clarify that, for any scale of development, schemes that embrace options for 'renewable and low carbon energy will be factor weighing in the favour of a proposed development.</p> <p>No changes proposed.</p>
The policy wording for larger developments to 'consider' biomass is not strong enough. All new public buildings of a minimum size should have a system installed. The current system of asking for all new developments over a certain size to explore biomass/CHP does not work as developers tend to show that they are not viable. The public sector has to lead the way.	<p>Noted. Whilst the DaSA gives support in principle for individual proposals that utilise biomass fuel, it is not deemed appropriate to have a policy that requires certain developments to have a CHP system installed. The highly fragmented nature of the woodland resource, as well as their limited accessibility means that there is a limit to what the potential woodland resource can be expected to support.</p> <p>No changes proposed.</p>
Policies for the use of locally sourced biomass/wood fuel should be encouraged.	<p>Noted. The Council has specifically identified the potential of biomass as well as wood fuel given the widely recognised potential of wood as a local resource within Rother. Ultimately, the DaSA policy will seek to promote a flexible approach to all renewable and low carbon energy technologies. The successful incorporation of these technologies will be a factor weighing in the favour of a proposed development,</p> <p>No changes proposed.</p>

Against policy promoting biomass CHP	
<p>The NPPF (paragraph 173) states that careful attention must be given to the 'viability and costs in the plan-making'. Combined wood-fuelled heating and power systems are expensive, and have the potential to render housing development unviable, could hinder growth, and is not "justified" or "effective". (Taylor Wimpey)</p>	<p>Noted. The new NPPF also states that local planning authorities should help 'increase the use and supply of renewable and low carbon energy and heat', by providing 'a positive strategy for energy from these sources' whilst consider 'identifying opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy systems.' It is proposed that the new policies give an in-principle support for low carbon and renewable energy schemes. However, new policies will not include specific requirements for CHP.</p> <p>Update policies.</p>
<p>No viability assessment work is available, to demonstrate that RDC has considered the implications of CHP on sites of any size. Therefore, reference to the consideration of CHP should be removed entirely, rather than a new threshold being set. (Taylor Wimpey)</p>	<p>Noted. It is acknowledged that the current threshold for CHP is too low. It is proposed that the new policy will not include a specific requirement for CHP but require schemes of 100 dwellings plus to demonstrate due regard has been had to energy efficiency, including through the use of renewable and low carbon energy.</p> <p>Update policies.</p>
<p>Since the Core Strategy was adopted, there have been a number of changes to Government's approach to energy, and standards within planning policy. It seeks to strike a balance between carbon goals and growth. (Taylor Wimpey)</p>	<p>The DaSA is proposing to review the Core Strategy requirements.</p> <p>No changes proposed.</p>
Considerations for CHP policy	
<p>Installing a wood burner does not necessarily mean efficient heating as the heat does not move about to different rooms easily, therefore further detail with regard to design of heat transfer is necessary.</p>	<p>Noted. Core Strategy Policy SRM1 requires all development to meet prevailing energy standards. Any incorporation of CHP technologies within development designs will be assessed according to their success in meeting these standards.</p> <p>No changes proposed.</p>
<p>Wood is a traditional local fuel. Houses should be designed with chimneys to enable its use. Policies regarding suitable designs</p>	<p>Noted. Whilst the DaSA gives support in principle for individual proposals that utilise biomass fuel, it would not be appropriate to have a policy that requires all houses to install</p>

should be considered.	<p>chimneys. The highly fragmented nature of the resource, as well as their limited accessibility means that there is a limit to what the potential woodland resource can be expected to support. However, the successful incorporation of renewable and low carbon energies including biomass, within a design proposal will be a factor weighing in favour of its development.</p> <p>No changes proposed</p>
Waste wood should be used as fuel before new wood.	<p>Noted. The Council's Background Paper states that 'Parks waste and commercial green waste are also potential fuels that are not currently fully utilised and may also contribute to biomass fuel supply'. However, this is not appropriate for inclusion as a policy requirement.</p> <p>No changes proposed.</p>
Rother should work with the High Weald AONB Unit to educate people regarding the use of biomass. (CPRE Sussex)	<p>Noted. In identifying biomass/wood fuel as a potential source of local and decentralised renewable energy, the Council's Background Paper (2016) has made use of the High Weald AONB Management Plan. The Council will continue to consult the High Weald AONB Unit in maximising the effectiveness of its planning policy.</p> <p>No changes proposed.</p>
Concern regarding the use of biomass CHP	
Large scale biofuel production would have an adverse effect on the landscape of Rother, and should be addressed in policy, especially if it were to lead to illegal logging.	<p>Noted. Biomass has some potential because wood is a comparatively extensive local resource within Rother. Whilst the DaSA gives support in principle for individual proposals that utilise the district's potential for biomass fuel, it is only envisioned that small-scale biomass boilers will be viable.</p> <p>Clarify in text that the promotion of sustainable woodland management is a key factor in the District Council's position toward the utilisation of Rother's biomass potential.</p>
Possible environmental pollution should be addressed in any policy regarding biomass units.	<p>Policy DEN7 of the DaSA which assesses adverse impacts on pollution and local amenity, together with Policy OSS4 and SRM1 of the Core Strategy. It may also be considered, as noted in the Council's Background Paper, that</p>

	<p>the use of local biomass and wood fuel would have a beneficial effect on woodland management.</p> <p>No changes proposed.</p>
<p>Concern that the promotion of biomass/wood fuels will lead to an increase of heavy goods vehicles on the inadequate road network in the district, particularly in the event of any large scale importation of wood fuel from outside the District. This would also create problems of access for large delivery vehicles.</p>	<p>Noted. Biomass has some potential because wood is a comparatively extensive local resource within Rother. Whilst the DaSA gives support in principle for individual proposals that utilise the district's potential for biomass fuel, it is only envisioned that small-scale biomass boilers will be viable. Furthermore, any proposed scheme would be assessed according to its compatibility with, and where practicable promote, sustainable woodland management; as well as Core Strategy Policy OSS3, which assesses impacts upon existing local infrastructure.</p> <p>No changes proposed.</p>
<p>Traceability is of particular concern if biomass burners are to be encouraged for commercial use, i.e. schools.</p>	<p>Noted. Any proposed renewable energy schemes would be assessed according to their viability within Rother, and in the case of biomass fuel, that the extent of its demand is compatible with sustainable woodland management. Accepting the potential limitations of biomass production in Rother, only small-scale biomass boilers are envisaged.</p> <p>No changes proposed.</p>
<p>There are a wide number of options when considering renewable energy. Whilst biomass is one, this should not come at the expense of other suitable options. Instead of a policy requiring biomass provision, a policy should be developed to encourage development to be built sustainably with increased insulation for example.</p>	<p>Agreed. The DaSA will highlight biomass alongside wind and solar options, towards a flexible approach to renewable energy. Policies regarding renewable and low carbon energy do not seek to side-line sustainable building designs. Policy SRM1 of the Core Strategy requires that all developments meet 'prevailing energy efficiency standards'.</p> <p>The policy will offer support for all low carbon and renewable energy schemes, subject to their compliance with other policies.</p>
<p>Not convinced that sufficient information exists to show that this is a safe form of heating when used on a large scale. (Icklesham Parish Council)</p>	<p>Any development would need to accord with relevant legislation.</p> <p>No changes proposed.</p>

Q5: What thresholds should apply to the requirement on developers to submit an 'energy statement'?

Main issues raised	RDC Response
Support for energy statement requirements.	
<p>Energy statements should be required for all developments over 50 homes.</p> <p>(Rye Conservation Society & Northiam Conservation Society)</p>	<p>Whilst different thresholds have been considered, the requirement for an energy statement is to be removed. Instead, the policy will require larger developments to demonstrate due regard has been had to energy efficiency, including through the use of renewable and low carbon energy technologies.</p> <p>Update policy.</p>
<p>We support the threshold of 5,000m2 of non-residential development.</p>	<p>Whilst different thresholds have been considered, the requirement for an energy statement is to be removed. Instead, the policy will require larger developments to demonstrate due regard has been had to energy efficiency, including through the use of renewable and low carbon energy technologies.</p> <p>Update policy.</p>
<p>The requirement should not be lowered from what it is; most forms of energy are finite resources and must be treated accordingly.</p>	<p>Whilst different thresholds have been considered, the requirement for an energy statement is to be removed. Instead, the policy will require larger developments to demonstrate due regard has been had to energy efficiency, including through the use of renewable and low carbon energy technologies.</p> <p>Update policy.</p>
Thresholds should be lowered	
<p>All development proposals, including smaller and perhaps even single dwellings, should be required to submit an energy statement, so that all new development will incorporate well designed energy-efficient buildings.</p>	<p>Whilst different thresholds have been considered, the requirement for an energy statement is to be removed. Instead, the policy will require larger developments to demonstrate due regard has been had to energy efficiency, including through the use of renewable and low carbon energy technologies. The extent to which all proposals incorporate renewable and low carbon energy will be a factor weighing in their favour.</p> <p>Update policy.</p>

All development should have regard to issues of renewable energy technology. (Salehurst & Robertsbridge Neighbourhood Plan Steering Group)	Noted. The policy will note that the extent to which all proposals incorporate renewable and low carbon energy technologies will be a factor weighing in their favour. No changes proposed.
A more complex assessment should be required for developments of 250 dwellings or more.	Noted. The policy will require developments of over 100 dwellings to demonstrate that regard has been had to energy efficiency. Update policy
We support the Council's recognition that the thresholds for delivering renewable and low carbon energy and combined heat and power generation (CHP) in the Core Strategy (Policy SRMI(I)) are too low. (McCarthy and Stone)	Noted. No changes proposed.
Rather than trying to require an energy statement from developers, why not set criteria for all buildings to reduce the energy consumption from the outset? eg: Locate all building (domestic and commercial) to maximise their passive solar gain; -Require all buildings (domestic and commercial) to minimise their heat loss by construction methods and by their physical orientation; -Require minimum levels of insulation. (CPRE Sussex)	Noted. Core Strategy Policy SRM1 ensures that 'all developments meet prevailing energy efficiency standards', and gives an in principle support for renewable and low carbon energy generation schemes, including those using solar technologies. Whilst the proposed DaSA is considering threshold amendments to Core Strategy Policy SRM1 which requires larger development proposals to include an energy 'statement', the DaSA will ultimately mean that development proposals of any size will be assessed against their commitment to the promotion of energy efficiency. The Building regulations include standards in relation to the energy efficiency of buildings. No changes proposed.
Solar panel requirements	
All commercial buildings with a roof space in excess of 100m ² should be required to install solar panels.	Any requirement to fit solar panels in this way is not considered reasonable and would be a matter for national planning policy. No changes proposed.
Individual homes should all be required to have solar thermal or solar power generation and rain	Noted. Any requirement to fit solar panels in this way is not considered reasonable and would be a matter for national planning policy.

water storage or a zero carbon foot print as a starting point.	<p>However, the Core Strategy and DaSA are supportive of renewable and low carbon energy technologies in principle, subject to compliance with other policies.</p> <p>No changes proposed.</p>
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Additional Comments

Paragraphs 6.21 and 6.22 are flawed. The requirement for an energy strategy is not unduly onerous. A target for energy reduction should be set, to cut CO2 emissions by 20% over and above the building regulations requirement.	<p>Whilst the DaSA must promote the NPPF requirement to reduce greenhouse gases by encouraging efficient building design and the use of renewable and low carbon energy technologies, our experience points to evidence showing that the requirements of Core Strategy Policy SRM1(i) as being too onerous. The DaSA therefore seeks to strike a balance between reducing carbon emissions and promoting housing delivery.</p> <p>No changes proposed.</p>
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Retention of sites of social or economic value

Chapter	7. Communities
Policy Options	A – No further policy B – New policy for each type of use C – New policy covering all types of economic and social uses
Policy	<p><u>DCO1: Retention of Sites of Social or Economic Value</u></p> <p>In accordance with the presumptions set in the Local Plan Core Strategy, where developments are proposed that involve the loss or diminution of sites of social or economic value, including those currently or last in use as a community facility, public house, shop, tourist accommodation or business premises, in order to demonstrate that there is no reasonable prospect of a continued use, proposals must be supported by either:</p> <p>(i) evidence of a comprehensive and sustained marketing campaign, which clearly indicates a lack of demand for the existing use (or as an alternative commercial or community facility, where appropriate), based on marketing, normally at least 18 months, that offers the land or unit/s for sale as a going concern, or rental, at a realistic valuation of the site/premises for that use; or</p> <p>(ii) clear evidence that demonstrates that the unit is not financially viable.</p> <p>Proposals should not result in the loss of facilities or features which may undermine the viability of its use, including, but not limited to, car parks, gardens and function rooms.</p>
Question	<i>Q6: Do you agree with the policy approach to the retention of sites of social or economic value and the proposed policy wording?</i>
Number of responses	29 (18 organisations, and 11 individuals)

Organisations who responded include:

9th Bexhill Scout Group [22427]

AmicusHorizon Ltd [22233]

CPRE Sussex [22654]

Darwell Area Conservation Society [22265]

East Sussex County Council [23483]

Northiam Conservation Society [22416]

Rother Environmental Group [23169]

Rye Conservation Society [22498]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22617]

Sport England, South East Region [23263]
The Theatres Trust [21906]

Catsfield Parish Council [23279]
Fairlight Parish Council [22255]
Icklesham Parish Council [22767]
Rye Town Council [22152]
Sedlescombe Parish Council [23246]
Salehurst & Robertsbridge Parish Council [22354]
Ticehurst Parish Council [22391]

Overview:

Generally, the proposed policy is well received (option C favoured over all options). Specific comments relating to detailed policy wording summarised below.

Main issues raised	RDC Response
<i>Marketing</i>	
18 month marketing campaign is too long	<p>Getting the right balance in terms of length of time that a site should be marketed for before a change of use planning application is considered is important. The 18-month period set out in the draft policy is considered reasonable and not onerous.</p> <p>No changes proposed.</p>
The marketing campaign time period is too short, 24 months suggested as a minimum	
Sites should be considered on their individual merits	
At least two independent valuations should be obtained to determine what a realistic valuation should be	<p>Whilst it is not appropriate for the policy to be explicit in its reference to the exact requirements around determining a realistic valuation of a site, supporting text references and the Council's validation list can detail what requirements would be expected.</p> <p>Add additional sentence to text:</p> <p>“....Ordinarily, the marketing campaign should run for a period of at least 18 months before the planning application is submitted; the premises should be offered for sale locally and regionally, in appropriate publications including through appropriate trade agents. Details should accompany relevant planning applications, <u>including a minimum of two independent valuations of the building in its current condition/state</u>”.</p>
<i>Viability</i>	
What if sites are deliberately run down to make it non-viable – how will this be tested?	Applications for change of use of sites of social and economic value should be accompanied with supporting information to demonstrate how the applicant has brought forward measures to improve viability of the business over the short/medium/long-term.

	<p>Add additional sentence to text:</p> <p><u>Applications should also be accompanied with supporting information to demonstrate how the applicant has brought forward measures to improve viability of the business over the short/medium/long-term.</u></p>
<p>Financial viability should cover all alternative uses not just current/previous use</p> <p>Further detail should be provided to detail what documentation is needed to demonstrate viability.</p>	<p>It is agreed that it is considered reasonable to expect a financial viability assessment to cover an alternative commercial or community facility, where appropriate in line with the expectations set out in part i) of the policy and DEC3.</p> <p>Detail of what is expected to support an application for the change of use is contained within the policy, with further detail in supporting text. Should it be considered necessary, further detail can be produced as a Supplementary Planning Document. However at this point in this, it is not considered necessary.</p> <p>Amend text:</p> <p>Where ongoing financial viability is at issue, <u>In terms of financial viability evidence,</u> the Council will require submission of trading accounts, normally for the last three full years in which the business was operating on a full-time basis. In schemes affecting tourism uses, consideration will also be given to the adequacy of marketing measures to attract holiday lettings. <u>Where an applicant wishes to make a case that a site is not or is not capable of being financially viable, evidence should demonstrate the viability of alternative commercial or community facilities, where appropriate.</u> Where viability evidence is submitted, The Council would normally obtain independent verification <u>of the viability evidence submitted,</u> to be undertaken at the developers expense. <u>Applications should also be accompanied with supporting information to demonstrate how the applicant has brought forward measures to improve viability of the business over the short/medium/long-term.</u></p> <p>Amend part (ii) of the policy to also relate to alternative uses (ii) clear evidence that demonstrates that the unit is not <u>or is not capable of being financially viable, including alternative commercial or community facilities, where appropriate.</u></p>

<i>Other matters</i>	
How are policies DCO1 and DEC3 to operate together?	<p>There is some overlap between policies and supporting text for DEC3 and DCO1 which both confirm the level of marketing expected is the same. However, there are differences reflected between the two policies. DEC3 provides clear support of economic growth in Rother which is a key part of the Plan's Strategy. Policy DCO1 sets out the approach to be taken to demonstrate that a site of social or economic value is genuinely redundant.</p> <p>No changes proposed.</p>
Links should be made to transport and accessibility policies in the Core Strategy	<p>Planning policies in the Local Plan should be read as a whole and therefore there is no need to make explicit links to other policies in the Plan.</p> <p>No changes proposed.</p>
Allotments and community gardens should be covered by this policy	<p>Already protected by Policy CO3 (i) and NPFF paragraph 74 which safeguards open space/recreational facilities from development.</p> <p>No changes proposed.</p>
All policy criteria should be satisfied – 'and' not 'or'	<p>It is agreed that both tests should be robustly applied when sites are brought forward for an alternative use. It is considered reasonable to require compliance with both marketing and viability tests.</p> <p>Amend relevant parts of the policy which refer to 'either/or'</p>

Late Representations received by NHS Property Services:

Main issues raised	RDC Response
<p><i>"Restrictive policies that prevent the loss or change of use of 'community facilities' and include healthcare facilities can prevent or delay required investment in alternative facilities and work against the Council's aim of providing essential services for the community.</i></p> <p><i>An essential element</i></p>	<p>The general approach to the retention of sites of social and economic value is established through the Core Strategy (Policy CO1). Policy DCO1 formalises the approach that is expected to be demonstrated by all applicants who wish to convert or redevelop for alternative uses. There should be no expectation that such premises should be suitable for housing in the first instance given the already adopted planning policy (CO1, EC3 and RA1).</p> <p>No change proposed.</p>

<p><i>of supporting the wider transformation of NHS services and the health estate is to ensure that surplus and vacant NHS sites are not strategically constrained by local planning policies, particularly for providing alternative uses (principally housing). There should be a presumption that such sites are suitable for housing (or other appropriate uses), and should not be subject to restrictive policies or periods of marketing”.</i></p>	
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Equestrian developments

Chapter	7. Communities - Equestrian developments
Policy Options	<p>A – A positively promotional approach to equestrian development, encouraging both recreational and commercial proposals for the economic and leisure benefits, still with general safeguards</p> <p>B – A potentially more restrictive policy with more focused criteria to safeguard against the potential harm to the intrinsic character of the countryside and particularly the High Weald AONB</p>
Policy	<p><u>DCO2: Equestrian Developments</u></p> <p>Proposals for equestrian developments should, individually and cumulatively, safeguard the intrinsic and locally distinctive character and amenities of the countryside, with particular regard to the conservation of the High Weald AONB.</p> <p>In addition, proposals should accord with the following criteria, as applicable:</p> <ul style="list-style-type: none"> (i) the siting, scale and design, including materials and boundary treatment, of any new buildings or facilities should be appropriate to their rural setting; (ii) proposals should not be sited in prominent or isolated locations; (iii) all proposals and especially sand schools and commercial riding schools, livery stables and related facilities, should be satisfactorily integrated with existing buildings; (iv) any associated floodlighting, earthworks, new access routes or ancillary structures, including storage facilities, manure bays hard-standings, fencing and jumps, should not have an adverse impact on the surrounding countryside and local residential amenities; and (v) adequate provision should be made for the safety and comfort of horses in terms of the land for grazing and exercising, notably in the consideration of stabling proposals; commercial riding schools, livery stables and other commercial facilities should have satisfactory access to the public bridleway network without the use of unsuitable roads and in all cases not adversely impact on road safety. <p>In some circumstances, conditions (such as the removal of permitted development rights for fencing and external storage) may be applied where it is considered that there is the need to control potential adverse landscape impacts which can arise from the poor management of sites. Permission may also be subject to the removal of excessive or inappropriate fencing</p>

	which has already taken place.
Question	<i>Q7: Do you agree with the policy approach to equestrian developments and the proposed policy wording?</i>
Number of responses	30 (from 14 organisations and 14 individuals)

Organisations who responded include:

CPRE Sussex [22655]

Darwell Area Conservation Society [22266]

East Sussex County Council [23697, 23530, 23518]

Northiam Conservation Society [22417]

Rye Conservation Society [22499]

Salehurst and Robertsbridge Neighbourhood Plan Steering Group [22618]

Sussex Wildlife Trust [23372]

Catsfield Parish Council [23280]

Fairlight Parish Council [22254]

Icklesham Parish Council [22768]

Rye Town Council [22153]

Salehurst and Robertsbridge Parish Council [22355]

Sedlescombe Parish Council [23247]

Ticehurst Parish Council [22392]

Overview:

A mixture of views has been raised. The majority of respondents generally support the policy approach and wording, although about a third of respondents disagree with the approach and/ or all or some of the wording. The majority of those who disagree consider the policy is too restrictive, although one or two consider it to be too supportive of equestrianism over other rural land uses. Comments are summarised as follows.

Main issues raised	RDC Response
The landscape impact is the most important issue in equestrian developments	<p>The landscape impact is addressed in the first paragraph of the policy and is also relevant to many of the criteria. The policy and supporting text recognise it is an important consideration. The importance of the issue has been recognised in recent appeal decisions² where the key issue has consistently been the effect on the character and appearance of the area, including the High Weald AONB.</p> <p>No changes proposed.</p>

² RR/2016/2647/P Beech House Lane, 29/3/2017; RR/2016/617/P Frymans Farm 11/11/2016; RR/2016/957/P Land at Dens Wood, 22/6/2017

<p>Proposals should not be judged on whether there is access to a public bridleway. Some parishes have few or no bridleways and otherwise acceptable proposals would fall foul of this requirement. Most are impassable in winter and some throughout the year. Competition horses do not use bridleways but are trained in arenas. Horse riders have the right to use the public highway.</p>	<p>Noted. Proximity or access to bridleways does not appear to have been an issue considered in recent appeals³ for equestrian development. While it is preferable for commercial equestrian facilities to have access to the public bridleway network it is accepted that this will not always be possible, and therefore, the policy should be amended to reflect this. The supporting text doesn't need amending as paragraph 7.17 says "ideally".</p> <p>It is also necessary to amend the punctuation in part (v) to make it clear that it is the commercial developments that should ideally have access to public bridleways, not individual small-scale stabling proposals.</p> <p>Amend section (v) of the policy to make it clear that it is the commercial developments that should ideally have access to public bridleways, not individual small-scale stabling proposals.</p>
<p>The policy is highly prescriptive and attempts to stifle an important rural industry. Equestrianism makes an important contribution to rural economy.</p>	<p>It is not the intention of the policy to unnecessarily restrict equestrian development but to provide a framework within which this type of development will be assessed. Agreed that equestrianism's role in the rural economy should be recognised in the supporting text.</p> <p>Part (iii) of the policy, as currently worded, suggests that proposals where there are not existing buildings will not be acceptable, but this is not the intention. Agreed that the wording needs amending to specify that this relates to commercial riding schools, livery stables and related facilities.</p> <p>Amend part (iii) to specify the requirement relates to commercial riding schools, livery stables and related facilities</p> <p>Add to the supporting text: Equestrianism has a role in supporting the rural economy.</p>
<p>Under part (ii) isolated locations should not be ruled out as rural villages are often suitable for this</p>	<p>The term "isolated location" applies to a location remote from other development. Land within a village wouldn't usually be considered</p>

³ RR/2016/2647/P Beech House Lane, 29/3/2017; RR/2016/617/P Frymans Farm 11/11/2016; RR/2016/957/P Land at Dens Wood, 22/6/2017

form of activity.	<p>isolated. It is accepted that by their very nature, most equestrian developments will be in the rural areas.</p> <p>Amend part (ii) of the policy: Proposals should not be sited in prominent or particularly isolated locations where new development would not be appropriate.</p>
The conversion of former buildings outside the development boundary for equestrian use should be encouraged.	<p>The potential for the re-use of buildings is recognised at paragraph 7.16 of the supporting text.</p> <p>No changes proposed.</p>
The Council should not allocate a turnout area for a horse. Horses can be kept in a variety of systems and the vast majority of owners will want what is best for their animals.	<p>The policy does not prescribe an area, only in part (v) requires “adequate provision”. Paragraph 7.18 of the supporting text notes a “desirable guideline” while acknowledging there is not a common standard and it depends on how the horses are kept and nature of the land. It is considered this represents appropriate flexibility.</p> <p>No changes proposed.</p>
Stables are better for the ground and for welfare than mobile field shelters.	<p>The policy itself doesn’t give preference to either, although paragraph 7.17 of the supporting text notes that development “should preferably use mobile field shelters”. Agreed that this wording should be amended, having regard to a recent appeal decision where both parties agreed that continued use of field shelters was not the optimum solution for that site due to difficulties in moving them and their potentially prominent position.⁴</p> <p>Amend the supporting text to say that mobile field shelters can often be an appropriate way of catering for equestrian uses, although this is not always practicable.</p>
Stables that aren’t close to a dwellinghouse do not provide a safe environment for a horse.	<p>This is an opinion and is outside the scope of the policy.</p> <p>No changes proposed.</p>
Floodlights are important to enable	The policy doesn’t rule out floodlighting but

⁴ RR/2016/957/P Land at Dens Wood, 22/6/2017

commercial enterprises to be viable in winter.	<p>requires it at (iv) to not adversely impact on the surrounding countryside/ residential amenities. Agreed that paragraph 7.17 of the supporting text needs to be amended to reflect part (iv) of the policy.</p> <p>Amend the supporting text to say that floodlighting will rarely be acceptable for private/ domestic stables in the countryside, particularly in the AONB and in those areas identified as having “dark skies”. Any lighting necessary for commercial uses will need to be carefully designed in accordance with Policy DEN7.</p>
The British Horse Society’s advice should be sought on this policy.	<p>The DaSA has been subject to public consultation. It is open to the British Horse Society and other interested parties to submit comments.</p> <p>No changes proposed.</p>
Under part (v) there is a need to define unsuitable roads more clearly – busy roads or country lanes?	<p>It is considered this term is generally well understood, in this context to mean busy roads, the use of which by horse riders could pose a safety hazard.</p> <p>No changes proposed.</p>
The term “scale” in paragraph 7.16 needs defining for clarity.	<p>What is considered to be “limited in scale” will depend on the nature of each individual proposal and the site. Therefore, it would not be appropriate to specify a size, for example.</p> <p>No changes proposed.</p>
The NPPF does not require equestrianism to be supported. Equestrian activity will develop commercially without the need for support from RDC.	<p>The NPPF doesn’t specifically mention equestrianism but paragraph 28 requires a positive approach to sustainable new development in rural areas and supports sustainable leisure developments which respect the character of the countryside. Policy RA2 (vi) of the Core Strategy supports recreational and leisure facilities such as equestrian facilities.</p> <p>The policy does not seek to promote equestrian development as such but to provide a framework within which such proposals will be assessed, as they do arise frequently in the District.</p>

	No changes proposed.
The policy does not consider the impact of the loss of agricultural land, especially on small farmers who rely on small fields vulnerable to change of use to equestrianism. It will support the leisure activities of a small number of people above the general enjoyment of the countryside and its proper use in food production.	<p>The policy will be read together with other policies of the Core Strategy and DaSA, including those that seek to protect rural character, maintain the farming capacity of the district and support the agricultural industry. The equestrian policy provides a framework within which equestrian proposals will be assessed. It does not favour equestrian uses above other countryside uses.</p> <p>The nature of equestrian developments, especially those of a small-scale, means that if the equestrian use ceased, it is likely that the land and any buildings could revert to an agricultural use.</p> <p>No changes proposed.</p>
Agree the more restrictive approach, too many developments have commenced with the requirement for a stable and attempted to “creep” into a residential situation.	<p>Noted. The policy does not address this situation, however. Any proposal to add a residential element would be assessed under relevant development plan policies.</p> <p>No changes proposed.</p>
Policy should have regard to the ecological impacts of equestrian development. Suggest emphasising the need for ecological management plans to accompany proposals.	<p>The County Ecologist further commented that the current emphasis of the policy is landscape and countryside setting, with no reference made to the potential ecological impacts. Such impacts can include habitat/species loss and nutrient enrichment. For sand schools in particular, the footprint can often be considerably larger than the area of the school itself as cutting and/or infilling is often required to level out. Other impacts are floodlighting. Suggested amending point (iv) of the policy to say “... <i>should not have an adverse impact on the surrounding countryside, biodiversity and local residential amenities</i>”. The proposed change is considered reasonable, in accordance with Policy EN5 of the Core Strategy and Policy DEN4 of the DaSA. A sentence should be added to the supporting text to explain it.</p> <p>Amend part (iv) of the policy to include reference to biodiversity.</p>

	<p>Add supporting text along the lines of: Equestrian developments can have ecological impacts, for example, through habitat or species loss, nutrient enrichment, or the use of lighting. Where this could be an issue, proposals may need to be accompanied by an ecological management plan in accordance with Policy EN5 of the Core Strategy.</p>
<p>Concern with equestrian developments being proposed on designated sites. More clearly defined limits as to what is acceptable on a designated site are required.</p>	<p>The policy addresses the potential impact on the AONB. Impacts on other designated sites are likely to arise less frequently but in these cases, the policy will be read together with other policies of the Core Strategy and DaSA, including Policy EN5 of the Core Strategy and Policy DEN4 of the DaSA. Paragraph 7.14 of the supporting text gives further detail on AONB impact and also the sensitivities of the levels towards the Romney Marsh.</p> <p>No changes proposed.</p>
<p>Officers need to be vigilant for applications involving large-scale landscaping operations as these may involve waste soils and fall to be determined by ESCC as waste planning authority.</p>	<p>Noted. Paragraph 7.17 notes that “excavations other than of a minor nature” will not be appropriate in the countryside. The Council’s approach is supported by a recent appeal decision⁵ where proposal for a sand-school requiring significant engineering works to re-profile the land was dismissed on landscape grounds.</p> <p>No changes proposed.</p>

⁵ RR/2016/617/P Frymans Farm 11/11/2016

Affordable Housing

Chapter	8. Housing – Affordable Housing
Policy Options	<p>A – Retain existing Core Strategy thresholds for on-site requirements and for financial contributions in Rural Areas.</p> <p>B – Amend existing thresholds to be in line with the PPG (i.e. not seek any on-site affordable housing from sites of 10 or less) and also not seek financial contributions on smaller schemes in the AONB from schemes of 6-10 dwellings.</p> <p>C – Amend existing thresholds to be in line with the PPG and also seek financial contributions from schemes of 6-10 dwellings in the AONB.</p>
Policy	N/A
Question	<i>Q8: Which option for the supply of affordable housing is most appropriate to ensure a sufficient supply of affordable homes without prejudicing the viability or deliverability of development?</i>
Number of responses	29 (16 organisations, and 13 individuals)

Organisations who responded include:

AmicusHorizon Ltd [22234]
 Blue Cross [23957]
 Catesby Estates [23952]
 CPRE Sussex [22656]
 East Sussex County Council [23780]
 Northiam Conservation Society [22074], [23860]
 Rother Environmental Group [23170]
 Rye Conservation Society [22500]
 Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22619]
 Town and Country Planning Solutions [23121]

Icklesham Parish Council [22769]
 Rye Town Council [22154]
 Sedlescombe Parish Council [23248]
 Salehurst & Robertsbridge Parish Council [22356]
 Ticehurst Parish Council [22393]

Overview:

The majority of comments received highlighted the need to amend the Core Strategy affordable housing policy, with an overall preference for option C. However, it should be noted that in July 2018 national policy was amended, making it clear that on-site provision for affordable housing should not be sought from residential developments that are not major, other than in designated rural areas⁶ (where policies may set out a lower threshold of 5 units or fewer). Specific comments relating to detailed policy wording summarised below.

Main issues raised	RDC Response
General issues	
Higher percentage of affordable housing should be sought	<p>The percentage of affordable housing required through policy is set through the Council's adopted Core Strategy. The DaSA consultation only sought amendments of the thresholds for affordable housing due to the inconsistencies with national policy with regards to when on-site provision should be sought on sites. As such an amendment to the overall percentages of affordable housing required on sites is a strategic matter and not within the scope of the DaSA.</p> <p>No changes proposed.</p>
Option A will allow more affordable housing to come forward in rural areas	<p>Considered to be out of step with the national policy, without significant further affordable housing needs evidence which will enable the Council defend planning appeals.</p> <p>No changes proposed.</p>
Option B will ensure that smaller sites will come forward	<p>A proportion of development in designated rural areas comes from sites of 6-9. Therefore, requiring on-site affordable housing from these schemes in these rural areas of the High Weald AONB would result in a missed opportunity to affordable housing in these areas.</p> <p>No changes proposed.</p>
Option C reflects the PPG and should be followed	<p>'Opting in' to require affordable housing on sites of 6-9 to contribute towards the provision of affordable housing.</p> <p>The policy to replace LHN2 in the Core Strategy will opt in to requiring affordable</p>

⁶ The High Weald Area of Outstanding Natural Beauty (AONB) is designated as 'rural' under Section 157 of the Housing Act 1985.

	housing on sites of 6-9 dwellings in the High Weald AONB.
Should consider changing the affordable housing requirements for number of bedrooms rather than a number of dwellings	Policy LHN1 adopted through the Core Strategy details the need for family dwellings in Bexhill and smaller 1 & 2 bed dwellings in rural areas:
Require all developments to provide 2/3 bedroomed properties rather than 5-bed executive properties	<p><i>(ii) in rural areas, provide a mix of housing sizes and types, with at least 30% one and two bedroom dwellings (being mostly 2 bed);</i></p> <p><i>(iii) In Bexhill, contribute to increased provision of family dwellings, unless site circumstances make this inappropriate</i></p> <p>The mix of dwellings in terms of number of bedrooms sought within developments is influenced by the bedroom need requirements of those households on the Housing Register, in line with policy LHN1 and proposed LHN2.</p> <p>No changes proposed.</p>
Financial contributions should be collected before a development completes.	<p>Where financial contributions are sought, the PPG indicates that cash payments should be commuted until after completion of units within the development. Paragraph: 031 Reference ID: 23b-031-20161116 refers</p> <p>No changes proposed.</p>
Affordable housing should be intermingled with market housing and built to a good standard	<p>Already covered by Policy LHN1 (vi) in the Core Strategy:</p> <p><i>Ensure that affordable housing is integrated with market housing, where practical.</i></p> <p>Paragraph 15.30 indicates that affordable housing should be indistinguishable from market housing and provides further detail of what is meant by peppercotting.</p> <p>No changes proposed.</p>
Further work needed	
Detailed viability work needs to be undertaken to make sure contributions are reasonable	<p>The Council has published a methodology for calculating the financial contributions in lieu of on-site provision and this was published alongside the DaSA.</p> <p>Further viability work has been undertaken to</p>

	<p>take into account all the policy requirements set out in the Core Strategy and DaSA and is published alongside the Proposed Submission DaSA.</p> <p>No changes proposed.</p>
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Additional comments relevant to this topic, made under question 111 of the DaSA consultation (any other comments):

Main issues raised	RDC Response
<p>Although rural areas need affordable housing, houses for affordable rent should only be allocated to those areas with public transport links, otherwise units are hard to let. Affordability for the residents and the providers is key to a sustainable scheme. Locations and demand needs to be looked at fully. (Amicus)</p>	<p>Noted. The mix of affordable housing is set out in Policy LHN1 and its supporting text. The sustainability of housing proposals in terms of access to public transport applies equally to all tenures and would be consideration against any planning application.</p> <p>No changes proposed.</p>

Residential internal space standards

Chapter	8. Housing – internal space standards
Policy Options	A: New policy that seeks to adopt the nationally described space standards District-wide B: No policy relating to the adoption of the nationally described space standards
Policy	<u>Policy DHG1: Residential Internal Space Standards</u> The Council adopts the Government's nationally-described space standard. All new dwellings (including converted flats) should provide adequate minimum internal space in line with the standard.
Question	<i>Q9a: Do you agree with the policy approach to adopt the national internal space standard? If not, what changes would you wish to see?</i>
Number of responses	22 (13 organisations, and 9 individuals)

Organisations who responded include:

Amicus Horizon Ltd (Rother Homes) [22235]
 Blue Cross [23958]
 CPRE Sussex [22657]
 East Sussex County Council [23781]
 Northiam Conservation Society [23859]
 Persimmon Homes South East [23335]
 McCarthy and Stone Limited [23262]
 Rye Conservation Society [22501]
 Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22621]
 Town and Country Planning Solutions [23867]
 Taylor Wimpey [23362]

Fairlight Parish Council [22256]
 Salehurst & Robertsbridge Parish Council [22357]

Overview:

There is a mix of views about whether to adopt the Nationally Described Space Standards (NDSS). Developers questioned in the need and appropriateness of introducing the standards, whereas individuals and other organisations supported the use of the standards to improve living standards. In some instances, these groups challenged the standards as being too small and that RDC should encourage more generous standards locally. Specific comments relating to the options put forward in the consultation are summarised below.

Main issues raised	RDC Response
No obligation to adopt the NDSS	<p>The Council is aware that introduction of the NDSS is optional. Introduction of the Standards is based on evidence of need and viability set out in the relevant background papers supporting the introduction of this policy.</p> <p>No proposed change.</p>
This approach is duplicating national policy	<p>In March 2015, the Government set out in a Written Ministerial Statement its new national planning policy on the setting of technical standards for new dwellings. These 'optional' standards give local councils the ability to "opt in", through their local plan, to the nationally described internal space standard for residential dwellings.</p> <p>No proposed change.</p>
The NDSS are too small	<p>The PPG (Paragraph 56-018-20150327) is clear that where a local planning authority (or qualifying body) wishes to require new dwellings to adhere to an internal space standard, they should only do so by reference in their Local Plan to the Nationally Described Space Standard. It should be noted that these standards are 'minimum standards' Supporting text to the policy is used to encourage higher standards than those set out in the NDSS.</p> <p><i><u>Proposed revised supporting text:</u> It should be noted that these are minimum space standards and that developers are encouraged to normally exceed them.</i></p>
<p>Clarification is needed about whether it applies to conversions and/or retrospectively</p> <p>May not be appropriate for town centre/edge of centre sites where they may be high constrained. This particularly applies to older people's housing.</p> <p>Will the standards apply to existing allocations carried forward from the previous Plan?</p>	<p><u>All</u> new dwellings in the C3 use class (including conversions and changes of use – where planning permission is required) should provide adequate minimum internal space in line with the standard.</p> <p>This includes affordable housing, allocations carried forward from the previous Plan and conversions. Policy wording and/or supporting text will clarify this.</p>
NDSS should apply to market and affordable housing dwellings	Properties already converted to residential use, for which planning permission is already exists, are not expected to comply with the Standard.

	<i><u>Proposed new policy wording: Policy DHG1: All new dwellings (including changes of use and houses converted into flats) should provide adequate minimum internal space in line with the standard.</u></i>
There does not appear to be a justification of the need to introduce these standards	<p>Introduction of the Standards is based on evidence of need and viability set out in the relevant background papers supporting the introduction of this policy.</p> <p>No proposed change.</p>
Consideration must be given to space standards in combination with other policy requirements (garden sizes etc) and their impact on deliverability.	<p>Noted. The introduction of the Standards is based on evidence of need and viability.</p> <p>An assessment of the viability impact of the policy requirements within the DaSA has been produced and shows that there is no material impact on the ability to deliver sites within the district as a consequence of the introduction of the policies set out in the DaSA, in combination with other policy requirements set out in the Core Strategy, as well as CIL.</p> <p>No proposed change.</p>
NDSS assist developers in understanding requirements for development in an area and creates a level playing field with regard to land values – should reduce sites coming forward as unviable.	<p>Noted.</p> <p>No proposed change.</p>

Accessible and adaptable homes

Chapter	8. Housing – Accessible and adaptable homes
Policy Options	<p>A: Apply universal new policy that requires all residential development across the District to be built to the enhanced access standard M4(2).</p> <p>B: Apply new policy requiring 25% of residential development on sites of 11+ dwellings to be constructed to the enhanced access standard M4(2).</p> <p>C: Apply new policy requiring 25% of residential development on sites of 11+ dwellings to be constructed to the enhanced access standard M4(2), with an additional 5% being built to M4(3)(a) on sites of 50+ dwellings.</p> <p>D: No policy relating to enhanced access standards i.e. All development to be built to M4(1) standard (baseline).</p>
Policy	<p><u>Policy DHG2: Accessible and Adaptable Homes</u></p> <p>The Council adopts the Optional Buildings Regulations for Accessible and Adaptable Homes.</p> <p>Sites of 11 or more dwellings are required to provide at least 25% of dwellings to meet M4(2): Category 2 – Accessible and Adaptable Dwellings.</p> <p>Sites of 50 or more dwellings are also required to provide a further 5% to meet M4(3)(a): Category 3 - Wheelchair Adaptable Dwellings.</p> <p>Only in circumstances where it can be robustly demonstrated by the applicant that it is not practicable or financially viable to deliver the provisions above, new development will be exempt from either or both of these policy requirements.</p>
Question	<i>Q9b: Do you agree with the policy approach to adopt the optional Building Regulations standards for accessible and adaptable housing? If not, what changes would you wish to see?</i>
Number of responses	17 (11 organisations and 6 individuals)

Organisations who responded include:

Amicus Horizon Ltd (Rother Homes) [23844]

CPRE Sussex [22852]

East Sussex County Council [23873]

Northiam Conservation Society [23852]

McCarthy and Stone Limited [23813]
 Salehurst & Robertsbridge Neighbourhood Plan Steering Group [23865]
 Town and Country Planning Solutions [23122]
 Taylor Wimpey [23870]

Fairlight Parish Council [23868]
 Salehurst & Robertsbridge Parish Council [23861]
 Ticehurst Parish Council [22394]

Overview:

Whilst there was a mix of views about which option should be put forward into policy, 'Option C' had a slight margin over the other options. A number of Parish Council's questioned whether the thresholds restricted the delivery of accessible and adaptable dwellings in rural areas. Developers questioned the appropriateness of introducing the standards in terms of viability. Specific comments relating to options put forward in the consultation are summarised below.

Main issues raised	RDC Response
General issues	
Draft policy is not clear as to whether it applies just to affordable housing or across all tenures.	<p>The policy is independent of tenure, which is not referred to and will apply to all new dwellings. This will be clarified within the supporting text.</p> <p>Amend text to state: "all new homes, regardless of tenure, are to meet the optional Building Regulation for accessible and adaptable homes".</p>
There may be instances where enhanced accessibility cannot be achieved – site specific factors (flooding, topography etc)	<p>If there are site specific circumstances which have been robustly demonstrated to the LPA that the standards cannot be met, the policy as drafted provides for sufficient flexibility ('where practicable').</p> <p>No proposed change.</p>
Need	
Requiring higher standards on sites of 50+ dwellings would mean limited delivery in rural areas. Older people should have the opportunity to have appropriate accommodation in their home villages.	<p>It is noted that a threshold of 50 dwellings to require wheelchair accessible housing would severely limit the ability for such accommodation to be provided within the rural areas of the district, where generally smaller housing schemes come forward. Therefore it is considered appropriate that where there is an identified need on the housing register for wheelchair accessible accommodation that schemes which provide affordable housing should be required to provide 5% of the overall housing numbers as wheelchair accessible dwellings.</p>
Different standards could apply to affordable housing on the basis of accessibility need identified on the Housing Register.	

	<p>The viability assessment indicates that this is unlikely to have a negative impact on the deliverability of qualifying sites.</p> <p>Amend Policy DHG4 to remove reference to a threshold of 50+ dwellings for M4 (3) and replace with:</p> <p>Where there is an identified need on the Housing Register, sites that provide affordable housing in line with Policy DHG1, are as part of the affordable housing requirement, expected to provide 5% of the total housing requirement to meet M4(3): Category 3 - Wheelchair Accessible Dwellings</p>
No mandatory requirement should be imposed.	<p>The Council is aware that introduction of the optional technical standards through Building Regulations is optional. Introduction of the Standards is based on evidence of need and viability.</p> <p>No changes proposed.</p>

Viability	
No viability assessment has been published.	<p>There has been careful consideration of the impact of these proposals on the deliverability of housing schemes coming forward in the district. The full consideration of this impact is set out in the relevant viability background papers supporting the introduction of this policy.</p> <p>No changes proposed.</p>

Housing for older people

Chapter	8. Housing – Housing for older people
Policy Options	<p>A: Require schemes over a certain size, perhaps 100 dwellings, to provide an element of residential development specifically designed for older people.</p> <p>B: Set district-wide targets for numbers for different types of care home places (i.e. sheltered, supported and extra care housing, residential care and nursing care homes) and, if so, what should these be?</p> <p>C: Promote extra care housing schemes in rural service centres.</p> <p>D: Seek a proportion of affordable housing to be housing targeted at older people, including bungalows.</p> <p>E: Seek a proportion of market housing to be housing targeted at older people, including bungalows.</p> <p>F: Promote development of a 'care hotel' to assist transition from hospital care back to independent living.</p>
Policy	N/A
Question	<p><i>Q9c: Do you agree with the policy approach to housing for older persons, and the specific policy options highlighted?</i></p> <p><i>If not, what changes would you wish to see?</i></p>
Number of responses	22 (13 organisations and 9 individuals)

Organisations who responded include:

Amicus Horizon Ltd (Rother Homes) [23845]

CPRE Sussex [22853]

East Sussex County Council [23874]

Northiam Conservation Society [22418]

McCarthy and Stone Limited [23814]

Rye Conservation Society [23856]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [23866]

Taylor Wimpey [23871]

Fairlight Parish Council [23869]

Icklesham Parish Council [22770]

Rye Town Council [22155]

Salehurst & Robertsbridge Parish Council [23862]

Sedlescombe Parish Council [23249]

Overview:

There were a wide variety of responses received regarding which option should be put forward into policy; generally there was support for a mix of options to meet the needs of older people. A number of organisations/individuals questioned whether the proposed policy for accessible and adaptable homes meets a lot of the need for housing for older people, indicating policy duplication. Generally, respondents questioned the value of requiring housing for older people in large (100+ dwellings) housing schemes. Specific comments relating options put forward in the consultation are summarised below.

<i>Comment</i>	<i>RDC response</i>
General issues	
Should Rother adopt building regulation standards it should not need a policy for older persons housing in developments of 100 or more.	Noted.
Extra Care housing should be promoted as an alternative to residential care.	The chapter highlights support for specialist housing for older people in line with the East Sussex Bedded Care Strategy, where a range of housing types are recognised to support older people as their care needs changes.
Short-term care housing that can be used for respite care, to prevent acute care admissions should be supported.	Noted. The policy does not prevent such schemes from coming forward in appropriate locations, subject to compatibility with other Local Plan policies.
Market and affordable housing should be targeted to older people	There are a number of site specific policies within the DaSA which targets housing (market and affordable) to older people – Bexhill, Fairlight, Northiam and Westfield.
Older people's housing should be mixed with other housing.	Agree in principle, but specific schemes do not always allow for this. Accessible and Adaptable home should allow for better integration within a housing scheme.
District wide targets come with a risk of providing care provision in the wrong place.	Noted. It is not proposed that overall targets are set out within the Plan, but overall policy support for older person's housing schemes in appropriate locations.
100 dwellings threshold (option A) is too high	Noted. The inclusion of a 100 dwelling threshold would unlikely deliver specific accommodation for older people in rural areas where development of this scale is unlikely to come forward. The DaSA makes specific site allocations for older persons schemes and sets out the approach for M4(2) access standard to allow new dwellings to be adapted over time for changing access requirements.

Older persons housing should be considered on a site by site basis.	Does not allow for a positive, proactive planning approach.
M4(3) dwellings need to be considered on a site by site basis – end users would need to be identified by Occupational Therapists.	The need for M4(3) will be identified by those on the Housing Register and only where there is an identified need.
A variety of differing accommodation should be encouraged.	Noted.
A bungalows policy would not have much impact. Infrastructure needs meet the care/health needs locally.	Noted. The NPPF requires Councils to make effective use of land and planning policies should support efficient use of land. Having regard to overall housing need lower density development would not be desirable.
Additional policy requirements	
Develop a flexible policy to incentivise care home owners to change use of existing premises/facilitate extensions of small units that are unsustainable.	Noted. The policy does not prevent such schemes from coming forward in appropriate locations, subject to compatibility with other Local Plan policies.

Additional comments relevant to this topic, made under question 111 of the DaSA consultation (any other comments):

Main issues raised	RDC Response
In relation to older persons and specialist housing for older persons, there isn't an indication of age groups between either specialist or sheltered. This should be defined. (Amicus)	Noted. The Core Strategy defines older people as over 65's. The East Sussex Bedded Care Strategy sets out the types of accommodation to meet older people's care needs which is reflected in Policy DHG5, alongside Policy DHG4 which seeks that all new housing should be built to M4(2) Access Standards to all people to live in their homes for longer as their care needs change.

Self-build and custom housebuilding

Chapter	8. Housing - self-build and custom housebuilding
Policy	N/A
Policy Options	N/A
Question	<i>Q10: Is it appropriate to plan for about 1% of the total housing target for the District (i.e. 55-60 new dwellings) as self-build and custom housebuilding or, if not, what would be the appropriate proportion?</i>
Number of responses	13 (8 organisations, and 5 individuals)

Organisations who responded include:

CPRE Sussex [22656]

Northiam Conservation Society [22074], [23860]

Rye Conservation Society [22500]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22619]

Icklesham Parish Council [22769]

Rye Town Council [22154]

Salehurst & Robertsbridge Parish Council [22356]

Ticehurst Parish Council [22393]

Overview:

There was a considerable mix of comments received on the question, with no real consensus on what is an appropriate target for self-build and custom housebuilding. Several respondents seek varying higher targets for self-build and custom housebuilding. Specific comments relating to the question are summarised below.

Comments relating to the self and custom housebuilding target	RDC Response
1% is too low	<p>Noted. It is agreed that the proposed target should be proportionate to the identified demand of self and custom housebuilding in the district.</p> <p>A higher target should be set to meet the demand identified by the self and custom housebuilding register, as required by the Self-Build and Custom Housebuilding Act 2015 as amended.</p>
Support 1% as an appropriate figure (Icklesham PC; Rye Conservation Society; Northiam Conservation Society)	
3% is a more appropriate target (Rye Town Council)	

At least 25% target should be set	Noted. It is considered that a self and custom housebuilding target should be proportionate to the identified demand of self and custom housebuilding in the District. A 25% target is considered out of step with the need identified on the Register.
No need to set a target or set a specific number of dwellings (Salehurst & Robertsbridge Neighbourhood Plan Steering Group; Salehurst & Robertsbridge PC, CPRE Sussex,)	Noted. Setting a target ensures certainty to those that wish to build their own homes that appropriate provision is made for self-build and custom housebuilding within the district.
Self-build should be viewed as windfall – small plots becoming available to private individuals (Ticehurst Parish Council)	The Self-build and Custom Housebuilding Act 2015 as amended places a duty on local authorities to plan for self-build and custom housebuilding within their areas. Individual plots which gain planning permission will be treated as windfall. However, it is necessary to seek to provide self-build and custom housebuilding on reasonably-sized sites as planning policy requirement to meet identified needs through the Register.

Chapter	8. Housing - self-build and custom housebuilding
Policy	N/A
Policy Options	<p>A: New policy that seeks to generally encourage self and custom build housing on residential sites.</p> <p>B: New policy that seeks to require a proportion of self and custom build housing in strategic allocations within the District.</p> <p>C: New policy that seeks to require a proportion of self and custom build housing in large residential sites (50+).</p> <p>D: New policy that allocates specific sites for self and custom build housing in within the District.</p>
Question	<i>Q11: Which policy approach(es) from those listed above do you consider to be most appropriate for providing sufficient, appropriate plots to support the self and custom-build sector in Rother, or is there an alternative?</i>
Number of responses	16 (9 organisations, and 7 individuals)

Organisations who responded include:

CPRE Sussex [22656]

Northiam Conservation Society [22074], [23860]

Rye Conservation Society [22500]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22619]

Icklesham Parish Council [22769]

Rye Town Council [22154]

Sedlescombe Parish Council [23248]

Salehurst & Robertsbridge Parish Council [22356]

Ticehurst Parish Council [22393]

Overview:

Generally there was support for policies which support self and custom housebuilding, although there was a mix of views about which was the most appropriate approach to take forward. Generally, the majority of support favoured Option A (general policy encouraging self and custom housebuilding) and Option D (specific allocations for self and custom housebuilding). Specific comments relating options put forward in the consultation are summarised below.

Comments relating to self and custom build policy options	RDC Response

<p>Favour Option A (New Policy that seeks to generally encourage self and custom build housing on residential sites).</p> <p>(Icklesham PC, Ticehurst PC, Salehurst & Robertsbridge PC, CPRE Sussex, Salehurst & Robertsbridge Neighbourhood Plan Steering Group)</p>	<p>Noted. The Council is already encouraging self and custom housebuilding by raising awareness among landowners, builders and developers, through the setting up of the self and custom build register and by publishing headline data on the demand for revealed by the register.</p> <p>The Council will continue to support this form of housing not only with a proposed policy that encourages self and custom build but also requires developers on sites of 20+ to provide 5-10% of the total number of dwellings as serviced plots for self/custom housebuilders.</p>
<p>Favour Option C (New policy that seeks to require a proportion of self and custom build housing in large residential sites (50+).</p> <p>(Rye Conservation Society, Northiam conservation Society)</p>	<p>The policy is informed by the self and custom build register and also by a targeted questionnaire to understand the type of demand of self and custom build in the District. The questionnaire indicated that whilst a proportion of prospective self-builders would consider a plot on a larger site, a much larger proportion indicated a preference for a plot on smaller schemes. The policy approach ensures that reasonably-sized sites provide a proportion of plots across the district, where smaller schemes are most likely to come forward.</p>
<p>Favour Option D (New policy that allocates specific sites for self and custom build housing in within the District.)</p> <p>(Sedlescombe PC, Rye Town Council)</p>	<p>No sites have been identified specifically for self-build and custom housebuilding within the District, whilst no sites have been put forward for consideration by landowners for this purpose. Therefore no specific policy is proposed in this regard. However, this would not preclude a site from coming forward for this purpose through a planning application, subject to compatibility with other policies in the Development Plan.</p>
<p>Should use a mix of all options.</p>	<p>The policy is informed by the data revealed by the self and custom build register and also by a targeted questionnaire conducted by the Council to understand the type of demand of self and custom build in the District. The policy encourages self-build and custom housebuilding, whilst also seeking from reasonably-sized sites (20+ dwellings) that plots are set aside for self-builders.</p>

Be more flexible with development boundaries to allow self-build and custom housebuilding	<p>The purpose of development boundaries is to focus development in sustainable locations and to avoid inappropriate development in the countryside.</p> <p>Whilst self-build and custom housebuilding is a form of housing that the Council intends to encourage, as with any other types of development, self and custom build must comply with other Local Plan policies, including development boundaries.</p>
There should be no mandatory requirement	<p>Noted. The Self Build and Custom Housebuilding Act 2015 (as amended) places a duty on local authorities to meet the demand for self-build and custom housebuilding in their area.</p> <p>Therefore, the proposed policies seek to plan appropriately for self and custom housebuilding in the district.</p>

Additional comments relevant to this topic, made under question 111 of the DaSA consultation (any other comments):

Main issues raised	RDC Response
If BX116 (Land off Spindlewood Drive) is considered suitable for development, the land should be divided into reasonably sized plots to be sold individually.	Noted. Sites of 20 or more dwellings should make provision for 5-10% of the total number of dwellings to be provided to be made available as serviced plots for self and custom housebuilders, in line with Policy DHG6. Whilst it is expected that the site will not come forward in its entirety for self-build, should any such proposal come forward through a planning application, it would be considered on its merits, in line with planning policy.

External residential areas

Chapter	8. Housing - External residential areas
Policy Options	<p>A - No further policy but rely on general principles implied in Core Strategy Policy OSS2 and referred to in its supporting text</p> <p>B – New general policy that brings together/ highlights need to consider amenity space, parking and refuse/ recycling</p> <p>C – New detailed policy that sets standards for amenity space, parking and refuse/ recycling</p>
Policy	<p><u>DHG3: External Residential Areas</u></p> <p>An integrated approach to the provision, layout and treatment of external areas of dwellings should be taken in accordance with relevant Core Strategy policies and with specific regard to the following:</p> <p>(i) Private External Space. Appropriate and proportionate levels of private usable external space will be expected. For dwellings with three or more bedrooms, private rear garden spaces of at least 10 metres in length will normally be expected. In relation to flat developments and complexes, an appropriate level of usable communal amenity space should be provided.</p> <p>(ii) Car Parking. Car parking provision should be made in accordance with Core Strategy Policy TR4 and should be appropriate to the location, layout and design approach of the development.</p> <p>(iii) Waste and Recycling. Sufficient bin storage and collection points must be provided on all new residential developments and changes of use. Their siting and design should be considered at the outset, be integral to the development, respect the visual amenities and streetscape character of the dwelling and the area, and be fully accessible for collection vehicles/ operatives as well as occupants.</p>
Question	<i>Q12: Do you agree with the policy approaches to external residential areas and the proposed policy wording? If not, what changes would you wish to see?</i>
Number of responses	28 (from 16 organisations and 10 individuals)

Organisations who responded include:

Blue Cross [23959]

CPRE Sussex [22660]

East Sussex County Council [23531, 23520, 23484]

Northiam Conservation Society [22421]

Rother Environmental Group [23171]

Rye Conservation Society [22503]
 Salehurst and Robertsbridge Neighbourhood Plan Steering Group [22624]
 Sussex Wildlife Trust [23374]
 Taylor Wimpey [23363]
 Town & Country Planning Solutions [23127]

Fairlight Parish Council [22257]
 Icklesham Parish Council [22773]
 Rye Town Council [22158]
 Salehurst and Robertsbridge Parish Council [22360]
 Sedlescombe Parish Council [23251]
 Ticehurst Parish Council [22397]

Overview:

There is support for the policy approach and the proposed wording, particularly part (iii) (waste and recycling), although concern has been raised by some respondents that the policy is too prescriptive and a different approach should have been taken to address site-specific constraints. There are a range of comments on the 3 sections of the policy, in particular on part (i) (private external space) with regard to the proposed minimum garden size. Comments are summarised below.

Main issues raised	RDC Response
<i>General</i>	
Option A is preferred. The chosen option is too prescriptive and doesn't take account of more organic housing growth in rural areas. It will have an urbanising effect on rural areas.	<p>The SA/SEA of the options found that a reliance on existing policies (Option A) would leave greater uncertainties in terms of the impact on amenity.</p> <p>It is not considered the policy will have an urbanising effect. It requires sufficient external space for the three items identified but does not generally prescribe the form the space/ facilities should take. The supporting text (paragraph 8.49) and part (iii) in particular note that the siting and design should respect and be informed by the character of the locality. This allows for suitable schemes to be designed for both urban and rural areas. Therefore, the policy does facilitate organic growth.</p> <p>Furthermore, it will be read in conjunction with other policies that relate to respecting rural character.</p> <p>No changes proposed.</p>
Option C (setting of standards) is preferred as it provides certainty in decision making.	The proposed approach is preferred as it achieves a balance between providing guidance on standards (provided by the supporting text, paragraphs 8.49 and 8.51) and allowing for site-specific solutions and it is

	<p>considered the policy and text as drafted provides this.</p> <p>No changes proposed.</p>
<p>The policy may impact on the ability to make an efficient use of land, and in combination with other policy requirements proposed (minimum space standards etc), may impact on the deliverability of individual housing sites, which may reduce the no. of units that can be achieved on site.</p>	<p>The policy requires basic standards to be met, which are necessary to ensure that accommodation is liveable and meets the needs of future occupiers, in accordance with Core Strategy policy OSS4. The policy also seeks to prevent the “cramming” of inadequately sized plots on a site. The policy provides flexibility for developers to provide site-specific solutions. An assessment of a sample of recently permitted housing sites in the District has shown that the garden length suggested, for example, is not onerous and is comparable to the average length of garden usually proposed.</p> <p>There is no evidence to suggest that the requirement to provide appropriate levels of external space and storage/ parking has any material effect on the density of schemes or the deliverability of housing sites. It has been possible to achieve a density of over 30 dwellings per hectare with a mean garden length of more than 10 metres⁷.</p> <p>No changes proposed.</p>
<i>(i) Private external space</i>	
<p>The requirement for a private rear garden at least 10 metres long is not justified, too prescriptive, doesn't take account of site specific constraints</p>	<p>Further background evidence has been prepared and supports the retention of the requirement.</p> <p>Paragraphs 8.47 and 8.48 acknowledge that in practice, a number of considerations may affect garden size. By the use of the phrase “will normally be expected” the policy would allow a different approach to be considered where this is justified (and where it would still provide an appropriate and proportionate level of space).</p> <p>The 10m length is supported by an analysis of five major housing development schemes which were considered by the Council in the period 2014-17 and found that rear garden lengths are on average at least 10 metres. Further analysis has supported this finding.</p> <p>Hastings Borough Council (HBC) has a similar</p>

⁷ RR/2014/1223/P Pebsham Lane

	<p>policy (DM3g) in their adopted Development Management Plan (DMP) (2015). The Inspector's Report on the policy noted: "it is reasonable to require the 10m length of rear gardens, although an area with a dimension of less than 10m might be acceptable where, for example, the width would compensate for a shorter length".</p> <p>No changes proposed.</p>
It would be better to express a minimum garden size in terms of its area (square metres)	<p>As noted above, analysis of recent schemes has indicated that the provision of a 10m long garden is already being achieved in most instances. It also found that there is a far greater variety in garden size when measured in terms of area, than length, which remained fairly consistent across different sized dwellings. Therefore, while it is acknowledged that some local authorities do use a minimum area size for external amenity space, the proposed approach is preferred because the rear garden length is considered to be a more useful measure of the usable space available when considered in relation to the size of the dwelling, and may be easier to achieve than a minimum area. Additionally, setting a minimum length rather than an area will assist in achieving appropriate separation distances between dwellings where plots are "back to back".</p> <p>No changes proposed.</p>
External private space could sometimes be to the front or side rather than the rear	<p>It is more usual for main private gardens to be to the rear. The policy addresses the most common situation whilst also allowing for a different approach where justified (as noted above).</p> <p>No changes proposed.</p>
Minimum garden depth should be increased to 14m to take account of PD rights for conservatories/ rear extensions	<p>There is a need to achieve a balance between ensuring that accommodation meets the needs of future occupiers, while providing flexibility. The policy proposes a minimum length but does not prevent the provision of a larger garden.</p> <p>No changes proposed.</p>

<p>The minimum garden size should apply to all houses regardless of size (including all 2 bedroom houses) or whether they are market or affordable. As it stands the requirement will only serve to increase the price of larger houses at the expense of the smaller dwelling and affordable houses which may end up with no garden.</p>	<p>The policy does not differentiate between market and affordable dwellings and the requirements would apply to both equally.</p> <p>Proposals for houses of all sizes would be required to include appropriate and proportionate levels of private usable external space, as set out in the first sentence of this section of the policy.</p> <p>Further investigation has found that generally, the 10m length requirement is already being met for 2 and 3 bedroom houses. Hastings Borough Council's policy refers to 2-bed dwellings and appears to work well. Having regard to the fact there are very few proposals for 1-bed houses, it is agreed that the requirement should be changed to apply to all dwellings, excluding flats.</p> <p>Change part (i) of the Policy to require all dwellings (excluding flats) to meet the 10 metres minimum garden length.</p> <p>Update supporting text as necessary.</p>
<p>Clarification is needed on what an "appropriate level of usable community amenity space" means (in relation to flats and complexes)</p>	<p>What is an "appropriate level" is dependent on many factors, such as the size, location and layout of the development, the nature of the occupants (including age range) and the size of individual flats. Therefore, it is not considered appropriate to provide a standard.</p> <p>No changes propose.</p>
<p>Regard must be had to the differing needs of the community, some people may not want a garden</p>	<p>The majority of people looking for a family sized dwelling would expect a garden. A 10m long garden is considered a normal requirement and is not a large garden likely to deter people due to its maintenance requirements, for example. Furthermore, it is necessary to future-proof developments and consider the potential demand from occupiers over the life of the property.</p> <p>No changes proposed.</p>
<p><i>(ii) Car parking</i></p>	
<p>Part (ii) is unnecessary as it replicates Core Strategy Policy TR4. Car parking considerations could be subject to the same parameters as waste and</p>	<p>The purpose of part (ii) is to identify parking as an issue which must be addressed in these types of application. It requires parking provision to be appropriate to the location, layout and design approach of the</p>

recycling, i.e. be considered at the outset, be integral to the development, respect visual amenities and streetscape	<p>development, which is not addressed through Core Strategy Policy TR4. Paragraph 8.49 of the supporting text provides useful detail on what should be considered in designing car parking. It is agreed that it would be beneficial to expand the text in part (ii), however, to include further detail from paragraph 8.49.</p> <p>Amend part (ii) to address cycle storage and to give further detail of what is expected.</p> <p>Update supporting text as necessary.</p>
Cycle parking/ storage should be a requirement	<p>The ESCC Guidance referenced at paragraph 8.49 confirms that safe and secure cycle storage facilities are equally important at new development. Requirements need to take account of the size and type of dwelling. Recommended levels are included, e.g. 1 cycle space per 1 or 2 bed house. It is agreed that this should be included within the policy and supporting text.</p> <p>Amend the supporting text to say that it is expected that car parking and cycle storage provision accords with prevailing adopted standards.</p> <p>Amend section (ii) of the policy as detailed above.</p>
The car parking provision should be higher in areas where there is pressure on on-street parking including in rural villages	<p>The policy requires the level of car parking to be appropriate to the location, and refers to Core Strategy policy TR4 which addresses on-street parking at point (i). The wording of the policy provides sufficient flexibility.</p> <p>No changes proposed.</p>
Buggy storage should be a requirement where garages are not provided	<p>The Council is not aware of evidence to suggest that buggy storage is a particular problem and it would not be reasonable to require specific storage facilities.</p> <p>No changes proposed.</p>
Car parking areas should be required to be permeable, and where gardens are lost efforts should be made to ensure there is no loss of biodiversity (NPPF p 109).	<p>Drainage can be addressed by other means, e.g. means to direct runoff, therefore a blanket requirement for permeable surfaces is unnecessary. Drainage is addressed by Policy DEN5 of the DaSA. Policy DEN4 covers biodiversity and green space.</p> <p>No changes proposed.</p>

New developments should all have pavements or paths as well as roadways	<p>The scope of the policy is external residential areas rather than public realm (e.g. roads and pavements) therefore this is outside the scope of the policy.</p> <p>No changes proposed.</p>
<i>(iii) Waste and Recycling</i>	
On large housing sites (e.g. 100+ dwellings) there should be additional recycling facilities, e.g. where residents can take items that are not collected at the kerbside	<p>This is outside the scope of the policy. The requirement is unnecessary as there is an existing network of household waste recycling sites in the district where residents can take recyclables. The need to arrange additional collections of items from additional collection points would be likely to involve significant costs.</p> <p>No changes proposed.</p>
Wherever possible, private rather than communal facilities should be provided as these tend to be better maintained	<p>Noted. The policy explains the need to consider the siting and design of the particular arrangements at the outset and allows for a flexible approach.</p> <p>No changes proposed.</p>
What does RDC consider “sufficient bin storage”?	<p>Paragraph 8.51 refers to a good practice guide produced by the Waste Management Partnership which includes useful detail on minimum sizes for storage areas, etc.</p> <p>No changes proposed.</p>
Waste and recycling stores should be required to have green roofs to help add to a development’s contribution to biodiversity, as per the NPPF	<p>A blanket requirement for green roofs would not be justified. Policy DEN4 expects all developments to retain and enhance biodiversity in a manner appropriate to the local context</p> <p>No changes proposed.</p>

Extensions to residential gardens

Chapter	8. Housing - Extensions to residential gardens
Policy Options	A – Retain existing Local Plan Policy HG9 B – A clear restriction on garden extensions into the countryside
Policy	<u>DHG4: Extensions to Residential Gardens</u> Extensions to the gardens of existing dwellings in the countryside will not be permitted unless the extension: (i) is modest in area and the change of use and associated domestic paraphernalia does not harm the rural character of the area; and (ii) is to a natural boundary or is a logical rounding off.
Question	<i>Q13: Do you agree with the proposed policy approach to extensions to residential gardens and the proposed policy wording? If not, what changes would you wish to see?</i>
Number of responses	25 (from 13 organisations and 10 individuals)

Organisations who responded include:

Amicus Horizon Ltd (Rother Homes) (22236)
CPRE Sussex (22661)
Darwell Area Conservation Society (22270)
East Sussex County Council (23698, 23607, 23532)
Northiam Conservation Society (22422)
Rother Environmental Group (23172)
Rye Conservation Society (22504)
Salehurst and Robertsbridge Neighbourhood Plan Steering Group (22625)
Sussex Wildlife Trust (23375)

Icklesham Parish Council (22774)
Rye Town Council (22159)
Salehurst and Robertsbridge Parish Council (22361)
Sedlescombe Parish Council (23252)

Overview:

The majority of respondents support the policy approach (i.e. option A), although a number of comments on the proposed wording have been made. A small number of respondents would prefer Option B. Comments are summarised below:

Main issues raised	RDC Response
<p>Disagree with the change in wording from curtilage to garden. Curtilage can include drives and other hard landscaping while garden is usually associated with soft landscaping. Garden is defined in the dictionary as an area of land to grow fruit and vegetables, in planning terms this is agriculture and so there may be no change of use.</p>	<p>The decision to change the wording from curtilage to garden resulted in part from an appeal decision⁸ which noted that whether land has a garden use or whether it is curtilage are two completely different matters. The extent of the garden will usually be the same as the extent of the residential curtilage but on occasion the garden may be larger than the curtilage (which by definition is a small area around the dwelling house). Therefore, the word “garden” is used in this policy to include all land in residential use surrounding the dwelling.</p> <p>Garden in this instance refers to a residential garden (i.e. C3 use) so a change of use from anything else (e.g. agriculture) would need planning permission.</p> <p>No change to policy.</p> <p>Add sentence to supporting text to clarify that the policy applies to all extensions to the external residential area, whether for garden use or for ancillary purposes to the dwelling.</p>
<p>Option B preferred. Incremental garden extensions in the countryside have a slow but damaging eroding effect on fields and planning has a duty to support agriculture.</p>	<p>The impact on rural character is covered by part (i) of the policy. Experience has found that the existing policy continues to be effective. Its use, together with existing Core Strategy Policies (Rural Areas and Environment), will offer appropriate protection to the rural environment.</p> <p>No changes proposed.</p>
<p>If a garden extension is permitted all Permitted Development rights should be removed.</p>	<p>This is addressed in paragraph 8.55. Permitted development rights only apply within the curtilage. Adding to policy text could cause confusion.</p> <p>No changes proposed.</p>

⁸ RR/2013/2436/O

<p>Allowing an extension may lead to other development within the garden boundary, therefore the type of habitat a garden extension would involve needs to be considered.</p> <p>Garden extensions should not be permitted unless they add substantially to biodiversity.</p>	<p>The impact on biodiversity is covered by policy DEN4. Any need to restrict Permitted Development rights or development within the extended area would be considered on a case by case basis. Experience has shown that extensions can be acceptable where they accord with the principles set out in the policy.</p> <p>No changes proposed.</p>
<p>Garden extensions should be prohibited in ancient woodland</p>	<p>Noted. It is highly unlikely that a garden extension would be allowed in ancient woodland, the protection of which is already covered by Policy EN5 of the Core Strategy and paragraph 118 of the NPPF.</p> <p>No changes proposed.</p>
<p>Any future subdivision of the garden, after extension, should be prohibited</p>	<p>If it is proposed to sell off part of the garden to build a new house, for example, such development would require planning permission. Such an application would be determined on its merits and in accordance with policy. It is not necessary to prohibit it within this policy.</p> <p>No changes proposed.</p>
<p>NPPF paragraph 53 resists inappropriate development of gardens. Perhaps wording to this effect is needed within the policy.</p>	<p>The policy relates only to applications to extend garden areas, not any subsequent application to build within a garden area, for example. Therefore, this would be outside the scope of the policy. The suitability of garden land for development would be considered under Core Strategy policies OSS4 and EN3 in particular.</p> <p>No changes proposed.</p>
<p>It should be highlighted that NPPF heritage policy may require planning conditions relating to archaeology.</p>	<p>This is a general comment that could apply to many of the Housing policies. There are no particular issues in attaching and justifying conditions. Covered by policy EN2 (vi) of the Core Strategy.</p> <p>No changes proposed.</p>

Extensions, annexes, alterations and outbuildings

This section contains two policies – an overarching one for all extensions, annexes, alterations and outbuildings, and a supplementary policy specifically relating to annexes. Therefore, although covered by the same question, the comments on the annexes policy are separated out for analysis purposes below.

Chapter	8. Housing - Extensions, Alterations and Outbuildings
Policy Options	A – Retain Policy HG8 of the 2006 Local Plan B – A more detailed policy focusing on the practical implications of the need for high design quality and response to local context.
Policy	<p><u>DHG5: Extensions, Alterations and Outbuildings</u></p> <p>Extensions, alterations and outbuildings to existing dwellings will be permitted where:</p> <ul style="list-style-type: none"> (i) they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking; (ii) they respect and respond positively to the scale, form, proportions, materials, details and the overall design, character and appearance of the dwelling; (iii) they do not detract from the character and appearance of the wider streetscene, settlement or countryside location, as appropriate, in terms of built density, form and scale; (iv) they leave sufficient usable external private space for the occupiers of the dwelling in accordance with Policy DHG3; (v) where appropriate, they fully respect and are consistent with the character and qualities of historic buildings and areas; (vi) in the case of extensions and alterations, they are physically and visually subservient to the building, including its roof form, taking into account its original form and function and the cumulative impact of extensions; and (vii) in the case of outbuildings, through their siting, scale and massing, design and appearance and materials, they respect and respond positively to the character, appearance and setting of the main dwelling within its plot and the wider street-scene or general locality.
Question	<i>Q14: Do you agree with the policy approach to extensions, annexes, alterations and outbuildings and the wording of the respective policies? If not, what changes would you wish to see?</i>
Number of responses	18 (from 9 organisations and 8 individuals)

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22237]
 Darwell Area Conservation Society [22276]
 East Sussex County Council [23699, 23533]
 Northiam Conservation Society [22423]
 Rye Conservation Society [22505]
 Salehurst and Robertsbridge Neighbourhood Plan Steering Group [22626]

Icklesham Parish Council [22775]
 Rye Town Council [22160]
 Salehurst and Robertsbridge Parish Council [22362]

Overview:

The majority of respondents agree with the general policy approach and preferred options. However, some of the respondents would wish to see changes or additions to the policy wording. Specific comments relating to the detailed policy wording for the extensions, alterations and outbuildings policy are summarised below:

Main issues raised	RDC Response
It is welcome to see the design guidance spelt out and it is hoped that this will help achieve consistency in approach by the planning authority. However, much of the terminology used is subjective. It would be helpful to encourage more objective criteria.	The assessment of a planning application by its nature requires professional judgement to be applied to individual circumstances. The policy has been worded to avoid being overly prescriptive or detailed. Where possible, more objective criteria have been included, together with a more detailed explanation in the supporting text of how matters will be assessed. No changes proposed.
Object as policy is too restrictive.	The policy is positively worded, i.e. "extensions etc will be permitted where...". It is presented as a checklist that may be put to practical use by applicants and designers in developing proposals and to assist them in explaining the design process in any submitted documentation. The supporting text explains why controls are necessary. The more detailed wording should also assist officers in explaining how proposals have been assessed through their report writing. No changes proposed.
At paragraph 8.57 add: "from the Local Planning Authority" after "planning permission".	The suggested change is unnecessary. No changes proposed.

<p>Retain policy HG8 of the 2006 local plan (Option A) and issue design guidance. It is easier to update guidance than policies.</p>	<p>The Sustainability Appraisal of the DaSA found little difference between the two options, although option B (new policy) was found to offer potential advantages in terms of the conservation of both the (historic) built and natural environment due to the more specific safeguards it identifies. A new, more detailed policy is also considered beneficial given the volume of planning applications received for these types of development and the benefits of conveying key principles of good design in this context and is therefore appropriate to include in the DaSA.</p> <p>An adopted policy carries more weight, being part of the Development Plan, than guidance contained within a Supplementary Planning Document (SPD). Developing a SPD would itself take resources. Further design guidance is not, however, ruled out.</p> <p>Furthermore, the criteria within the policy are general planning principles that are unlikely to change or need updating within the life of the Plan.</p> <p>No changes proposed.</p>
<p>Broadly support DHG5 but concern that the wording argues against modern extensions or alterations, which, we consider, can be very effective and sympathetic to the style of older buildings and can be preferable to pastiche alterations.</p>	<p>Noted. It is considered the policy wording allows for either design approach at section (ii): “they respect and respond positively to the scale, form, proportions, materials, details and the overall design, character and appearance...” i.e. “respect and respond positively”, not “match”. Furthermore, the supporting text notes that either traditional or contemporary design approaches can be appropriate in a particular context, and gives suggestions for how each approach could be successful.</p> <p>No changes proposed.</p>
<p>Policy needs to incorporate measures against the “serial extender” who will constantly add small extensions to their property. Individually the extensions may not need planning permission meaning a property may change considerably outside the local planning authority’s control. A limit</p>	<p>The Town & Country Planning (General Permitted Development) Order (GPDO) includes restrictions and limitations on the type and scale of development that may be carried out without express planning permission, taking account of the cumulative impact, and extensions and alterations previously carried out. Any alleged breaches of the legislation can be reported to the Enforcement Team for</p>

must be placed on the amount and size of extensions allowed.	<p>investigation.</p> <p>In respect of those extensions and alterations that require planning permission, it would not be reasonable to impose a general limit on the amount and size allowed. This is because what is acceptable depends on the individual circumstances of the site and proposal, and this will be assessed in each case, using the criteria within the proposed policy.</p> <p>No changes proposed.</p>
It would be helpful, particularly for Parish Councils, to have the checklist/ guidance suggested in Policy DHG5.	<p>The “checklist” is the policy (items i to vii), there is no additional checklist. The guidance is contained both within the policy and the supporting text.</p> <p>No changes proposed.</p>
Additional noise impact should also be a consideration; this particularly relates to outbuildings used as workshops.	<p>The policy and the supporting text are focused on design and the physical impacts of a development, rather than considering the impacts of the future use of the extension/ outbuilding. Usually the use would be unlikely to cause an issue although it is appreciated that in some cases a noisy activity within an outbuilding, for example, could harm amenity. Point (i) requires the protection of amenities but specifically refers to loss of light, massing or overlooking, however, the term “amenities” in Policy OSS4 of the Core Strategy is less specific and could also relate to more “use-based” effects including noise. Furthermore, Policy DEN7 (i) of the DaSA specifically relates to environmental pollution, including noise.</p> <p>No changes proposed.</p>
Extensions and alterations may lead to the loss of on-site parking or garage facility, thus increasing pressure on road parking. The policy should be amended to specifically safeguard against adverse effects.	<p>Noted. This issue is already covered in part (iv) of the policy, paragraph 8.69 and also Policy DGH3.</p> <p>No changes proposed.</p>

Chapter	8. Housing - Residential annexes
Policy Options	<p>A – No specific residential annexe policy</p> <p>B – A policy setting out essential criteria regarding amenities</p> <p>C – A policy with a sequential approach to the building of annexes.</p>
Policy	<p><u>Policy DHG6: Residential Annexes</u></p> <p>The creation of residential annexes will be permitted normally in accordance with a sequential approach that considers, in order:</p> <p>(i) an extension to the dwelling;</p> <p>(ii) the conversion of an existing outbuilding within the residential curtilage that is located in close proximity to the dwelling; and</p> <p>(iii) a new building that is located within the residential curtilage in close proximity to the existing dwelling and has a demonstrable link to the main dwelling, such as shared access (including both vehicular access and doorways), communal parking and amenity spaces, where appropriate.</p> <p>The suitability of proposals will also be considered against the criteria of Policy DHG5 above to ensure that they are appropriate in terms of the existing dwelling, surrounding area and amenities of occupants of nearby properties.</p> <p>In all cases, the occupation of the annexe shall be managed by planning condition or legal agreement to ensure that the accommodation is tied to the main dwelling, cannot be used as a separate dwelling and cannot be sold separately.</p>
Question	<i>Q14: Do you agree with the policy approach to extensions, annexes, alterations and outbuildings and the wording of the respective policies? If not, what changes would you wish to see?</i>
Number of responses	18 (from 9 organisations and 8 individuals)

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22237]

Darwell Area Conservation Society [22276]

East Sussex County Council [23699, 23533]

Northiam Conservation Society [22423]

Rye Conservation Society [22505]

Salehurst and Robertsbridge Neighbourhood Plan Steering Group [22626]

Icklesham Parish Council [22775]

Rye Town Council [22160]

Salehurst and Robertsbridge Parish Council [22362]

Overview:

The majority of respondents agree with the general policy approach and preferred options. However, some of the respondents would wish to see changes or additions to the policy wording. Specific comments relating to the detailed policy wording for the annexes policy are summarised below.

Main issues raised	RDC Response
<p>Prefer option B. Concern that policy does not consider short term needs but assumes all annexes will be permanent, this need not necessarily be the case.</p>	<p>It is unclear how option B (a policy setting out essential criteria regarding amenities) would be any more appropriate if the concern is the consideration of short-term needs.</p> <p>Unless there are particular circumstances which would make a permanent planning permission inappropriate, a planning permission for an annexe would be permanent. It would be unreasonable (and not pass the tests of a planning condition) to require a new permanent building or extension to be removed after a temporary period, or a converted building to be changed back to its original state.</p> <p>No changes proposed.</p>
<p>Policy needs to cover what happens when the annexe is no longer required for its original purpose. If the property changes hands, it will sell as a much larger property and the annexe would be used as part of the main dwelling.</p>	<p>This is covered by paragraph 8.80, which notes: "The size of the annexe will need to be demonstrated to be necessary to meet the intended purpose... and demonstrate that it will be capable of being incorporated into the use of the dwelling in the longer term". This approach is supported by a recently dismissed appeal⁹ where the Inspector raised concern with the lack of firm proposals for when the annexe use ceases.</p> <p>As noted in the policy, a planning permission for an annexe would limit its use to ancillary accommodation for the main dwelling. This would allow it to be used as part of the main dwelling if it were no longer used as a separate annexe, and the planning application would be assessed with this in mind, in accordance with Policy DHG5 (as noted in the policy). Any other use (holiday let, separate dwelling, etc), would, however, need a new planning permission.</p> <p>No changes proposed.</p>
<p>"Close proximity" needs further</p>	<p>It would not be possible to give a particular</p>

⁹ RR/2016/1222/P Pottery Farmhouse, 27/2/17

definition.	<p>distance because what is considered to be “close proximity” will depend on the particular size and layout of the site. In most cases, the judgement of whether something is in close proximity to the house would be straightforward.</p> <p>However, it is proposed to amend point (iii) slightly to remove the reference to shared doorways as 2 detached buildings couldn’t physically share a doorway. A reference to shared doorways will instead be added to the supporting text.</p> <p>Change policy to refer in part (iii) to a new building that is located within the residential curtilage in close proximity to the existing dwelling and has a demonstrable link to the main dwelling, such as shared vehicular access, communal parking and amenity spaces, where appropriate.</p> <p>Update supporting text as necessary.</p>
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Late Representations:

Main issues raised	RDC Response
Support this policy to ensure any permitted annex within a flood risk area cannot be used as a separate dwelling (EA).	<p>Noted.</p> <p>No change proposed.</p>

Boundary treatments, accesses and drives

This section contains two policies – for ‘boundary treatments’ and ‘access and drives’ respectively. Therefore, although covered by the same question, the comments are separated out for analysis purposes below.

Chapter	8. Housing - Boundary treatments
Policy Options	<p>A – New policy setting out criteria for both boundary treatments and new accesses and drives</p> <p>B – No policy, but rely on general policies for landscape conservation, maintaining local character and amenities and highway safety</p>
Policy	<p><u>DHG7: Boundary Treatments</u></p> <p>Planning permission for new or altered boundary treatments, including fences, walls, gates and gate piers and hedges (where they are part of a wider layout plan) will be supported where:</p> <p>(i) it does not involve the loss of existing boundary structures of historic or architectural interest;</p> <p>(ii) the proposed boundary treatment, by virtue of design, height, and materials or species, is consistent with the character of the locality;</p> <p>(iii) in the rural areas, it would not, by virtue of its siting or appearance, adversely impact on the undeveloped character of the countryside, nor, by virtue of its design and appearance, introduce a suburban or urban feature into the rural area; and</p> <p>(iv) it is considered acceptable in terms of highway safety.</p>
Question	<i>Q15: Do you agree with the policy approaches to boundary treatments and drives and accesses and to the wording of the proposed policies? If not, what changes would you wish to see?</i>
Number of responses	21 (from 13 organisations and 7 individuals)

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22238]

CPRE Sussex [22662]

Darwell Area Conservation Society [22272]

East Sussex County Council [23700, 23534, 23485]

Northiam Conservation Society [22424]

Rye Conservation Society [22506]

Salehurst and Robertsbridge Neighbourhood Plan Steering Group [22627]

Sussex Wildlife Trust [23376]

Fairlight Parish Council [22258]

Icklesham Parish Council [22776]
 Rye Town Council [22161]
 Salehurst and Robertsbridge Parish Council [22363]
 Ticehurst Parish Council [22398]

Overview:

There is general support for the preferred option of including new policies for boundary treatments and new accesses and drives (i.e. Option A). Specific comments relating to the detailed policy wording for the boundary treatments policy are summarised below.

Main issues raised	RDC Response
Proposals within areas with urban or rural characteristics need to be considered on their own merits in the context of the character of the area.	<p>Noted. The policy makes reference to proposals being “consistent with the character of the locality” and also includes a specific test for those in rural areas, and is therefore considered to acknowledge this point.</p> <p>No changes proposed.</p>
Wording should be included to reflect the sentiments of section 118 of the NPPF regarding conservation/ enhancement of biodiversity. This could be achieved by including a bullet point requiring impermeable boundary features to include gaps or passages beneath them to enable movement of wildlife such as hedgehogs and amphibians.	<p>Proposed policy DHG7 is specific to a limited range of planning applications, which, due to their nature, would not usually have significant implications for biodiversity. Therefore, it is considered appropriate to limit the scope of the policy to those issues which most commonly arise in planning applications. Any biodiversity issues that arose would be considered under Policy EN5 of the Core Strategy and proposed Policy DEN4 of the DaSA</p> <p>A requirement for gaps or passages, as suggested, could have implications for the appearance and design of boundary treatments, and may be unnecessary or inappropriate in many cases. Some species are likely to dig under fences or pass through gateways. Furthermore, it is necessary to strike a balance between allowing wildlife access and containing pets to within gardens, for example.</p> <p>No changes proposed.</p>
The policy must be actively monitored to address any planning breaches.	<p>Noted. The way that the Council carries out its enforcement function in relation to alleged breaches of planning control is set out in its Local Enforcement Plan (2016), in accordance with paragraph 207 of the NPPF.</p> <p>No changes proposed.</p>

<p>In clause (ii) it should read “is consistent with ... or enhances... the character of the locality”.</p>	<p>It is most likely that if a boundary treatment was considered to enhance the character of the locality, it would also be considered to be consistent with it. Therefore, the additional wording is not necessary.</p> <p>No changes proposed.</p>
<p>Close board fencing and large electric gates (five bar wooden gates excepted) are not suitable in the AONB.</p>	<p>Noted. Part (ii) of the policy requires boundary treatments to be consistent with the character of the locality. The AONB includes Battle and many villages with varied characters.</p> <p>Recent appeal decisions have considered the suitability of planting a hedge in front of a solid fence/ wall. One Inspector¹⁰ considered that a hedge would be an impermanent means of mitigation and could not be relied upon to soften the visual impact of the fence in the longer term. However, another case¹¹ was allowed subject to a scheme of soft landscaping. It is appropriate to amend the supporting text to reflect the fact that a hedge is not always the solution.</p> <p>Amend the supporting text to say that if solid enclosure is necessary, in some instances it may be appropriate for a fence/ wall to be set back from the boundary with sufficient space for the planting and future maintenance of a hedge in front, and that the future maintenance of the hedge would be subject to a planning condition.</p>

¹⁰ RR/2015/2065/P West View, 15/12/16

¹¹ RR/2015/2372/P Willow Bank, 14/3/16

Chapter	8. Housing – Accesses and drives
Policy Options	<p>A – New policy setting out criteria for both boundary treatments and new accesses and drives</p> <p>B – No policy, but rely on general policies for landscape conservation, maintaining local character and amenities and highway safety</p>
Policy	<p><u>Policy DHG8: Accesses and Drives</u></p> <p>Proposals for new drives and accesses will be supported where:</p> <p>(i) they are considered acceptable in terms of highway safety;</p> <p>(ii) in the rural areas, where they would, by virtue of their location and design and materials, maintain the rural character of the locality; and</p> <p>(iii) they involve the relocation of an existing access, if there are highway benefits of relocating the existing access, and the existing access will be stopped up.</p>
Question	<i>Q15: Do you agree with the policy approaches to boundary treatments and drives and accesses and to the wording of the proposed policies? If not, what changes would you wish to see?</i>
Number of responses	21 (from 13 organisations and 7 individuals)

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22238]

CPRE Sussex [22662]

Darwell Area Conservation Society [22272]

East Sussex County Council [23700, 23534, 23485]

Northiam Conservation Society [22424]

Rye Conservation Society [22506]

Salehurst and Robertsbridge Neighbourhood Plan Steering Group [22627]

Sussex Wildlife Trust [23376]

Fairlight Parish Council [22258]

Icklesham Parish Council [22776]

Rye Town Council [22161]

Salehurst and Robertsbridge Parish Council [22363]

Ticehurst Parish Council [22398]

Overview:

There is general support for the preferred option of including new policies for boundary treatments and new accesses and drives (i.e. Option A). Specific comments relating to the detailed policy wording for the accesses and drives policy are summarised below:

Main issues raised	RDC Response
Proposals within areas with urban or rural characteristics need to be considered on their own merits in the context of the character of the area.	<p>Noted. It is considered that the policy addresses this point.</p> <p>No changes proposed.</p>
The policy takes no account of the effect of a new access absorbing former roadside parking. In villages, particularly where there is pressure on roadside parking, this may have unfortunate effects. Consideration should be given to the potential for the application to include compensation for the loss of roadside parking.	<p>This is covered by Core Strategy Policy TR4 (i).</p> <p>No changes proposed.</p>
In the context of promoting dark night skies this policy could include a section on appropriate lighting of accesses and drives.	<p>The majority of planning applications for accesses and drives do not include lighting. Furthermore, small-scale domestic security lights often fall outside planning control (see paragraph 10.97).</p> <p>The impact on dark night skies is specifically addressed through the NPPF (paragraph 125), the Core Strategy (Policy EN1) and the DaSA (Policies DEN1 and DEN7) and therefore, it is not considered necessary to specifically include a reference in the accesses and drives policy.</p> <p>No changes proposed.</p>
You may wish to include as part of DHG8 (i) – “and maintain/enhance accessibility” after highway safety.	<p>ESCC has confirmed that this comment relates to accessibility in the context of non-motorised vehicle users (pedestrians and cyclists). If a new access is introduced, it should be accessible for non-motorised users (not just vehicles), with provision for pedestrians and cyclists as part of this. There may also be an issue where a new access has to go across a cycle lane.</p> <p>Agreed that this should be included in the policy and supporting text.</p> <p>Highway safety is a key issue for consideration in proposals for accesses and drives (recognised in the policy at point (i)) and therefore, it is appropriate to include an additional paragraph in the supporting text to</p>

	<p>recognise this and also the “accessibility” issue.</p> <p>Add a sentence to the supporting text to say that a key issue for consideration in proposals involving a new access or driveway is the effect on highway safety. As well as the effect on vehicle users, the effect on pedestrians and cyclists should also be considered. In some situations (usually for larger schemes) there may be a need for a site access to include a separate footway/ cycleway.</p> <p>Add to section (i) of the policy: they are considered acceptable in terms of highway safety, <u>including for pedestrians and cyclists</u>;</p>
<p>The policy should reflect the need to ensure the proposals for new driveways do not lead to a loss in natural capital delivering ecosystem services. Therefore these should be permeable and look to include biodiversity features. See Royal Horticultural Society guidance.</p>	<p>Part (ii) requires proposals in rural areas to maintain the rural character of the locality. Hedge loss is covered in paragraph 8.90 and its importance is supported by a recently dismissed appeal where the harm caused by the loss of a hedge and grassed verge outweighed the public benefit of providing additional parking for a resident¹². However, the focus is on the effect on character rather than biodiversity, and the paragraph does not cover urban areas.</p> <p>The RHS guidance provides examples of how parking areas can be provided in front gardens alongside appropriate planting but the suggestions may not always be appropriate for other reasons, e.g. gravel driveways not favoured by the Highway Authority.</p> <p>Agreed that the effect on biodiversity should be added to the supporting text and that point (ii) of the policy should be amended to not only refer to rural areas.</p> <p>Amend the supporting text to refer to the effect of removing landscape features on biodiversity.</p> <p>Amend part (ii) of the policy so that it relates to all areas but particularly rural areas.</p>

¹² RR/2015/3118/P Post Office Cottage, 28/7/16

<p>To point 2 should be added “and they are designed to minimise water run-off onto the highway”.</p>	<p>This is a potential issue in both rural and urban locations and therefore, the wording would not be appropriate to add to point (ii) as proposed. It is considered the point is appropriately included as part of the consideration of highway safety and is therefore covered (although not specifically referred to) under part (i) of the policy. Agreed that it should be added to the supporting text.</p> <p>Drainage is specifically addressed through proposed policy DEN5 (Sustainable drainage).</p> <p>Add a sentence to the supporting text to confirm that usually there will be a preference for the use of permeable surfacing but if this is not proposed, the inclusion of appropriate drainage to minimise water run-off onto the highway will be necessary, in accordance with Policy DEN5.</p>
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Late Representations:

Main issues raised	RDC Response
<p>No reference is made to the Strategic Road Network (SRN), including the use of S278 for SRN improvements where required. In addition, it should be noted that there is a requirement for Highways England to provide its consent for a new or amended access, in addition to planning permission.</p>	<p>Noted. It is agreed that the need for consent from Highways England in relation to works on trunk roads should be added to the supporting text.</p> <p>Update supporting text.</p>

Shopfronts and advertising

Chapter	9. Economy – Shopfronts and advertising
Policy Options	<p>A – A simple, broad-brush policy setting out the general principle of considering impact on amenity and public safety with reference to the local context of conservation areas and other sensitive areas.</p> <p>B – A more detailed policy which sets out the different types of proposals, as well as issues raised, and provides detailed criteria against which proposals would be judged.</p>
Policy	<p><u>DEC1: Shopfronts and Advertising</u></p> <p>Any proposal for a new shopfront, alteration to existing shopfront (including external blinds) and signage on buildings will be permitted where it relates appropriately to the architectural and historic character and appearance of the building in which the shopfront is located, to its overall setting in the street scene, and impact on public safety, having regard to its proportions, size, design, visual relationship to upper storeys, materials, colour, height and width, and illumination.</p> <p>Particularly within Conservation Areas, the loss of features or fabric of historic, architectural and/or socio-cultural merit or the installation of external roller shutters will not normally be acceptable.</p> <p>Free-standing signage and advertisements will be permitted where they have an acceptable impact on amenity, including on the scenic, architectural and historic character of the locality, having regard to the relevant features in paragraph 1 above. They should have a close physical relationship to the premises that they serve, have an acceptable impact on highway safety and, in rural areas, not detract from landscape character nor introduce unnecessary “clutter” into the countryside.</p>
Question	<i>Q16: Do you agree with the policy approach to shopfronts and advertising and the proposed policy wording?</i>
Number of responses	14 (from 8 organisations, and 6 individuals)

Organisations who responded include:

Amicus Horizon Ltd (Rother Homes) [22239]

Darwell Area Conservation Society [22273]

Northiam Conservation Society [22425]

Rye Conservation Society [22507]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22628]

Rye Town Council [22162]

Overview:

There is strong support for the policy approach (option B) and the proposed wording. A small number of comments relating to the detailed wording have been received, which are summarised below.

Main issues raised	RDC Response
<p>The policy could go further, particularly in conservation areas, to prohibit a continued reliance on developments that have previously been permitted and which are out of character, for example, vinyl window coverings. Could seek positive restoration.</p>	<p>If a previously permitted development is lawful, the Council has no power to require it to be changed. The opportunity only arises when an application is submitted for the site, which would be determined on its merits in accordance with policy. However, the policy should help to ensure that a poorly designed shopfront (for example) is not permitted on the basis that the existing shopfront is poorly designed.</p> <p>If an existing development is not lawful, it could be reported to the Council's enforcement team for investigation.</p> <p>No changes proposed.</p>
<p>Sign illumination can be very contentious, particularly in areas without street lighting and having regard to the need to improve "dark skies".</p>	<p>Agreed. This is recognised in the supporting text at paragraphs 9.11 and 9.12 and at the end of the first paragraph of the policy (shopfronts). The third paragraph of the policy (signage and adverts) refers to "the relevant features in para 1", of which illumination is one.</p> <p>No changes proposed.</p>
<p>The policy on free-standing adverts on streets should be stronger as these can reduce the usability of the pavement.</p>	<p>This is covered by paragraph 3 of the policy (reference to highway safety). The comment appears to refer to those adverts commonly known as A-boards. The Advertisement Regulations gives consent for these to be displayed on the forecourt of business premises (subject to a restriction on size) and therefore, the Council has limited power to influence their display. A-boards displayed on the highway (rather than within a forecourt) may be unauthorised and could be reported to the Highway Authority (East Sussex County Council).</p> <p>It is necessary to amend the policy title to make it clear that the policy relates to separate signage as well as shopfronts.</p>

	Amend the title of the policy: Shopfronts, Signage and Advertisements.
The policy on adverts in rural areas and clutter in the countryside should be more strongly worded to prevent excessive roadside or field signage.	<p>This is recognised at paragraph 9.2 and 9.12 of the supporting text. The policy is positively worded and it is considered the third paragraph appropriately addresses the issue.</p> <p>No changes proposed in response to comment, although supporting text and policy have been amended to clarify the position in respect of advertisements which don't have a close physical relationship to the premises that they serve.</p>
Policy needs some flexibility in terms of timescales to prevent sites staying empty for too long.	<p>It is not considered the policy would have any effect on the length of time which a site might stay empty for. It would not be appropriate to relax the policy requirements in the interests of finding an occupier for a site, for example, and it is unlikely this would have an effect anyway. Some advertisements commonly displayed on vacant sites (e.g. For Sale signs, construction signs) benefit from deemed consent under the Regulations.</p> <p>No changes proposed.</p>

Economy - Holiday sites

Chapter	9. Economy - Holiday sites
Policy Options	<p>A – A more open approach to allowing new holiday development, positively supporting them for the economic benefits, to be read alongside policies to safeguard the countryside and particularly the High Weald AONB.</p> <p>B – A more restrictive approach with detailed criteria which prevents establishment of new large scale sites and which sets strict criteria against which new proposals are judged, notably to ensure against harm to the intrinsic character of the countryside and particularly to the High Weald AONB.</p>
Policy	<p><u>DEC2: Holiday Sites</u></p> <p>In the countryside, camping, caravan and purpose-built holiday accommodation will only be acceptable in the following circumstances:</p> <p>(a) In all cases, the proposal:</p> <ul style="list-style-type: none"> (i) must have an acceptable environmental impact especially when viewed from public vantage points; (ii) must not significantly detract from the needs of agriculture; (iii) must not adversely affect the amenities of residents in nearby dwellings; (iv) must be accompanied by landscaping proposals appropriate to the local landscape character; (v) must not be in an area that is not defended against the 1 in 100 year fluvial or 1 in 200 year tidal flood event; (vi) must not harm the rural character of the area where there is any increase in the site area or new structure; and (vii) must meet other policies of the Plan. <p>(b) In relation to new permanent accommodation, is either:</p> <ul style="list-style-type: none"> (i) a proposal of a modest scale for low key, high quality self-catering accommodation that requires only limited ancillary facilities and can be accommodated within the natural environment, or (ii) a proposal that comprises a limited amount of accommodation to enhance another existing countryside recreational use and is wholly ancillary to that use. <p>(c) In relation to static caravan, chalet or lodge accommodation within an existing site, is either:</p>

	<p>(i) a proposal that would result in a significant improvement in the appearance and quality of accommodation of that site, or</p> <p>(ii) a proposal for the limited extension of that site to a natural boundary, and makes a significant improvement in the appearance and quality of accommodation.</p> <p>(d) In relation to a touring caravan or tented camping proposal, it is of a small scale appropriate to the area and, where the temporary use of land is permitted, any ancillary facilities necessary to serve the site will only be permitted on a similar temporary basis or, if they are of a permanent nature, are compatible with the local character of the area.</p> <p>(e) In order to prevent the residential use of permanent accommodation intended for solely for tourists, the occupation of holiday chalets, lodges static holiday caravans, touring caravans and camping sites will be restricted to holiday/leisure purposes only and will be subject to occupancy conditions relevant to the site.</p>
Question	<i>Q16a: Do you agree with the policy approach to holiday sites and the proposed policy wording?</i>
Number of responses	19 (8 organisations, and 11 individuals)

Organisations who responded include:

CPRE Sussex [22663]

East Sussex County Council [23535, 23486]

Northiam Conservation Society [22426]

Rye Conservation Society [22508]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22630]

Rye Town Council [22163]

Salehurst & Robertsbridge Parish Council [22365]

Ticehurst Parish Council [22400]

Overview:

There is widespread support for the policy approach. Comments relating to the detailed wording are summarised below.

Main issues raised	RDC Response
<p>The occupancy conditions on (e) should be spelt out definitively; anything greater than 48 weeks a year should not be permitted.</p> <p>There is widespread abuse of some of the large caravan sites and reducing the permitted</p>	<p>This is addressed at paragraphs 9.18 and 9.20 of the supporting text. The trend nationally has been to move away from seasonal controls in order to allow year-round use. It is now accepted that the prevention of residential use can be controlled through other conditions.</p> <p>Therefore, it would not usually be reasonable to</p>

occupancy would stop this. This needs to be monitored.	<p>impose seasonal controls on permanent sites, and such a planning condition would not accord with paragraph 204 of the NPPF. Paragraph 9.20 of the supporting text explains the occupancy conditions that are likely to be applied instead of seasonal controls.</p> <p>No changes proposed.</p>
<p>Part (a) (i) should be more detailed (and refer to AONB etc) to better match other policies, e.g. equestrian developments. Furthermore, impacts do not need to be visible to be significant.</p>	<p>The AONB and other sensitive areas are covered at paragraph 9.24 of the supporting text. Part (vii) of the policy requires proposals to meet other policies of the Plan.</p> <p>It is agreed that part (i) should be amended to reflect the fact that environmental impact is not limited to visual impact.</p> <p>It is agreed that the first paragraph of the policy should be further detailed to better match the equestrian policy.</p> <p>Subject to these amendments, it is agreed that part (a) (vi) is no longer necessary and should be deleted.</p> <p>It is also necessary to amend the wording of section (v) to refer to flood risk more generally rather than the 1 in 100 year/ 1 in 200 year risk, to accord with the Planning Practice Guidance and Core Strategy Policy EN7.</p> <p>Amend the policy and supporting text as detailed.</p>
Add “particularly” to (a) (vi): “... area, particularly where there is any increase...”	<p>See above: part (a) (vi) is to be deleted.</p> <p>Delete part (a) (vi) (as above).</p>
<p>Link to transport and accessibility policies to support sustainable tourism.</p> <p>Under (a), include consideration of the access and infrastructure of sites. The impact of extra traffic (large caravans etc) on narrow country roads should be properly evaluated.</p>	<p>This is covered by Core Strategy policy TR3 and part (vii) of the policy (must meet other policies of the plan). However, given the rural nature of the District it is inevitable that some holiday accommodation will not be in areas well-served by public transport. Traffic in relation to self-catering accommodation is covered at paragraph 9.21 of the supporting text.</p> <p>It is agreed that wording should be added to the supporting text to consider traffic in relation to camping and touring sites.</p>

	Amend supporting text to refer to consideration of traffic.
Add new criteria to part (a) to require proposals to seek to re-use existing buildings before proposing new buildings or structures. This is the established starting point for new tourism accommodation in the countryside and there is no reference to this preferred approach in the policy.	<p>The re-use of existing buildings for tourism purposes is covered by Policies RA3 and RA4 of the Core Strategy. The focus of this policy is camping, caravan and purpose-built holiday accommodation (as noted in the first sentence of the policy).</p> <p>It is considered, however, that clarification should be provided within the supporting text to give examples of the types of permanent holiday accommodation the policy refers to.</p> <p>Reference to yurts should also be added to the supporting text as these are becoming increasingly popular. No change proposed to policy.</p> <p>Amend the supporting text to say that such accommodation could take the form of small lodges, for example, or more unusual structures such as shepherd huts or tree houses.</p> <p>Add reference to yurts.</p>
Add “sensitive” to (c) (ii): “... limited and sensitive extension...” to accord with paragraph 9.17.	<p>The addition is unnecessary; if an extension wasn’t sensitive it wouldn’t accord with the criteria in part (a) of the policy.</p> <p>No changes proposed.</p>
Add footnote to (c): An “existing site” means the static caravan, chalet or lodge accommodation. To ensure the term “existing site” is not taken to refer to the property/ landholding/ farm.	<p>Existing site means the existing camping/ caravan site. It is considered the meaning is clear.</p> <p>No changes proposed.</p>
Amend (d) to reflect paragraph 9.23, i.e. proposals needs to be visually contained within the rural	<p>Visual impact is covered under part (a) (i) of the policy.</p> <p>Part (d) refers to temporary use of land. It is not</p>

landscape/ the siting of touring caravans and tents is limited to April to Oct annually.	<p>necessary to specify the period April to October as this is only what is ordinarily allowed (as noted in paragraph 9.23). Some flexibility may be necessary.</p> <p>No changes proposed</p>
Part (e): As there are issues with affordable housing, a small proportion of accommodation on the larger holiday campsites should be made available for permanent residential use. This could be beneficial particularly for older people as there are usually facilities on site.	<p>This would be contrary to Core Strategy Policy EC6 and the policy objective of retaining and supporting tourism use, and as most of the larger sites are in the countryside in these cases it would also be contrary to Policy RA3 (iii) (new dwellings in the countryside).</p> <p>This is covered at paragraph 9.19 of the supporting text which also notes that permanent residential accommodation has other impacts including traffic and demand on local services.</p> <p>No changes proposed.</p>
Rename policy “holiday accommodation” not “holiday sites” as this does not correctly describe the policy applications.	<p>The focus of the policy is on holiday sites. It has been developed to sit alongside policies RA3 and RA4 of the Core Strategy which cover different types of holiday accommodation.</p> <p>No changes proposed.</p>
There is already an excess of caravan/ lodge accommodation.	<p>Disagree. The Rother Hotel & Visitor Accommodation Futures report (2013) found there is strong demand for lodge sales and rentals and that the caravan holiday home rental market is also growing. In respect of caravan sales, the report found that performance is closely related to the strength of location, the quality of holiday parks and how proactive the operator is in terms of their approach to sales and marketing. Under (c) (i) the policy supports improvements to existing sites, which would be likely to assist their performance.</p> <p>No changes proposed.</p>

Late Representations:

Main issues raised	RDC Response
Support this policy to ensure sites are defended against flooding appropriately (EA).	<p>Noted.</p> <p>No changes proposed.</p>

Existing employment sites and premises

Chapter	9. Economy - Existing employment sites and premises
Policy Options	<p>A – Roll forward Core Strategy Policy EC3 (excepting those sites not found to be needed or acceptable for continued business use)</p> <p>B – Replace Policy EC3 with a policy that simply requires consideration of both business and housing needs in determining future use.</p>
Policy	<p><u>DEC3: Existing Employment Sites and Premises</u></p> <p>Effective use of existing employment sites will be secured by:</p> <p>(i) land and premises currently (or last) in employment, including tourism, use being retained in such use unless it is demonstrated that there is no reasonable prospect of its continued use for employment purposes or it would cause serious harm to local amenities;</p> <p>(ii) permitting intensification, conversion, redevelopment and/or extension having regard to other policies of the Plan;</p> <p>(iii) facilitating access/environmental improvements, where appropriate; and</p> <p>(iv) where continued employment use of a site/premises is demonstrated not to be viable, permitting complementary enabling development as part of an overall scheme to make most effective use of the property for employment purposes; if a mixed use scheme is not viable, prioritising alternative community uses, affordable housing and then market housing, subject to local needs.</p>
Question	<i>Q17: Do you agree with the policy approach to existing employment sites and the proposed policy wording?</i>
Number of responses	24 (15 organisations, and 9 individuals)

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22240]

The Beech Estate [23879, 23337]

CPRE Sussex [22664]

East Sussex County Council [23487]

F. Forte Developments [23822]

Mars C/O Lasalle Investment Management [23339]

Northiam Conservation Society [22428]

Rye Conservation Society [22509]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22631]

Town and Country Planning Solutions [23123]

Icklesham Parish Council [22777]
 Rye Town Council [22164]
 Salehurst & Robertsbridge Parish Council [22366]
 Sedlescombe Parish Council [23253]
 Ticehurst Parish Council [22401]

Overview:

There is general support for the preferred policy approach (option A) and the proposed wording. A small number of respondents would prefer option B because they feel it would allow for greater flexibility in the use of sites, with respect to the use of former employment sites for housing. Other respondents feel that the policy should take a stricter approach in retaining employment land for employment purposes. Detailed comments on the policy wording are summarised below.

Main issues raised	RDC Response
There is an overlap between policies DEC3 and DCO1. The criteria should be the same for both policies.	<p>There is some overlap between policies and supporting text for DEC3 and DCO1 which both confirm the level of marketing expected is the same. However, there are differences reflected between the two policies. DEC3 provides clear support of economic growth in Rother which is a key part of the Plan's Strategy. Policy DCO1 sets out the approach to be taken to demonstrate that a site of social or economic value is genuinely redundant. Therefore it appropriate to add a cross reference to policy DEC3 to detail the relationship with DCO1.</p> <p>Amend policy to include reference to Policy DCO1:</p> <p><u>The approach to demonstrate if there is a reasonable prospect of continued employment use is set out in Policy DCO1.</u></p>
Under (i) at the end of the third line, "or" should be changed to "and".	<p>It is not considered appropriate to require both tests to be met under the policy, they are purposely included as independent tests. The wording is the same as that used for Policy EC3 of the Core Strategy and is considered a reasonable test for sites.</p> <p>No changes proposed</p>
Any alternative uses permitted should preserve some employment or community use or benefits.	<p>Part (iv) of the policy sets out a hierarchical approach whereby a mixed use scheme or community uses will be considered prior to residential development. Therefore these uses will take precedence. However, some flexibility is necessary.</p> <p>No changes proposed</p>

<p>The wording should be more positive in actively supporting comprehensive redevelopment of employment sites.</p> <p>Comprehensive redevelopment of Ravenside and Brett Drive Industrial Estate is needed to improve the capacity and quality of buildings and improve traffic and parking. This area should be subject to a specific policy.</p>	<p>Proposals for intensification, redevelopment, etc, will require careful consideration against other policies of the Plan. It is considered part (ii) policy as worded facilitates such proposals where appropriate.</p> <p>The policy is intended to relate to employment sites, defined as those providing for business uses falling within Class B of the Town & Country Planning (Use Classes) Order, together with similar “sui generis” uses. Therefore, it would not apply to Ravenside, a retail and leisure park. Any proposal at the Industrial Estate at Brett Drive would fall to be considered under policy DEC3.</p> <p>The comprehensive redevelopment of Ravenside and Brett Drive is not envisaged within the Plan period and therefore, a site-specific policy is not necessary.</p> <p>No changes proposed</p>
<p>Part (iii) should include reference to “enhancing” access along with facilitating it.</p>	<p>The policy test is to “facilitating access improvements” and therefore the addition of the word “enhancing” is not necessary.</p> <p>No changes proposed</p>
<p>An appendix should be added listing the identified existing employment sites to which the policy applies.</p>	<p>The Employment Sites Review, referenced in the supporting text, assessed all the significant business estates/areas in the District, together with a sample of smaller areas. The policy applies to all sites. It is not appropriate to limit the policy to an identified list of sites.</p> <p>No changes proposed</p>
<p>The policy should also cover agricultural and forestry businesses.</p>	<p>Noted. The policy would apply to agricultural or forestry processing uses. Agriculture and forestry businesses are supported by Core Strategy Policies RA2 and RA3.</p> <p>The policy relates to existing employment sites rather than particular businesses, and as set out in paragraph 9.27 of the supporting text, employment sites are defined as those providing for business uses falling within Class B of the Town & Country Planning (Use Classes) Order, together with similar “sui generis” uses.</p> <p>No changes proposed</p>

Piece-meal conversion of small agricultural buildings adversely affects the surrounding countryside and residences.	<p>The policy applies to existing employment sites. The conversion of agricultural buildings is covered by Core Strategy policies RA3 and RA4. All proposals are assessed against policies which seek to protect the character of the countryside and residential amenity.</p> <p>No changes proposed</p>
The wording of the policy is identical to Core Strategy Policy EC3 and does not reflect paragraph 9.37 or the chosen option, i.e. that some sites are not needed/not acceptable.	<p>Paragraph 9.37 of the supporting text confirms that for those sites not found to be needed or acceptable for continued business uses, alternative proposals are put forward in the relevant settlement sections in the DaSA or can be expected to come through the relevant neighbourhood plan.</p> <p>Parts (i) and (iv) of the Policy confirm the circumstances of when genuinely redundant/unviable employment sites with no prospect of continued use can be permitted for alternative uses.</p> <p>No changes proposed</p>
Restrictive policy that could sterilise employment space. Option B supported to allow employment land for housing.	<p>The findings of the Employment Sites Review support the need for a policy. This is necessary to support one of the fundamental aims of the Core Strategy: planning for improved job opportunities. The policy does allow for the residential development of employment sites where continued employment use or other uses are demonstrated not to be viable.</p> <p>No changes proposed</p>
The policy should be amended to provide greater flexibility for alternative uses. If a site is demonstrated not to be viable, it should be open to the market to determine a viable alternative use.	<p>The policy does provide flexibility in considering alternative uses but requires such proposals to be accompanied by evidence to demonstrate viability. Given the high land values attached to residential development it is necessary, through the policy, to require the consideration of other uses first, in order to prevent unacceptable losses of employment/ community land to residential development.</p> <p>No changes proposed</p>
Land north of Beech Farm, Battle, should be allocated for business development.	<p>This area is covered by the forthcoming Battle Neighbourhood Plan and any proposed allocations will be considered under that Plan. A copy of this comment will be forwarded to Battle Town Council.</p>

	No changes proposed
The employment sites at Marley Lane are wholly within Sedlescombe Parish, not Battle, and contribute to the Rural Areas' employment floorspace (not Battle's).	Noted. The Core Strategy treats all sites along Marley Lane, including those in Sedlescombe Parish, as contributing to Battle's floorspace target. The DaSA follows this approach. No changes proposed
The DaSA fails to include the Sedlescombe Sawmills as an employment site.	The DaSA has not allocated this site as it is already proposed to be allocated in the forthcoming Sedlescombe Neighbourhood Plan. No changes proposed
Reference to the Robertsbridge Mill site should be removed from the background evidence documents as this is for the Neighbourhood Plan to consider.	The background evidence (the Employment Sites Review) considered land across the District, including land subject to neighbourhood plans, in order to obtain a comprehensive picture of the district-wide situation. While the Review should inform Neighbourhood Plans and the local Plan, no sites in Robertsbridge are proposed to be allocated as this is for the Salehurst and Robertsbridge Neighbourhood Plan. No change proposed.

Late Representations:

Main issues raised	RDC Response
<i>"Further within Part B, Para 9.34 refers to employment sites review (Nov 2016) which provides various updates regarding likely future uses / development levels. There appears to be no transport related evidence to support the latest proposals as not all of these would have been previously covered in earlier assessments. The Council will need to further consider their Transport Evidence base in this respect if these revised proposals were not accounted for or sensitivity tested". - HE</i>	The Employment Sites Review, referred to in paragraph 9.34, reviews existing provision but does not propose new sites outside of the DaSA. The scale of new proposals included within Part C of the DaSA Local Plan is in line with the provisions of the adopted Core Strategy. No change proposed.

Landscape Character and the High Weald Area of Outstanding Natural Beauty

Chapter	10. Environment - Maintaining Landscape Character and the High Weald Area of Outstanding Natural Beauty
Policy Options	A – New policy setting out the basis for assessing local landscape character impacts B – Rely on Core Strategy policy EN1 and national policies
Policy	<p><u>Policy DEN1: Maintaining Landscape Character</u></p> <p>The siting, layout and design of development should maintain and reinforce the natural and built landscape character of the area in which it is to be located, based on a clear understanding of the distinctive local landscape characteristics (see Figure 6 above), in accordance with Core Strategy Policy EN1.</p> <p>Particular care will be taken to maintain the sense of tranquility of more remote areas, including through maintaining ‘dark skies’ in accordance with Policy DEN6.</p> <p><u>Policy DEN2: The High Weald Area of Outstanding Natural Beauty</u></p> <p>Development within or affecting the setting of the High Weald AONB shall conserve and seek to enhance its landscape and scenic beauty, having particular regard to the impacts on its character components, as set out in the High Weald AONB Management Plan.</p> <p>Such development should be small-scale, in keeping with the landscape and settlement pattern. Except where necessary to meet strategic development requirements and demonstrated to have acceptable environmental impacts having regard to alternatives taking into account mitigation, major development will be resisted.</p>
Question	<i>Q18: Do you agree with the policy approaches to maintaining landscape character and the High Weald AONB and to the respective proposed policy wordings?</i>
Number of responses	30 (from 16 organisations and 10 individuals)

Organisations who responded include:

Fairlight Parish Council [22259]

Icklesham Parish Council [22778]

Rye Town Council [22165]

Salehurst & Robertsbridge Parish Council [22367]

Ticehurst Parish Council [22402]

Catesby Estates Ltd [23956, 23955]
 CPRE Sussex [22665]
 Darwell Area Conservation Society [22268]
 East Sussex County Council [23701, 23608, 23536]
 High Weald AONB Unit [22084]
 Northiam Conservation Society [22429]
 Rother Environmental Group [23886, 23173]
 Rye Conservation Society [22510]
 Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22632]
 Sussex Wildlife Trust [23377]
 Town and Country Planning Solutions [23124]

Overview:

There is widespread support for the policy approaches and the proposed policy wordings. Detailed comments on the proposed wordings are summarised below.

Main issues raised	RDC Response
<i>Policy DEN1</i>	
Policy DEN1 relates broadly to all development. It may be necessary to add reference to Neighbourhood Plans or local guidance that may otherwise influence the design of development and would need to be read in conjunction with this policy.	<p>Noted, but neighbourhood plans would also form part of the 'development plan' and carry weight in their own right. Similarly, any supplementary guidance would be read in the context of development plan policies.</p> <p>No changes proposed.</p>
Need for a specific policy to preserve dark night skies, to restrict lighting to its intended purpose and avoid any light spill. Consider solar street lighting and shields to stop lighting dwellings.	<p>Noted. Cross reference is made in the policy to the new policy DEN6 (sic) which specifically refers to minimising light pollution and identifies that within sensitive areas outside of settlements the level of lighting should be consistent with an 'intrinsically dark' environment.</p> <p>Street lighting may or may not be appropriate depending on local circumstances and preferences, while existing street lighting is an operational matter normally within the remit of the County Council. Intrusive lighting may be an Environmental Health issue.</p> <p>No changes proposed specifically in response to the comment, but correct the cross-reference in the policy to be to Policy DEN7 rather than DEN6.</p>
<i>Policy DEN2</i>	
The policy should not resist all major development. A development of 10 units	The policy does not prevent all major development, but there is a general presumption against major development in

<p>somewhere like Battle is not substantial and would be unlikely to harm the AONB or its setting. A major development could have greater capacity to provide landscape enhancements.</p>	<p>AONBs in the NPPF. The small-scale, intricate and historic landscape of the High Weald AONB makes it especially vulnerable to major developments, with far greater harm to landscape integrity than perceived “enhancements” may offer.</p> <p>It is accepted that some locations may be less sensitive than others and the policy takes due account of this, principally via its cross-reference to the AONB Management Plan. It is agreed that a development of 10 dwellings in Battle would not be ‘major’ in AONB terms. The Council will have regard to the NPPF, any related guidance and case law in determining what constitutes major development in the AONB. In any event, all development should conserve and seek to enhance this nationally important landscape.</p> <p>No changes proposed specifically in response to the comment, but it is agreed that additional text should be added as a footnote to explain the basis of defining major development – see response to later comment.</p>
<p>The need to protect and enhance the AONB must be balanced against housing and other development needs. The policy should allow for development subject to landscape impacts being assessed and mitigated where possible.</p>	<p>Noted. The Local Plan does not impose a blanket restriction of housing and other development in the AONB and, in fact, identifies a number of sites where, subject to appropriate mitigation, development can be satisfactorily accommodated within the AONB. The policy allows due opportunities for further development to meet recognised development needs and where otherwise acceptable in AONB landscape terms.</p> <p>No changes proposed.</p>
<p>The term “major development” needs to be defined.</p>	<p>Agreed. Textual reference may be added to explain the basis of defining major development, by reference to the NPPF, any related guidance and case law.</p> <p>Add text to the supporting justification, as a footnote, to explain the basis of defining major development.</p>
<p>The terms “small scale” needs to be defined. Sites of no more than 10 houses should be allowed in the AONB.</p>	<p>It is agreed that guidance should be given on what constitutes major development – see response above.</p> <p>However, there is no landscape justification for</p>

<p>What level of resistance is intended to major developments in the AONB? This may not be clear to decision makers.</p>	<p>the setting of an arbitrary threshold of the scale of development; it would be plainly inappropriate within Battle and a number of villages that lie within the AONB.</p> <p>The policy is generally regarded as providing a clear basis for the consideration of planning applications, although it is accepted that the wording of the final sentence may be ambiguous and could be better drafted, with due regard to the NPPF as well as local circumstances.</p> <p>No changes proposed specifically in response to the comment, but amend the second paragraph of the policy to provide greater clarity of the circumstances where major development may be appropriate.</p>
<p>Suggest strengthening the policy by requiring development to deliver biodiversity gains which meet the AONB objectives. Need to protect ancient woodland and ensure development conserves and enhances the ecology and productivity of fields, trees and hedgerows.</p>	<p>Biodiversity is covered separately by Policy DEN4.</p> <p>The supporting text to this policy already highlights the contribution of ancient woodland, species rich hedges and historic field boundaries, as well as meadows, to the High Weald character.</p> <p>Further consideration is given to Ancient Woodlands in relation to policy DEN4.</p> <p>No change proposed specifically in response to the comment, but further consideration is given to Ancient Woodlands in relation to policy DEN4.</p>
<p>Paragraphs 10.1 to 10.11 should take account of the HWAONB Unit advice note on Legislation and Planning Policy in the HWAONB (Oct 2016) and policy EN3 of the Robertsbridge Neighbourhood Plan (with respect to the effect of development on landscape character).</p>	<p>Noted. Account has been taken of the Advice Note referred to.</p> <p>Neighbourhood Plan policies, as those of this Plan, form part of the development plan for the area and should be consistent in terms of their general conformity with strategic policies and regard to national policy. Neighbourhood plans can reflect more local concerns and circumstances.</p> <p>No changes proposed.</p>
<p><i>General comment</i></p>	

<p>There should be constant consultation with the relevant people to ensure that the most current criteria are being met.</p>	<p>Noted. The policy has been drafted in consultation with the High Weald AONB Unit, while the policy has also been reviewed in the context of the recent revision to the NPPF.</p> <p>No changes proposed.</p>
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Strategic gaps

Chapter	10. Environment – Strategic gaps
Policy Options	N/A
Policy	<p><u>Policy DEN3: Strategic Gaps</u></p> <p>The Strategic Gaps are identified on the Policies Map between the following areas:</p> <p>(i) Bexhill and Hastings/St Leonards; (ii) Crowhurst and Hastings/St Leonards; (iii) Battle and Hastings/St Leonards; (iv) Fairlight and Hastings/St Leonards; and (v) Rye and Rye Harbour</p> <p>Within these Gaps development will be carefully controlled and development will only be permitted in exceptional circumstances. Any development must be unobtrusive and not detract from the openness of the area.</p> <p>Enhancement of the Gaps through effective landscape management which strengthens and reinforces their significance as protected landscape areas will be supported.</p>
Question	<i>Q19: Do you agree with the proposed definition of the Strategic Gaps, and the policy applying to them? If not, what changes would you wish to see?</i>
Number of responses	32 (from 13 organisations and 16 individuals)

Organisations who responded include:

AmicusHorizon Ltd [22241]
CPRE Sussex [22667]
East Sussex County Council [23935], [23702], [23609], [23537]
Hastings Borough Council [23346]
Northiam Conservation Society [22430]
Rother Environmental Group [23174]
Rye Conservation Society [22511]
Sussex Wildlife Trust [23378]

Crowhurst Parish Council [22247]
Fairlight Parish Council [22306]
Icklesham Parish Council [22779]
Rye Town Council [22166]
Ticehurst Parish Council [22376]

Overview:

Generally there was a mix of views in relation to the proposed boundaries for the Strategic Gaps (SGs) proposed through the consultation, although there was support for the principle of SGs (already established through the Core Strategy – HF1 and RY1). Some respondents questioned whether an area proposed to be removed from the Battle to Hastings/St Leonards SG was appropriate. Specific comments relating options put forward in the consultation are summarised below.

Main issues raised	RDC Response
General issues	
It is not clear from the maps what land is proposed to be included within the Gap.	<p>The maps included in the consultation set out the proposed changes to the boundaries (the existing SG, plus the proposed additions to and areas proposed to be removed from the SG). Larger scale maps are contained in the supporting background paper which was published alongside the DaSA and is referenced within it. However it is recognised that given the scale of the map in the DaSA and that the base map was 'blocked out' under the area marked 'proposed deletion from gap'. Maps which will accompany the preferred policy will show the proposed strategic gap in its entirety.</p> <p>No changes proposed to policy but review map presentation for DaSA Submission version.</p>
The policy should also seek to create soft/screening boundaries to enhance long views into gaps.	<p>The last paragraph of the policy recognises that enhancement of gaps through effective landscape management strengthens and reinforces their significance as protected landscapes. Although it is recognised that this may only be applied directly to development affecting relevant views.</p> <p>No changes proposed.</p>
Consider the value of Gaps in harnessing natural capital. Amended policy text is suggested, to <i>"ensure that ecosystem services are not compromised"</i> .	<p>Noted, but the policy is fundamentally related to maintaining the identity of settlements and preventing their coalescence. Other policies, notably for biodiversity take account of the ecosystem services of land.</p> <p>No changes proposed.</p>
<p>Additional SGs should be considered:</p> <p>Rye and Playden Battle and Crowhurst Broad Oak and Brede/Cackle Street</p>	<p>The principle of SGs is set through the Core Strategy (policies HF1 and RY1), although the boundaries of these is to be defined through the DaSA. Therefore, the additional suggested strategic gaps are not consistent with the principles set out within the Core Strategy. Notwithstanding this, in very limited</p>

<p>Battle and Netherfield</p> <p>SGs should be considered between rural areas to prevent ribbon development between villages.</p>	<p>circumstances there may be a genuine need for a local gaps protection policy where there is a real threat of creeping coalescence which would harm the separate identity, character and/or landscape setting of settlements (or distinct parts of settlements).</p> <p>No changes proposed.</p>
<p>There is an opportunity for another policy 'Green Wedges', where the countryside is able to be seen from within a development boundary (such as south and north of Battle High Street)</p>	<p>Noted, but such open land can be safeguarded from inappropriate development by the drawing of development boundaries. Where open land is of demonstrable local value and is not extensive, it may be considered for a Local Green Space designation. Sites in Battle would be for consideration through their Neighbourhood Plan.</p> <p>No changes proposed</p>
<p>Self or custom build may be suitable in the SG – should be considered on a scheme by scheme basis.</p>	<p>SG is an established policy tool. They were defined and protected in the Rother District Local Plan 2006 (Policy DS5 refers). Development within these Gaps has been strictly limited to maintain their openness, although does allow for agricultural buildings, conversions and the replacement of an existing building. Allowing the provision of self and custom build developments within these gaps is likely to undermine them.</p> <p>However it should be noted that the DaSA is separately considering how to more appropriately meet the need for self and custom housebuilding – see the Housing chapter.</p> <p>No changes proposed.</p>
<p>Bexhill and Hastings/St Leonards Strategic Gap</p>	
<p>Pebsham Household Waste Recycling Centre and Waste Transfer Station and Pebsham Waste Water Treatment Works are within the Strategic Gap but excluded from the Countryside Park Policy Area. The waste management uses should be excluded from this policy or the link between waste management and the Countryside Park should be included in that policy.</p>	<p>The two policies (HAS5 and DEN3) have somewhat different purposes and hence the boundaries are necessarily not the same. It is accepted that the Waste Water Treatment Works, Waste Recycling Centre and Waste Transfer Station do not form part of the Combe Valley Countryside Park. However, they still lie within the extent of generally open land between Bexhill and Hastings. It is appropriate for the policy to recognise this, even though it does not override the approved uses.</p> <p>No changes proposed.</p>

Reference should be made to the potential for a substantial sports development on HBC owned land at Bexhill Road and that this development may trigger an 'exception test' through this policy and DS5.	Strategic Gaps allow some development that doesn't detract from the openness of the Gap and must be unobtrusive. This is the fundamental test in accordance with Policy DEN3. No changes proposed.
The inclusion of land adjoining Lewis Avenue is welcomed.	Noted. No changes proposed.
Battle and Hastings/St Leonards Strategic Gap	
Supporting text does not indicate the reasons for the exclusion of the area between Battle and Hastings/St Leonards from the Gap.	The justification for the removal of this part of the SG is set out in paragraph 10.23 of the DaSA with further detail contained within the supporting background paper which accompanies the DaSA.
The proposed deletion abandons existing safeguarding from encroachment and incremental development out from Battle development boundary along the ridge.	The area to the west of Forewood Lane on the southern edge of Battle, behind existing frontage development along Hastings Road is found to not contribute to separation between the towns, even though it is valuable as part of the High Weald AONB setting of Battle and therefore still protected by other countryside and AONB policies. No changes proposed.
Crowhurst and Hastings/St Leonards Strategic Gap	
Removal of part of the Gap north/north-west of Crowhurst is concerning. It is important in separating Crowhurst, Battle and Telham.	The justification for the removal of this part of the SG is set out in paragraph 10.23 of the DaSA with further detail contained within the supporting background paper which accompanies the DaSA. The area to the west of Forewood Lane on the southern edge of Battle, behind existing frontage development along Hastings Road is found to not contribute to separation between Battle and Hastings/St Leonards, even though it is valuable as part of the High Weald AONB setting of Battle and therefore still protected by other countryside and AONB policies. No changes proposed.
The extension of the boundary to the south/south-east should be agreed between the Parish Council and the District Council.	Noted. Any comments that Crowhurst Parish Council may have will be carefully considered. Proposed development sites considered in the Neighbourhood Plan should take due account of the impact of the effectiveness of the
The boundary may need	

amending depending on NP proposed development boundary changes in order to allocate sites.	Strategic Gap. No changes proposed.
Fairlight and Hastings/St Leonards Strategic Gap	
If there is any development in the future in this proposed extension it will result in the deterioration of the amenity and the unique wildlife value of this area.	The purpose of the SG is to sets out that development within these Gaps has been strictly limited to maintain their openness. As such, the policy will help maintain rather than result in the deterioration of amenity of wildlife value in this area. No changes proposed.
The extension of the SG to include additional parts of the existing development would create a significant hurdle to positive & negative development.	The purpose of the SG is to sets out that development within these Gaps has been strictly limited to maintain their openness, although does allow for agricultural buildings, conversions and the replacement of an existing building. Therefore the test is the impact on the openness within the Gap, especially along the road frontage. No changes proposed.
It should be for the Neighbourhood Plan to decide on the boundary.	The principle of SG was established through the Core Strategy (Policies HF1 and RY1). The boundaries are most appropriately reviewed through the DaSA. As they are strategic rather than purely local in nature. They may be informed by work on the Neighbourhood Plan. No changes proposed.
Rye and Rye Harbour	
Could be extended to include eastern and western approaches (New Road, Military Road and New Winchelsea Road)	The principle of SGs is set through the Core Strategy (policies HF1 and RY1), although the boundaries of these is to be defined through the DaSA. Therefore the additional suggested strategic gaps areas are not consistent with the principles set out within the Core Strategy. Development boundaries (which are covered by separate policies within the DaSA or relevant Neighbourhood Plans) are used to control outward growth. This is separate from the function of Strategic Gaps which seek to strictly limit development to maintain openness and prevent coalescence where there is vulnerability such as between Rye and Rye Harbour. No changes proposed.

Biodiversity and green space

Chapter	10. Environment - Biodiversity and green space
Policy Options	<p>A – Protection policy – to take a typical development management approach of fulfilling requirements in respect of protected species and habitats, and of providing mitigation or compensation where necessary</p> <p>B – Enhancement policy – to take a more positive approach by both seeking biodiversity enhancement from development, supported by details of appropriate opportunities</p>
Policy	<p><u>Policy DEN4: Biodiversity and Green Space</u></p> <p>Development proposals should support the conservation of biodiversity and multi-functional green spaces in accordance with Core Strategy Policy EN5 and the following criteria, as applicable:</p> <p>(i) Proposals where the principal objective is to conserve or enhance biodiversity or geodiversity will be supported in principle.</p> <p>(ii) Development proposals should avoid significant harm to the biodiversity value of international, national, regional and local designated sites of biodiversity and geological value, (including Biodiversity Action Plan (BAP) priority habitats and/or protected species). Depending on the status of habitats and species concerned, this may require locating development on alternative sites that would cause less or no harm, incorporating measures for prevention, mitigation and (in the last resort) compensation.</p> <p>(iii) In addition to (ii) above, all developments will be expected to retain and enhance biodiversity in a manner appropriate to the local context, having particular regard to locally present BAP priority habitats and species, defined 'Biodiversity Opportunity Areas' and further opportunities identified in the Council's Green Infrastructure Study.</p> <p>(iv) Larger developments of more than 2 hectares or 50 dwellings (whichever is the smaller) will be expected to produce a Green Infrastructure masterplan as part of their proposals.</p> <p>In respect of the Dungeness and Rye Complex of International Sites, the Council will develop proposals in conjunction with Shepway District Council for managing access to reduce the potentially damaging impacts of recreation and visitor pressure.</p>
Question	<p><i>Q20: Do you agree with the policy approach to supporting biodiversity and green space and to the proposed policy wording?</i></p>

Number of responses	29 (from 14 organisations and 12 individuals)
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Organisations who responded include:

Blue Cross [23960]
 CPRE Sussex [22668]
 Darwell Area Conservation Society [22267]
 East Sussex County Council [23703, 23610, 23538]
 Natural England [23419]
 Northiam Conservation Society [22431]
 Rother Environmental Group [23175]
 RSPB [23149]
 Rye Conservation Society [22512]
 Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22633]
 Sussex Wildlife Trust [23379]

Rye Town Council [22167]
 Salehurst & Robertsbridge Parish Council [22368]
 Ticehurst Parish Council [22404]

Overview:

The majority of respondents agree with the policy approach (i.e. Option B). A number of respondents have suggested the policy wording needs to be strengthened in order to prevent any net loss of biodiversity. Others have suggested technical changes/ additions to the wording. Comments are summarised as follows:

Main issues raised	RDC Response
<i>Part (i)</i>	
(i) should read “conserve and enhance” (<i>Natural England</i>)	The wording used in the policy matches the wording used in the NPPF and so is considered appropriate. No changes proposed.
In part (i) “in principle” should be removed.	There may be other reasons for which some proposals may not be supportable, so it is only the principle that is supported. No changes proposed.
<i>Part (ii)</i>	
The policy should ensure that proposals which have an adverse impact on bio- or geodiversity or green spaces, which cannot be avoided/ mitigated/ compensated for, should be refused.	The policy is promotional of the conservation and enhancement of biodiversity and geodiversity, particularly of priority habitats and species. There is a clear implication that proposals that create significant harm will not be supported, in accordance with the NPPF. No changes proposed.

<p>Strengthen the policy by adding a requirement for development proposals to prevent a net loss of biodiversity or achieve a net gain (rather than avoiding significant harm).</p> <p>Remove the word “significant”.</p>	<p>Part (iii) of the policy confirms that in addition to requirement (ii) all development should retain and enhance biodiversity in a manner appropriate to local context.</p> <p>No changes proposed.</p>
<p>Where the policy and accompanying text refers to BAP habitats and species, the text should include reference to Habitats and Species of Principal Importance as listed under Section 41 of the NERC Act 2006 (which draws upon the UK BAP and therefore includes the same species). The policy should also allow for the protection of biodiversity (notable species and habitats) that occur outside designated sites.</p>	<p>Noted. It is agreed the policy and text should be updated as recommended.</p> <p>Change the policy and text as recommended.</p>
<p>The Council must apply a high standard of protection to Special Protection Areas (SPAs)/ Special Areas of Conservation (SACs) as set out in the Habitat Regulation Assessments, and ensure that robust assessments are undertaken in relation to developments that lie in proximity to these sites. For the Plan to be sound, it is essential that measures are in place to protect internationally designated sites: SACs, SPAs and Ramsar sites. (RSPB)</p>	<p>Noted. It is agreed that part (ii) of the policy needs rewording in respect of the internationally designated sites to reflect the correct test for these sites (i.e. to maintain the integrity of the sites, rather than preventing significant harm).</p> <p>Policy EN5 (ii) of the Core Strategy also requires the protection and enhancement of international, national and locally designated sites, having due regard to their status.</p> <p>The Local Plan and DaSA is subject to a Habitat Regulations Assessment (HRA) to ensure the policies do not harm internationally designated sites.</p> <p>Amend the wording of part (ii) of the policy to remove reference to avoiding significant harm.</p>
<p><i>Part (iii)</i></p>	
<p>Part (iii) will considerably limit the development opportunity of sites in requiring all existing features to be retained. Suitable flexibility is needed. Suggest altering the requirement to: full consideration of existing features, provision of enhancements on or off site, and</p>	<p>The requirement is to “retain and enhance biodiversity” not necessarily retain all site features. The wording allows a flexible approach: “in a manner appropriate to the local context”.</p> <p>The approach is also set out in Policy EN5 (ix) of the Core Strategy.</p>

provision of suitable mitigation.	No changes proposed.
Strengthen the policy by adding a requirement to give high regard to ecological networks.	<p>The requirements of the policy, together with Policy EN5 of the Core Strategy, will assist in protecting and enhancing the components of ecological networks, including by protecting the hierarchy of international, national and locally designated sites of importance for biodiversity, locally present priority habitats and species and defined Biodiversity Opportunity Areas (which have been specifically identified as areas where targeted conservation action will have the greatest benefit to wildlife).</p> <p>Furthermore, Policy EN5 identifies at part (i) the need to maintain and develop a district-wide network of green infrastructure.</p> <p>It is agreed that the supporting text should be amended to include reference to ecological networks, and that ecological networks are included in part (iii) of the policy.</p> <p>Make addition to supporting text and amend part (iii) of policy.</p>
The wording of (iii) should be strengthened to “must” rather than “will be expected to”.	<p>The word “must” is considered inappropriate, however, for consistency it is agreed that “will be expected to” should be changed to “should” in parts (iii) and (iv) to match the wording in part (ii).</p> <p>Change parts (iii) and (iv) of the policy as detailed.</p>
The policy should require any natural features lost to a development to be replaced elsewhere on the site.	<p>The policy requires biodiversity to be retained and enhanced, which could include the replacement of any natural features lost to the development. A flexible approach is needed, therefore it is not necessary to specify this particular requirement.</p> <p>No changes proposed.</p>
DEN4 (iii) and the accompanying text should include reference to the protection of irreplaceable habitats (including ancient woodland and aged and veteran trees outside of ancient woodland) (<i>Natural England</i>).	<p>It is agreed that irreplaceable habitats (including ancient woodland) and aged or veteran trees should be specifically referred to in part (ii) of the policy and the supporting text.</p> <p>Amend part (ii) of the policy and amend supporting text.</p>
Reasonable separation distances	Appropriate separation distances may vary

should be retained between the edge of development and ancient woodland to ensure the protection of trees and also wildlife using the woodland.	<p>depending on the context, and information on them is contained within guidance (including NE standing advice). There is no need to include this information within the policy.</p> <p>No changes proposed.</p>
Part (iii) should look to reflect the sentiments of the NPPF paragraph 109.	<p>The policy is promotional of the conservation and enhancement of biodiversity and geodiversity, particularly of priority habitats and species. The policy and supporting text do reflect the sentiments of the NPPF as appropriate to the local context.</p> <p>No changes proposed.</p>
<i>Part (iv)</i>	
There is no specific policy upholding/ furthering the Green Infrastructure Network. Section (iv) should require it to be protected and enhanced, and for GI strategies for individual developments to link into the GI strategy for the district.	<p>This is covered by Part (iii) of the policy, which requires all development to retain and enhance biodiversity in a manner appropriate to the local context. Part (iii) is to be amended through the addition of a specific reference to the need to have regard to ecological networks.</p> <p>Furthermore, Policy EN5 of the Core Strategy contains several measures to support Green Infrastructure (GI). In particular, it seeks to maintain and develop a district-wide network of GI, where possible linking areas of green space; to support opportunities for management, restoration and creation of habitats; to improve accessibility to the countryside from urban areas; and to ensure development retains, protects and enhances habitats of ecological interest. Policy CO3 of the Core Strategy also sets out measures to ensure the provision of appropriate open spaces, sports and recreation facilities including by applying the standards of the Open Space, Sport and Recreation Study and requiring either direct provision or financial contributions towards improvements to existing open space, sport and recreation provision to ensure the standards are maintained within the locality.</p> <p>No changes proposed.</p>
The GI Masterplan should deliver multiple benefits, where possible and as appropriate. (NE)	<p>Noted. It is agreed that the requirement for the GI Masterplan to deliver multiple benefits where possible and appropriate should be added to the supporting text.</p> <p>Amend supporting text.</p>

Suggest the threshold is lowered to 25 dwellings as there are many allocations which do not meet the current criteria	<p>Larger developments will generally provide more scope for biodiversity gains including improvements/ additions to the Green Infrastructure Network which is why the threshold for the submission of a Masterplan has been set at 50. However, smaller scale developments will still be required to accord with the requirements of part (iii) of the policy and with Policies EN5 and CO3 of the Core Strategy.</p> <p>No changes proposed.</p>
In respect of (iv), it is important to ensure that developers do not try a “phasing” approach to remove their duties by proposing a series of small developments rather than one large one.	<p>Noted. This is generally addressed by policy DIM1 of the DaSA, which requires comprehensive proposals for the development of sites.</p> <p>No changes proposed.</p>
<i>Other</i>	
Any greenfield development results in a loss of biodiversity for that site. All proposals should require surveys and mitigation, including applications for retrospective permission.	<p>The supporting text includes detail on when an ecological assessment is likely to be required. The Council's Validation List sets out those instances when an assessment will be required for validation purposes. The amount of information required must be proportionate. A blanket requirement for ecological surveys on all applications is not justified.</p> <p>No changes proposed.</p>
The policy should maintain existing green spaces and provide alternative equivalent where appropriate.	<p>The policy supports the conservation of multi-functional green spaces. It is inevitable that some greenfield sites will be lost in order to meet the need for housing in the Plan period but this policy seeks to ensure the protection of biodiversity.</p> <p>Policy CO3 of the Core Strategy relates to open spaces for recreation.</p> <p>No changes proposed.</p>
Agree with the policy approach particularly with regard to green space such as BEX5 (Knole Road, Bexhill).	<p>Any planning application for development at the BEX5 allocation site would be assessed against the Development Plan as a whole, including policy DEN4.</p> <p>No changes proposed.</p>
A key requirement in the site allocations is the assessment of the possible impact on the Dungeness to Pett Level SPA and	<p>Noted.</p> <p>The SARMS has now been subject to public consultation.</p>

the inclusion of any mitigation that may be needed. We urge a commitment to a timescale for the adoption of the Sustainable Access Strategy and clear agreement of its objectives to allow for effective monitoring. (RSPB)	<p>Add further information on the progress of the SARMS in the supporting text.</p> <p>[It is also noted that comments received during the consultation are being reviewed by both RDC and Folkestone & Hythe Council, with a view to adoption of the SARMS in early 2019.]</p>
In line with Defra guidance, and to ensure consistency across Sussex, Sites of Nature Conservation Importance (SNCIs) should now be referred to as Local Wildlife Sites (LWS). Similarly, Regionally Importance Geological and Geomorphological Sites (RIGGS) should now be referred to as Local Geological Sites (LGS).	<p>Noted. It is agreed the text should be updated. Additions will be made to the text to explain these sites were previously known as SNCIs and RIGGS in order to avoid confusion, because these previous titles are still present in background documents.</p> <p>Update supporting text and policy.</p>
ESCC should be added as a source of reference for Local Wildlife Sites (Table in para 10.50).	<p>Noted. It has been decided to remove the table, but the information on ESCC will be added to the supporting text.</p> <p>Update supporting text.</p>
Add to para 10.52 that ecological assessments and reports should be carried out in accordance with best practice guidance (CIEEM Technical Guidance on Ecological Impact Assessments and Report Writing) and BS 42020:2013 Biodiversity – code of practice for planning and development.	<p>Noted.</p> <p>Update supporting text and add reference to the best practice guidance.</p>
At paragraph 10.52 it is important to note that ecological surveys and mitigation/ compensation measures may be seasonally restricted. The time required to carry out appropriate mitigation/ compensation prior to the commencement of development should also be programmed in.	<p>Seasonal restrictions are already recognised at the end of paragraph 10.53 of the supporting text. It is appropriate to add a reference to mitigation/ compensation works.</p> <p>Update supporting text with reference to mitigation/ compensation measures.</p>

Additional comments relevant to this topic, made under question 111 of the DaSA consultation (any other comments):

Main issues raised	RDC Response
A policy on green infrastructure/ ecological networks is suggested to ensure consistent integration of this infrastructure within development.	<p>This is covered by Policy DEN4 of the DaSA and Policies EN5 and CO3 of the Core Strategy. A separate policy is not necessary. However, it is agreed the wording “ecological networks” should be added to the policy for completeness.</p> <p>Add “ecological networks” to part (iii) of the policy.</p>
An Ancient Woodland policy should be included within the plan, to reflect the ethos of the NPPF (para 117).	<p>A separate policy is not necessary, however, it is agreed that ancient woodland should be specifically referred to in Policy DEN4.</p> <p>Add reference to ancient woodland to part (ii) of the policy.</p>
The Plan should include a policy on confirming the need for investment in the Green Infrastructure Network.	<p>This is covered by parts (iii) and (iv) of the policy which requires all development to retain and enhance biodiversity in a manner appropriate to local context, and for larger developments to produce a Green Infrastructure Masterplan as part of their proposals.</p> <p>No changes proposed.</p>
Development should not be allowed on the Pevensey Levels.	<p>Noted. The Pevensey Levels is highly protected by international designations.</p> <p>No change proposed.</p>
Preliminary ecological appraisals should be carried out for all the preferred sites before they are officially allocated to ensure that any issues relating to ecology are identified before the examination stage. The developed areas indicated do not leave much space to accommodate biodiversity.	<p>All the preferred sites have been considered in terms of their proximity to protected sites or priority habitats, and appropriate mitigation has been included in the draft policies where necessary. Furthermore, wherever possible, draft policies require the retention and enhancement of important biodiversity features within the site, such as hedgerows or ponds. This approach to identifying potential ecological issues prior to allocation is considered reasonable and proportionate. Further ecological assessment would be required, as necessary, at planning application stage.</p> <p>No changes proposed.</p>
All relevant planning applications should include a full ecological survey and report that covers all resident protected species of	<p>Noted. This is addressed by Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. Policy DEN4 seeks enhancements to biodiversity and refers in the supporting text</p>

wildlife. Ecological surveys take several months. Some ecological enhancement measures are inappropriate, such as poorly installed bird/ bat boxes.	(paragraph 10.51) to guidance within the Council's Green Infrastructure Study Addendum on means of incorporating biodiversity opportunities in development. The supporting text also provides further information on ecological survey requirements. The Council's planning validation list sets out requirements for planning applications. No changes proposed.
Will the green infrastructure study progress into a clear strategy identifying delivery mechanisms?	The Green Infrastructure Study and its Background Paper Addendum (2016) has informed ongoing work, including the Combe Valley Countryside Park, Policy DEN4 of the DaSA and site allocations. No changes proposed.

Late Representations:

Main issues raised	RDC Response
We support the proposal for the Enhancement Policy option for Biodiversity and Green Space. However the proposed policy may need amending as it is not clearly worded. Paragraph (ii) of DEN4 reads that significant harm should be avoided to BAP habitats and protected species only when present in a designated site. However, harm to protected species and BAP habitats should be avoided, or where not possible, mitigated or compensated for regardless of whether the site is designated or not. This would be in line with the presumption made in paragraph 10.39. (<i>Environment Agency</i>)	Noted. It is agreed the wording of part (ii) of the policy should be amended to clarify this point. Amend part (ii) of the policy.
Paragraph 10.37 refers to the UK Biodiversity Action Plan. This has been succeeded by the UK Post-2010 Biodiversity Framework. Statutory lists of priority species and habitats have been drawn up using information from UK BAP. It would therefore be worth reviewing whether references to UK BAP and BAP habitats in the document and policies are up to	Noted. It is agreed the wording should be updated. Update wording.

date or whether they need amending to reflect the change to the UK Post-2010 Biodiversity Framework. (<i>Environment Agency</i>)	
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Sustainable Drainage

Chapter	10. Environment – Sustainable Drainage
Policy Options	<p>A – A general policy highlighting the need to prioritise sustainable drainage in line with the NPPF and otherwise ensure adequate drainage</p> <p>B – A more specific policy considering drainage in response to local conditions, including with regard to flows into ecologically sensitive areas</p>
Policy	<p><u>Policy DEN5: Sustainable Drainage</u></p> <p>Drainage should be considered as an integral part of the development design process, with Sustainable Drainage Systems (SuDS) utilised unless demonstrated to be inappropriate. In particular:</p> <ul style="list-style-type: none"> (i) peak run-off rates from development should remain as close to greenfield runoff rates as possible, and not exceed the existing rate/volume of discharge as a minimum; (ii) new development should utilise opportunities to reduce the causes and impacts of all sources of flooding, ensuring flood risks are not be increased elsewhere and that surface water run-off is managed as close to its source as possible; (iii) drainage should be designed and implemented having regard to the latest East Sussex Local Flood Risk Management Strategy (LFRMS) and related guidance; (iv) SuDS should be designed and implemented to be ‘multi-functional’ and deliver other Local Plan policy objectives; (v) applicants should demonstrate that arrangements are in place for on-going maintenance of SuDs over the lifetime of the development; (vi) within the Pevensey Levels Hydrological Catchment Area, SuDS designs should incorporate at least two stages of suitable treatment, unless demonstrably inappropriate; and (vii) within the Pett Level catchment, drainage proposals should accord with Policy DEN5 in the Land Stability section.
Question	<i>Q21: Do you agree with the policy approach to sustainable drainage and the proposed policy wording?</i>
Number of responses	25 (from 15 organisations and 9 individuals)

Organisations who responded include:

Blue Cross [23961]
 Catesby Estates Ltd [23951]
 CPRE Sussex [22669]
 East Sussex County Council [23704, 23525]
 Natural England [23423]
 Northiam Conservation Society [22432]
 Rother Environmental Group [23176]
 Rye Conservation Society [22513]
 Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22634]
 Sussex Wildlife Trust [23380]

Fairlight Parish Council [22261]
 Icklesham Parish Council [22780]
 Rye Town Council [22168]
 Salehurst & Robertsbridge Parish Council [22369]
 Ticehurst Parish Council [22405]

Overview:

The majority of respondents agree with the policy approach (i.e. Option B).
 Comments on the detailed policy wording are summarised below.

Main issues raised	RDC Response
<i>Comments on supporting text</i>	
Para 10.65: replace “is likely to be” with “will be”. (ESCC)	Agreed. Make change to wording.
Para 10.66: replace “where relevant” with “wherever possible” (ESCC)	Agreed. Make change to wording.
Introduce new text in supporting paragraphs which sets out the policy objective of “daylighting” culverts as part of the development process in order to manage flood risk. This aligns with the objectives of the East Sussex Local Flood Risk Management Strategy. (ESCC)	Agreed. Add text (summarised from the Local Flood Risk Management Strategy): “Furthermore, where possible and practical, culverted watercourses should be reinstated to an open channel (‘daylighting’), to minimise upstream flood risk caused by blockages to culverts and enhance the biodiversity. Investigations will be necessary, however, to ensure that downstream flood risk is not increased by culvert removal. Any proposals to alter or divert an ordinary watercourse, including daylighting of culverts, will require consent from the LLFA.”
<i>General comments on policy</i>	
The policy should make clear the type and level of SuDS expected,	The policy does not specify the type and level of SuDS required, in order to allow for a flexible

depending on the site size, development type and quantum of development proposed. The currently proposed “blanket approach” may not be achievable, and may prevent developments coming forward. Cost and maintenance implications especially for smaller sites.	<p>approach that can be tailored to individual sites. Paragraphs 10.64-10.67 of the supporting text provide information on how to choose the appropriate type of SuDS, including for minor development. The supporting text also refers to a number of guidance/ information documents on SuDS.</p> <p>No changes proposed.</p>
Add another criterion to the policy which identifies the need to manage the flood risk impacts of the construction phase of development on the sub catchment. (ESCC)	<p>ESCC has further explained that they have encountered problems with the construction phase of developments which, unless covered by a relevant condition, cannot be rectified through the planning system. Whilst the impacts are temporary they can vary in scale and severity and as such should be managed effectively as part of the construction process. Examples can include highway flooding, silt pollution of receiving watercourses, the flooding curtilages of neighbouring properties and in extreme instances internal flooding of properties. In their responses to consultations on planning applications ESCC will often specify, when appropriate, the need for a condition covering this issue.</p> <p>It is agreed that this issue should be added to the supporting text and policy.</p> <p>Add sentence to the supporting text to confirm that proposals should include a consideration of the management of the flood risk impacts of the construction phase of the development.</p> <p>Amend part (ii) of the policy to include reference to flood risks associated with the construction phase of the development.</p>
There is no recognition of Pevensey and Pett Level being low lying areas (below sea level) and the associated risk of sea and groundwater flooding. We suggest that this is included. (Sussex Wildlife Trust)	<p>Noted. Flood risk generally is addressed at paragraphs 10.57 and 10.62. Paragraph 10.64 notes that the type of SuDS approach that can be best utilised should have regard to all relevant factors including the flood risk of an area. It is not considered necessary to highlight the flood risk of these particular areas in this chapter. The particular drainage requirements of the Pevensey Levels are detailed at paragraphs 10.69-10.70.</p> <p>No changes proposed.</p>
The geology (as well as the	This is recognised at paragraph 10.64 of the

geography) needs to be taken into account in designing SUDS systems.	supporting text. No changes proposed.
Many villages have old water/ sewerage infrastructure that cannot accommodate additional housing. This is not properly considered in planning applications.	As noted in paragraph 10.58 of the supporting text, the general aim of sustainable drainage should be to discharge surface water run-off as high up the hierarchy of drainage options as reasonably practicable, i.e. prioritising drainage into the ground or to a surface water body over discharge to a surface water sewer, highway drain, drainage system or combined sewer. Therefore, the policy should assist in reducing loading on existing infrastructure. Furthermore, consultation would take place with the relevant water authorities on major planning applications likely to impact on such infrastructure. No changes proposed.
All new houses or extensions should be required to fit an 8,000 litre below-ground tank to collect run-off water to be used for watering gardens, flushing WC, etc.	Policy DRM1 of the DaSA requires new development to plan positively to minimise its impact on water resources and sets a water consumption target for new dwellings, however, a specific requirement for a below ground tank is not justified. The Building Regulations requires adequate provision to be made for rainwater to be carried from the roof of a building, prioritising its discharge to a soakaway over its discharge to a watercourse or sewer, unless its collection for re-use is proposed. No changes proposed.
The BEX5 site (Knole Road, Bexhill) does not accord with this policy.	Any planning application for development at the BEX5 allocation site would be assessed against the Development Plan as a whole, including policy DEN5. No changes proposed.
<i>Part (i)</i>	
Developers should be required to provide 6/12 month groundwater data monitoring reports so that the appropriate form of SUDS may be properly assessed.	While it is noted that developers often omit adequate groundwater monitoring and soakage testing, the introduction of a blanket requirement is not justified. Guidance and advice on drainage design requirements is provided by the LLFA and the SuDS manual covers this also, as detailed in the supporting text . Paragraph 10.65 of the supporting text covers

	<p>ground conditions and notes the requirement for ground investigation. The precise requirements of the investigation will vary depending on the nature of a particular site.</p> <p>No changes proposed.</p>
In part (i) the phrase “close to greenfield runoff rates as possible” should be changed to a defined percentage.	<p>The wording accords with the Government’s non-statutory technical standards for sustainable drainage systems. It is appropriate to be consistent with national guidance.</p> <p>Correct typographical error in para 10.61 first line: national non-technical statutory standards should be national <u>non-statutory</u> technical standards.</p>
<i>Part (ii)</i>	
All SUDS should be required to be designed to meet a 1 in 30 year storm event. (CPRE Sussex, Rother Environmental Group))	<p>Noted. This requirement is set out in the government’s Non-Statutory Technical Standards for Sustainable Drainage Systems, which are summarised in paragraph 10.61 of the supporting text.</p> <p>It is appropriate reword paragraph 10.61 to better reflect the technical standards.</p> <p>Reword supporting text as necessary.</p>
In part (ii) it should be added that water is not allowed to be discharged into an existing floodplain which is already flooded. Any excess of flows should be contained within the site boundary.	<p>Part (ii) seeks to ensure flood risks are not increased elsewhere which would cover the first point. It is not necessary to require any excess of flows to be contained within the site boundary provided they do not increase flood risks elsewhere and are managed as close to the source as possible, as required under part (ii).</p> <p>No changes proposed.</p>
The policy should take account of the 1 in 10 year six-hour storm event, plus 30% allowance for climate change to ensure no flooding of properties or public highway, or inundation of foul sewerage systems. (Rother Environmental Group)	<p>Part (i) of the policy requires peak run off rates to remain as close to greenfield runoff rates as possible, and part (ii) requires new development to utilise opportunities to reduce the causes and impacts of all sources of flooding. Part (iii) specifically refers to the LFRMS and related guidance. Relevant documents, which contain appropriate standards, are highlighted in the supporting text. It is not considered necessary to specify the particular storm event detailed.</p> <p>No changes proposed.</p>

<i>Part (iv)</i>	
In part (iv) the “other local plan policy objectives” that the provision of SUDS is meant to achieve should be set out.	These are set out at paragraph 10.63 of the supporting text although it is agreed they should be included at part (iv) of the Policy. Add the objectives, as listed in paragraph 10.63, to part (iv) of the policy.
In part (iv) SUDS should be managed and maintained for the lifetime of the development.	This is included at section (v) of the policy. No changes proposed.
<i>Part (v)</i>	
Monitoring and enforcement is necessary, post development.	Noted. The retention and maintenance of the SuDS would be subject to planning conditions as appropriate. No changes proposed.
<i>Part (vi)</i>	
In part (vi) SUDS should be linked up wherever possible, to achieve greater benefits for water management and wildlife. (Natural England)	Noted. This is covered by part (iv) of the policy. No changes proposed.
<i>Part (vii)</i>	
Typographical error in part (vii) – it should refer to Policy DEN6.	Agreed. Correct error.

Additional comment received in response to question 111 (any other comments):

Main issues raised	RDC Response
The evidence base for the assessment of flood risk is not well documented. Evidence should be provided that flood risk has been appropriately assessed in the context of the proposed site allocations. (ESCC)	As set out in the published ‘Site Assessment Methodologies Background Paper’, flood risk has been a key factor in terms of assessing the suitability of development sites, in line with Core Strategy policy EN7. This has included flood risk impacts from coastal and fluvial, as well as surface water and highway flooding, both on the site, it’s points of access, and on other land downstream. The main information sources have been the Environment Agency’s most recent mapping, as well as the SFRA and information from ESCC itself on surface water flooding. It is noted that development boundaries are proposed to be removed from smaller settlements where there is a high level of flood risk, as set out in the Plan.

Land stability

Chapter	10. Environment – Land stability
Policy Options	<p>I. Whether a specific land stability policy applicable across the District is needed</p> <p>II. Whether a policy specific to the Fairlight/ Pett area is needed.</p>
Policy	<p><u>Policy DEN6: Land Stability</u></p> <p>Development will only be permitted on unstable or potentially unstable land, including former landfill sites and coastal margins, where:</p> <p>(a) the nature of the instability has been properly assessed; and</p> <p>(b) any remedial measures required to ensure that the development does not add to the instability of the site or surrounding land are environmentally acceptable and normally implemented prior to the commencement of building works.</p> <p>In the Fairlight/Pett area:</p> <p>(i) soakaway drains will not be permitted within a coastal zone within 50 metres of the cliff face at Fairlight Cove, as shown on Figure 11; and</p> <p>(ii) elsewhere within the catchment of Pett Level, as shown on Figure 12, surface water run-off from development shall be no more than the greenfield rate, in terms of volume and flow.</p>
Question	<i>Q22: Do you agree with the policy approach to land stability and the proposed policy wording?</i>
Number of responses	13 (from 7 organisations and 5 individuals)

Organisations who responded include:

CPRE Sussex [22670]

East Sussex County Council [23705, 26311]

Northiam Conservation Society [22433]

Rye Conservation Society [22514]

Fairlight Parish Council [22262]

Rye Town Council [22169]

Ticehurst Parish Council [22406]

Overview:

The majority of respondents agree with the policy approach (i.e. that a specific policy is needed and that the Fairlight/ Pett areas are considered). Comments on the detailed policy wording are summarised below.

Main issues raised	RDC Response
<i>Sections (a) and (b)</i>	
<p>It is unclear how land will be classed as unstable or potentially unstable unless an assessment has first taken place. Will the requirement under (a) apply to all sites?</p>	<p>The requirement under (a) will apply to all development on unstable or potentially unstable land. Paragraph 10.76 of the supporting text notes that information on natural ground stability may be obtained from the British Geological Survey. Pre-application advice should be sought by the developer from the planning authority prior to submitting a planning application if land instability is suspected to be an issue to determine the level of assessment likely to be required.</p> <p>It is the responsibility of the developer/ landowner to ensure that any necessary assessment is undertaken, and this will be required if the planning authority considers the land is unstable or potentially unstable. Further information on the steps developers should take if they suspect land stability to be an issue is contained within the Planning Practice Guidance. It is appropriate to cross reference the PPG in the supporting text, as further information is set out at Paragraph: 006 Reference ID: 45-006-20140306.</p> <p>Add sentence to supporting text to confirm that further information on the steps developers should take if they suspect land stability to be an issue is contained within the Planning Practice Guidance.</p>
<p>Safeguards should be put in place to ensure that development does not make currently stable land unstable, e.g. from ground works.</p>	<p>If a risk of ground instability is identified then the planning authority would ensure safeguards are put in place, for example through the use of planning conditions. Developers would also need to meet the requirements of the Building Regulations, which seek to ensure that any development is structurally sound.</p> <p>No changes proposed.</p>
<i>Sections (i) and (ii)</i>	
<p>Under item (i) the margin of protection at Fairlight Cove should be at least 100 metres.</p>	<p>The 50 metres figure is taken from a 2015 report by the East Kent Engineering Partnership (as noted at paragraph 10.84 of the supporting text) which also recommends that the limit of development should be reviewed every 10 years or so. There is no technical</p>

	<p>basis for applying a greater margin.</p> <p>No changes proposed.</p>
Under item (i), reviews of the limit of development should take place every 3 years or following any significant cliff fall.	<p>The East Kent Engineering Partnership report (2015) recommends reviewing the limit of development every 10 years or so (paragraph 10.84). There is no technical basis for applying a greater margin. Notwithstanding this, the Local Plan itself will be reviewed every 5 years, which will provide an intermediate opportunity to review the limit of development, if necessary.</p> <p>No changes proposed.</p>
With reference to item (ii), Figure 12 is confusing. There is no legend and the catchment is not clearly marked.	<p>Agreed.</p> <p>Replace figure with correctly labelled map.</p>
With reference to item (ii), how is “greenfield rate” technically defined?	<p>Greenfield runoff is usually calculated as the peak rate of runoff for a specific return period due to rainfall falling on a given area of vegetated land¹³. Its calculation would form part of a technical report.</p> <p>No changes proposed.</p>
It should be highlighted that the Fairlight coastal zone buffer and Pett Level catchment both contain archaeological sites that need to be considered.	<p>The need to ensure appropriate archaeological research and investigation of archaeology is covered under Policy EN2 (vi) of the Core Strategy.</p> <p>No changes proposed.</p>
An article 4 direction should be put in place for the Fairlight coastal zone in order that work which is currently permitted development is subject to the test of additional loading to the cliff. (Fairlight PC)	<p>The possibility of removing permitted development rights in areas at risk of land instability is recognised at paragraph 10.74 of the supporting text. However, an Article 4 Direction should only be used in exceptional circumstances and requires a compelling justification. In the Fairlight situation a significant degree of work would be necessary to demonstrate that it was expedient that an Article 4 Direction should be made to prevent, essentially small scale permitted development in the locality of the cliff without planning permission.</p> <p>An Article 4 Direction would not mean that the Local Planning Authority could place an embargo on all development. The Article 4 Direction would simply require the submission of an application which will be judged on its</p>

¹³ Source: <http://www.uksuds.com/FAQRetrieve.aspx?ID=54693> accessed on 10/8/2017

	<p>merits and in accordance with the Local Plan. Consequently, it is not considered expedient to make an Article 4 direction at this time.</p> <p>No changes proposed.</p>
<i>Other</i>	
<p>There is a risk of (sandstone) rockfall around Rye. The rock structure is of similar composition to cliff structure of Fairlight/ Pett. The risk locations include East, South and West Citadel; land above Military Road and at Cadborough. Rye should be specifically identified in the policy. (Rye Town Council & Conservation Society)</p>	<p>Land stability issues in South Undercliff and Military Road, Rye, are recognised in the supporting text at para 10.79.</p> <p>The first part of the policy (a and b) would apply to all development. On unstable/ potentially unstable land, including within Rye, developers will be required to properly assess the nature of the instability, and include any necessary remedial measures.</p> <p>The second part of the policy (i and ii) relates to specific land stability issues in Fairlight / Pett, caused by coastal erosion and the impact of groundwater. These specific issues do not apply in Rye and therefore, it is appropriate for land stability issues in Rye to be assessed under the first part of the policy.</p> <p>No changes proposed.</p>

Environmental pollution

Chapter	10. Environment - Environmental pollution
Policy Options	A – Rely on national and local guidance B – New policy, drawing on local guidance and information
Policy	<p><u>DEN7: Environmental Pollution</u></p> <p>Planning permission for development will only be permitted where it is demonstrated that there will be no significant adverse impacts on health, local amenities or environmental character as a result of lighting, noise, odour, hazardous and non-hazardous substances and/or airborne particulates associated with development. In particular:</p> <p>(i) in relation to noise, consideration will be also given to the character of the location, established land uses and any cumulative effects; also, in the case of new noise-sensitive development, users of the new development should not be likely to experience unacceptable adverse effects resulting from existing levels of noise; and</p> <p>(ii) in relation to lighting, is necessary and the minimum required, is designed to minimise light pollution, including light glare and sky glow, and to conserve energy, through the use of best available technology and has regard to the lighting levels recommended by the Institute of Lighting Professions (ILP) for the relevant environmental zone identified at paragraph 13.</p>
Question	<i>Q23: Do you agree with the policy approach to managing environmental pollution through the planning process and with the proposed policy wording?</i>
Number of responses	24 (from 15 organisations and 8 individuals)

Organisations who responded include:

CPRE Sussex [22671]

East Sussex County Council [23706, 23516]

Northiam Conservation Society [22434]

Rother Environmental Group [23177]

Rye Conservation Society [22515]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22635]

Southern Water [23310]

Sport England, South East Region [23264]

Sussex Wildlife Trust [23381]

Fairlight Parish Council [22263]

Icklesham Parish Council [22781]

Rye Town Council [22170]

Salehurst & Robertsbridge Parish Council [22370]
 Sedlescombe Parish Council [23254]
 Ticehurst Parish Council [22407]

Overview:

There is general support for the policy approach (Option B) and the proposed wording. Comments on the detailed policy wording and other general comments are summarised as follows:

Main issues raised	RDC Response
<i>Noise</i>	
The “Planning Noise Advice Document: Sussex” is effectively out of date as it does not take account of updated British Standards on sound insulation or industrial and commercial sound. The impact of these updated documents on the proposed policy still requires assessing by RDC.	<p>The document, referenced at para 10.93 is noted to be “local noise guidance” and should be read alongside other published guidance and standards including the British Standards mentioned. However, in any event, both the updated standards are referenced in the Advice Document.</p> <p>The policy itself addresses general planning principles relating to noise and it is unlikely any updated standards (which cover specific technical matters) would have any effect on the policy wording.</p> <p>No changes proposed.</p>
An upper limit should be placed on additional noise from a development, as this is clearly measurable.	<p>This would not always be appropriate, necessary or possible. The policy requires development to have no significant adverse impacts in terms of noise but does not specify how this is to be achieved. Therefore, it provides the flexibility to impose noise limits where necessary.</p> <p>No changes proposed.</p>
The policy doesn’t address existing developments that have become more noisy and obtrusive over the years.	<p>Established or existing uses are outside the scope of the policy and rather are covered by Environmental Protection legislation. If the issue has arisen due to planning breaches, the Council’s Planning Enforcement Team could investigate.</p> <p>No changes proposed.</p>
<i>Lighting</i>	
The effect on biodiversity should be considered. Generally, the policy is slanted towards human issues but the thresholds for many species/ habitats are often lower than those	<p>Agreed that the effect on biodiversity should be considered under the policy. While it is generally covered by Policy DEN4, the supporting text (paragraphs 10.95 and 10.98) recognises the effect on wildlife in relation to lighting. The impact of lighting on bats is also</p>

for human health, the wording should be amended.	<p>covered at paragraph 10.40. Nature conservation is listed in the NPPF as a consideration under lighting. Biodiversity could also be affected by noise and other types of pollution so it is appropriate to amend the first paragraph of the policy. It is also appropriate to change the wording of paragraph 10.98 to refer to nature conservation generally (and not only protected sites/species), to reflect the wording of the NPPF.</p> <p>Add reference to biodiversity to the first paragraph of the policy.</p> <p>Change the supporting text to refer to the impact on nature conservation, including any protected sites or species.</p>
In addition to the ILP recommended levels, regard should also be had to the Bat Conservation Trust's advice on artificial lighting and wildlife.	<p>The ILP Guidance provides a useful overview and addresses many of the issues likely to arise in a planning application so is a key document on this topic and appropriate for inclusion in the policy itself. The Bat Trust guidance is more specific but could usefully be referenced in the supporting text under footnote 3.</p> <p>The references to the Defra and Natural England websites under footnote 3 are taken from the Planning Practice Guidance but the information is not easily found on the websites, therefore it is appropriate to delete these references.</p> <p>Delete footnote 3 and replace with: "Guidance is available from the Bat Conservation Trust on artificial lighting and wildlife".</p>
At 10.97 quarries are listed as a common source of potential light pollution, this could be implied to be a problem experienced locally. This should be qualified or deleted.	<p>Noted. The reference to quarries should be deleted.</p> <p>Amend supporting text to delete reference to quarries.</p>
Modern floodlighting can be designed to keep light pollution to a minimum, Sport England has published guidance. The addition of floodlighting can significantly increase the hours in which facilities are available to the local community.	<p>The advantages of artificial lighting for sports facilities are recognised at paragraph 10.95 of the supporting text. Agreed that a reference to the Sport England guidance would be useful.</p> <p>Add sentence to the supporting text and link to guidance in a footnote, noting that guidance on</p>

	the design of sports lighting is available from Sport England.
The policy should ensure that new developments in areas where no street lighting exists do not include street lighting, in order to protect the rural character and prevent light pollution.	It is considered that the policy, together with landscape protection policies within the Core Strategy, would generally support this approach, i.e. “minimum required” lighting. No changes proposed.
The use of security lights including motion-sensor security lights should also be restricted.	Domestic security lights are addressed at paragraph 10.97, it is noted there that these are not subject to planning control. A blanket requirement to bring them within planning control is unlikely to be achievable as they are often not considered to be “development” at all. However the policy addresses the need to minimise light pollution which will assist officers considering whether particular controls are necessary on individual schemes. No changes proposed.
More street lighting (low energy, low light pollution type) should be provided for public safety and reassurance.	The benefits of lighting are recognised at paragraph 10.95 of the supporting text. The scope of the policy is limited to the impact of lighting from new development subject to planning applications. It does not cover, for example, the County Council’s policy on street-lighting generally. There is a need to balance the desire for lighting with the protection of rural character, wildlife, and the AONB landscape in particular. The policy allows for “necessary” lighting. No changes proposed.
<i>Air pollution</i>	
It should be recognised that natural capital helps filter and deal with pollutants and that this may come under threat through increasing development. Suggest speaking to the Sussex Biodiversity Record Centre about their Ecoserve programme which shows where natural capital is delivering ecosystem services such as air purification.	Noted. Policy DEN4 of the DaSA requires the protection and enhancement of biodiversity generally. It is agreed that the role of green spaces, particularly treed areas, in filtering pollution should be recognised in the supporting text. Make addition to supporting text.
A specific concern should be motor vehicle pollution arising from future development along the	The policy does not consider any particular location but applies throughout the District. Proposals likely to affect pollution along the

<p>A259 corridor through Little Common. Age profile of residents and effects on health must be included as policy statements.</p>	<p>A259 corridor would nonetheless be subject to the policy, which requires a demonstration that there will be no significant adverse impacts on health, local amenities, etc as a result of airborne particulates.</p> <p>It is appropriate, however, to include a reference to traffic management measures and congestion in the supporting text, to follow on from paragraph 13.30 of the Core Strategy.</p> <p>No change proposed to policy.</p> <p>Amend supporting text to say that it may be appropriate to incorporate measures that minimise air pollution as part of developments, such as traffic management schemes. Add reference to guidance on the consideration of air quality through the planning system being available from Environmental Protection UK and the Institute of Air Quality Management (IAQM).</p>
<p><i>Odour</i></p>	
<p>New development must be adequately separated from wastewater treatment works to safeguard the amenity of future occupiers/ users, in accordance with national policy. A few of the sites identified in the DaSA are in close proximity to treatment works.</p>	<p>Noted. This would be covered by the policy, which requires development to demonstrate there will be no significant adverse impacts.</p> <p>Southern Water has commented on the individual sites, therefore, the comment about proximity to treatment works will be addressed under the relevant question(s) as necessary.</p> <p>Add a paragraph on odour to the supporting text.</p>
<p>The policy only includes requirements for light and noise. The other types of pollution should also be covered.</p>	<p>The first paragraph of the policy includes lighting, noise, odour, hazardous and non-hazardous substances and airborne particulates. Further detail has been provided on lighting and noise as these are commonly occurring issues.</p> <p>However, it is appropriate to add some supporting text on odour as this can also be a common issue, including in relation to food-related uses (cafes etc), together with a reference to any guidance available.</p> <p>No change proposed to policy.</p> <p>Add a short section on odour to the supporting text.</p>

<i>General</i>	
A policy on development on contaminated land is needed.	Agreed that contamination should be added to this policy and a section included in the supporting text.
	Add new paragraphs on contaminated land to supporting text and reference in the policy (first paragraph)
	In light of the above, it is also necessary to amend the supporting text paragraphs relating to hazardous substances. These also need to take account of amendments to the Planning Practice Guidance implemented since the text was drafted. Amend the text under "Hazardous substances".
Additional safeguards should be included to address the cumulative effect of developments.	Cumulative effects are considered in point (i) with regard to noise but agreed that it should instead be included in the first paragraph of the policy so that it relates to all types of pollution.
	It is also appropriate to amend paragraph 10.89 of the supporting text to refer to cumulative impacts.
	It is also necessary to amend the first and last part of the first paragraph as "permission/ permitted" and "development" is repeated. Amend policy and supporting text as detailed.
The wording should be amended to allow appropriate development on existing sites where the development is necessary to maintain local employment.	The policy seeks to prevent "significant adverse impacts", not any effects at all. It is considered the policy allows flexibility and does not seek to prevent development.
	No changes proposed.

Late Representations:

Main issues raised	RDC Response
There should be a specific policy that addresses the issues related to previously used or brownfield land. This should indicate that these sites all have the potential to be impacted by historical contamination and this should be fully investigated at an early stage of any development proposals. Any investigation and	Agreed that reference to the Land Forum National Quality Mark Scheme should be added to the Contaminated Land section. Add reference to supporting text.

<p>assessments should be carried out by a suitable qualified person. Reference could be made to the newly introduced Land Forum National Quality Mark Scheme (a scheme that has been developed by the Land Forum to provide visible identification of documents that have been checked for quality by a Suitably Qualified and experienced Person (SQP). (Environment Agency).</p>	
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Comprehensive development

Chapter	11. Implementation – Comprehensive development
Policy Options	A – New policy that draws together the related elements of the NPPF, Core Strategy and former 2006 Local Plan B – No further policy but rely on existing national and Core Strategy policies, notably IM2, IM3, TR2, EN5.
Policy	<u>Policy DIM1: Comprehensive Development</u> Comprehensive proposals for the development of sites will normally be required, including where sites are in multiple ownerships. In exceptional circumstances, proposals for part of a site may be permitted, but only where it demonstrably has regard to, and facilitates, an integrated scheme for development of the entire site. This will include the provision of appropriate uses, affordable housing, green space/open space and other infrastructure (including sustainable drainage), taking account of the site as a whole.
Question	<i>Q24: Do you agree with the policy approach to comprehensive development and the proposed policy wording?</i>
Number of responses	31 (from 10 organisations, and 20 individuals)

Organisations who responded include:

Blue Cross [23962]

Catesby Estates Ltd [23950]

East Sussex County Council [23707, 23612, 23488]

Northiam Conservation Society [22437]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22636]

Southern Water [23311]

Sussex Wildlife Trust [23382]

Taylor Wimpey [23364]

Ticehurst Parish Council [22408]

Rye Town Council [22171]

Overview:

12 of the individual respondents have submitted the same comment, confirming agreement to the policy approach but reserving judgement on the proposed wording, with specific reference to development proposals in the Peasmarsh area. Of the remaining responses, the majority agree with the policy approach although a small number disagree. A number of comments have been made on the proposed wording, which are summarised as follows:

Main issues raised	RDC Response
<p>The word “site” needs defining. If it covers a site in multiple ownerships that is all to be developed then the policy has merit. However, if it covers an area only part of which is to be developed then this will lead to made-up solutions with little or no relationship to how the whole area may turn out in the future. It is not clear in which circumstances this policy would apply and if it is specific to strategic development proposals. The wording should be amended so that it relates specifically to allocations or to development of a certain size/ type.</p>	<p>The policy will be relevant to sites that have been allocated for development in the DaSA or a neighbourhood plan, and also sites that have been put forward by a developer but not previously allocated (a “windfall”). It is relevant to both large and small sites but will be less relevant to those sites which contain only an individual plot, for example, as such issues are unlikely to arise on these sites. The policy will be used in cases where a comprehensive approach is necessary for the proper planning of an area, including for sites in separate ownership where a joined-up approach is needed. The policy is intended to promote comprehensive proposals for sites to allow the full extent of proposals and the associated impacts of development to be fully appreciated and to ensure that related infrastructure, including affordable housing, is provided.</p> <p>Add new paragraph to end of supporting text to clarify the policy is applied in all cases where a comprehensive approach to development is necessary for the proper planning of an area. This will include allocations where appropriate and also other sites that come forward (windfalls).</p>
<p>Where RDC is minded to approve proposals for only part of a site, it must provide for any necessary infrastructure and amenities for any possible increase in development over the whole site, and ensure that any subsequent phases do not detrimentally affect infrastructure and amenities provided in the first phase.</p>	<p>This is covered in the second paragraph of the policy.</p> <p>No changes proposed.</p>
<p>Securing infrastructure should be managed through S106 agreements and CIL. Reliance should not be placed on the comprehensive delivery of development, irrespective of scale. Therefore, Option B is preferred.</p>	<p>Noted. The policy seeks to ensure that any incremental development of a site that is permitted does not impede the delivery of necessary infrastructure to make the development acceptable. This will often be infrastructure within the site itself, for example, on-site highway works/ access and drainage arrangements, and is not covered by CIL. These may sometimes be required to be</p>

	<p>subject to legal agreement.</p> <p>It is appropriate to amend the policy to include the potential for funding contributions, following on from Policy GD2 of the Local Plan (2006).</p> <p>Amend the second paragraph of the policy to confirm requirements will be secured directly or through funding contributions, taking account of the site as a whole.</p>
<p>The requirement may restrict development opportunity. Sites in multiple ownerships will need to be subject to a number of separate planning applications. It will be necessary to approve proposals for part of a site, and “exceptional circumstances” shouldn’t be required to allow this.</p>	<p>Disagree. Sometimes it will be in the interests of the proper planning of an area that sites are delivered in tandem or at least that the infrastructure, particularly the access, is facilitated in order to avoid inappropriate incremental development.</p> <p>No changes proposed.</p>
<p>A different approach whereby appropriate policy sets out criteria for each site allocation would provide suitable flexibility.</p>	<p>A specific policy is required in order to ensure development is comprehensive on all sites, not only those subject to allocation. For those sites that are allocated, it will be read alongside the site specific policy.</p> <p>No changes proposed.</p>
<p>In accordance with the achievement of sustainable development, the policy should include wording regarding net gain to biodiversity. Phased development may overlook the cumulative impact.</p>	<p>The policy requires the provision of “other infrastructure”. This would include those aspects of a proposal that are necessary for biodiversity, in accordance with Policy DEN4.</p> <p>No changes proposed.</p>
<p>RDC has a role in ensuring that development is co-ordinated with provision of necessary wastewater. In some cases, separate agreements with utility providers may be required.</p>	<p>Noted. The policy covers the provision of infrastructure.</p> <p>No changes proposed.</p>
<p>The provision of sustainable transport and renewable energies should also be required to be included in any integrated schemes for development.</p>	<p>Agreed that transport/ access should be included in the policy. Renewable energies are covered by the term “other infrastructure”. The policy will be read in conjunction with Policy SRM1 of the Core Strategy.</p> <p>Amend the second paragraph of the policy to include references to access and sustainable transport.</p>

Development boundaries

Chapter	11. Implementation – Development boundaries
Policy Options	<p>A – New policy that clarifies, in policy terms, the use of development boundaries in development management</p> <p>B – No further policy but rely on general principles implied in Core Strategy policy OSS2 and referred to in its supporting text.</p>
Policy Options	<p><u>Policy DIM2: Development Boundaries</u></p> <p>The development boundaries of settlements, defined in accordance with Core Strategy Policy OSS2, are shown on the Policies Map.¹</p> <p>New development shall be focused within defined settlement development boundaries, principally on already committed² and allocated sites, together with other sites where proposals accord with relevant Local Plan policies.</p> <p>In the countryside (that is, outside of defined settlement development boundaries), development shall be normally limited to that which accords with specific Local Plan policies or that for which a countryside location is demonstrated to be necessary.</p>
Question	<i>Q25: Do you agree with the proposed policy wording on development boundaries?</i>
Number of responses	31 (from 8 organisations and 22 individuals)

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22242]
 Blue Cross [23963]
 Catesby Estates Ltd [23949]
 East Sussex County Council [23708, 23539]
 Northiam Conservation Society [22438]
 Southern Water [23312]

Rye Town Council [22172]
 Ticehurst Parish Council [22409],

Overview:

12 of the individual respondents have submitted the same comment which notes that the development boundary for Peasmarsh should not be moved. Of the remaining responses, most agree with the proposed policy approach, although a small number disagree. A number of comments have been made on the proposed wording, which are summarised below.

Main issues raised	RDC Response
The development boundary for Peasmarsh, already heavily developed, should not be moved.	<p>Policy DIM2 is not specific to any particular area but sets out the general principles on development boundaries. The development boundary of Peasmarsh is the subject of question 83.</p> <p>No changes proposed to DIM2. Comment to be addressed at question 83.</p>
The type of acceptable development in the countryside should be made clear.	<p>This is set out in other specific development plan policies, the subjects of which are explained at para 11.10, therefore it is not necessary to list the types of development in the policy.</p> <p>No changes proposed.</p>
It may be necessary to include a review mechanism for development boundaries, particularly due to increasing housing targets.	<p>The current development boundaries have been reviewed in part C of the DaSA, and those areas subject to Neighbourhood Plans are being reviewed in the NPs. The housing allocations in the DaSA and neighbourhood plans, together with already committed sites, will meet the housing requirement for the plan period. The NPPF (para 157) requires Local Plans to be kept up to date and therefore, the housing requirement will be reviewed again in the next Local Plan review.</p> <p>No changes proposed.</p>
The current development boundaries need comprehensive review if the 5 year land supply target is to be met.	<p>The current development boundaries have been reviewed in part C of the DaSA, and those areas subject to Neighbourhood Plans are being reviewed in the NPs. The housing allocations in the DaSA and neighbourhood plans, together with already committed sites, will meet the housing requirement for the plan period.</p> <p>No changes proposed.</p>
The policy would appear to indicate there is no intention of reviewing development boundaries.	<p>The current development boundaries have been reviewed in part C of the DaSA, and those areas subject to Neighbourhood Plans are being reviewed in the NPs.</p> <p>No changes proposed.</p>
Option A will restrict housing development, contrary to the NPPF whereas Option B would	Option B (no further policy) would mean a reliance on existing Core Strategy policies, including RA3, which allows the creation of new

provide some flexibility as to where housing development could be allowed.	<p>dwellings in the countryside only in extremely limited circumstances. The proposed form of policy maintains the existing approach to development in the countryside and it is not considered that it will restrict housing development any more than relying on existing Core Strategy policies. Policy LHN3 allows for small site residential development outside development boundaries in exceptional circumstances to meet a local affordable housing need.</p> <p>No changes proposed.</p>
There may be a need for infrastructure development outside development boundaries (e.g. water, wastewater), and this should not be unduly restricted. Suggest including a reference in the last paragraph of the policy to policies which support the delivery of essential infrastructure.	<p>This is already covered by the policy. Paragraph 3 allows for development outside the boundaries that “accords with specific Local Plan policies or that for which a countryside location is demonstrated to be necessary”.</p> <p>No changes proposed.</p>
Delete “normally” from the 3rd paragraph, line 2 of the policy. It is not clear in what situation development may be permitted which does not accord with specific policies or for which a countryside location is not required. The risk of facilitating development outside the existing development boundaries is not acceptable.	<p>The policy must include an element of flexibility but gives a clear indication that an exceptional case would need to be made for development to be allowed outside the development boundaries.</p> <p>No changes proposed.</p>
The policy needs to be strengthened considerably. It does not consider the boundaries following the Neighbourhood Plan process. Developments of 6 or more houses must be limited to allocated sites, especially in NP areas, otherwise there is no point of the NP process.	<p>Figure 13 lists the settlements with development boundaries in Neighbourhood Plans. The policy will apply to the boundaries as they are defined following the NP process. The policy will assist the Council in defending any decisions involving housing proposals on unsustainable sites without development boundaries defined in this plan or neighbourhood plans.</p> <p>No changes proposed.</p>
There needs to be a bit more flexibility on a site by site basis to ensure it doesn't prevent development.	<p>The policy includes an element of flexibility but the approach is in line with Policy OSS2 of the Core Strategy, which notes that development boundaries will continue to differentiate</p>

	<p>between areas where most forms of new development would be acceptable and where they would not.</p> <p>No changes proposed.</p>
Rural areas need the flexibility to permit rural exception sites and sheltered housing to enable elderly/ disabled people to stay in their communities.	<p>Rural exception sites are supported under Policy LHN3 of the Core Strategy. Policy options for housing for older people are considered under question 9 of the DaSA.</p> <p>No changes proposed.</p>
A different approach should be taken, in accordance with the NPPF, to encourage sustainable development which can encompass a wider range of aspects.	<p>The use of development boundaries supports the requirement of the NPPF (para 17) that planning should manage patterns of growth, focus significant development in sustainable locations and protect the character and beauty of the countryside (as detailed in para 11.13). There are specific policies to address rural needs and the policy provides flexibility. The continued use of development boundaries has been accepted in the Core Strategy (policy OSS2) and their use defines the “countryside” in relation to other policies.</p> <p>No changes proposed.</p>

Site Allocations

BEX1: Land at Levetts Wood and Oaktree Farm, Sidley

Chapter	13 – Bexhill – Site Options for Employment
Spatial area	Bexhill – Land at Levetts Wood and Oaktree Farm
Question	Q26. <i>Do you agree with the requirements of Policy BEX1? If not, how would you wish to see it amended?</i>
Number of responses	Q26: 15 (4 organisations and 7 individuals)

Organisations who responded include:

East Sussex County Council [23709, 23613, 23540, 23489]

Natural England [23433]

Sussex Wildlife Trust [23383]

Southern Water [23313]

Overview:

The majority of respondents agree with the preferred site for employment BEX113 and the requirements of Policy BEX1.

A few concerns were raised about the following topics:

- Harm to the natural environment, Levetts Wood should be positively managed (the site has suffered from heavy visitor pressure from many years and uses such as BMX bikes destroying the ground flora)
- The land along the Combe stream should be retained as an amenity/wildlife corridor
- Ancient Woodland
- Development should only be considered on green field land if there is no brownfield land available.
- There is no need of business development.
- Overdevelopment.

The comments are separated into themes and have been structured as follows:

- I. Comments on preferred site BX113 for employment (including those comments relating to the principle of the allocation and those relating to the details of the proposed policy BEX1).

I. Comments relating to Policy BEX1: Land at Levetts Wood and Oaktree Farm, Sidley

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
There are no objections in principle to the allocation of BEX1 for employment. (ESCC Ecology, Archaeology, Landscape, Transport Strategy & Economy Development; - Natural England; - Sussex Wildlife Trust; - Southern Water)	Noted
<i>Detailed comments on proposed Policy BEX1</i>	
<i>Character & Environment</i>	
The requirements of the Policy are supported (ESCC Ecology).	Noted
The site has a potential for prehistoric and Roman archaeological remains, so should be subject to archaeological assessment before being allocated (ESCC Archaeology).	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This site was the subject of an outline planning application, RR/2017/2181/P which included an archaeological assessment.
The Policy should include provision for positive management of Levetts Wood which has suffered from heavy visitor pressure from many years and uses such as BMX bikes destroying the ground flora (ESCC Landscape).	Noted. The woodland is outside the ownership of the applicant but landscape and ecological proposals as part of the recent planning application include improvements and mitigation in respect of the application site and its surrounding boundaries. This proposal is not expected to increase pressure on the Wood, but details to be submitted at the 'reserved matters' stage would be subject to the input of ESCC Landscape.
If the allocation is likely to have a significant effect on the SSSI, appropriate mitigation measures need to be specified. One example would be hydrological impact; such as SuDS/ground water/surface water run-off and pollutants entering the ditch network feeding the SSSI, with potential to harm the botanical, invertebrate and bird interest of the SSSI (Natural	Noted. Additional criteria will be added to the policy covering this site to indicate that the hydrological impact of any scheme, including the provision of SuDS, to not result in a negative impact on the Combe Haven SSSI, taking into account any proposed mitigation measures. Development proposals should take into account the relationship of surrounding ditches with the SSSI and all relevant parties are involved to ensure that damage does not occur and that any necessary mitigation is incorporated into design details, including SuDS, landscaping and ecology proposals.

England).	
<p>There are concerns about the level of development in relation with the natural environment.</p> <p>BEX1 Should be strengthened including:</p> <ul style="list-style-type: none"> -Buffer of at least 15 metres to the ancient woodland. -Retention of the central belt of trees/enhancements to create a robust corridor between the ancient woodland/wider countryside. -Retention of the land along the Combe stream as an amenity/wildlife corridor. <p>Recommended additional wording in section (iv): 'landscape and woodland belts are developed, implemented and connected to the wider landscape as an integral part of proposals' (Sussex Wildlife Trust).</p>	<p>Any relevant planning application will be assessed against the Local Plan as a whole, together with national policy and guidance, having regard to other local evidence including the Council's Green Infrastructure: Background Paper Addendum (Nov 2016). The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy.</p>
<p>Harm would be caused to the natural environment and existing wildlife corridor.</p>	<p>Any relevant planning application will be assessed against the Local Plan as a whole, together with national policy and guidance, having regard to other local evidence including the Council's Green Infrastructure: Background Paper Addendum (Nov 2016). The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy.</p>
Infrastructure	
<p>Proposed criteria to be added to the list of considerations for the Policy:</p> <ul style="list-style-type: none"> - A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider. <p>The site is in close proximity to Preston Farm, Sidley Wastewater</p>	<p>Noted. It is agreed that a policy criterion should be added and an explanation included within the supporting text.</p>

<p>Pumping Station.</p> <ul style="list-style-type: none"> - The masterplanning of the site should take account of nearby wastewater pumping stations to minimise land use conflict (Southern Water). 	
<i>Transport, access & parking</i>	
<p>Agree with Policy BEX1 which is in alignment with the proposals for the north Bexhill Access Road (NBAR) and the proposed cycling network for Bexhill, which has been developed to provide access from the preferred sites for housing and employment and provide access to key services in Bexhill (ESCC Transport Strategy And Economic Development).</p>	Noted.
<p>It is essential that walking and cycle links are integrated with other rights of way, shared space paths, quiet roads with 20mph limits, to connect with other adjoining development. Buses infrastructure and parking arrangements should also be provided.</p>	Noted. These have already been recognised as part of the proposed policy wording in BEX1 and have been secured as a requirement in the grant of outline permission for the site.
<i>General comments</i>	
<p>Development should only be considered after all the brownfield land has been used.</p>	<p>A wide range of sites across the area have been assessed, as noted in the DaSA. No brownfield sites have been found to be suitable and available for the scale of development required.</p> <p>The Council has identified a need for new employment sites as well as maintaining and reusing existing employment sites, as recognised in the existing Economy chapter of the Core Strategy, policies EC1-EC4 particularly refer, with Policy DEC3 of the DaSA.</p>
<p>The land is not suitable for Light industry due to the poor access and the disturbance to residents.</p>	<p>The policy wording ensures that vehicular access to the site must be provided via the new North Bexhill Access Road.</p>
<p>No need for a business development, there are many units left vacant.</p>	<p>The Council has identified a need for new employment sites as well as maintaining and reusing existing employment sites, as recognised in the existing Economy chapter of</p>

	the Core Strategy, policies EC1-EC4/policy DEC3 of the DaSA, particularly refer.
Overdevelopment – this area will be spoilt forever.	Noted. While proposals for development will result in the loss of areas of open space, detailed design proposals would be required to provide mitigation in terms of maintaining and enhancing natural landscape features and its local biodiversity.

Bexhill Housing: preferred sites

Chapter	13 – Bexhill
Spatial area	Bexhill
Questions	<i>Q27: Do you agree with the preferred sites for housing development at Bexhill? If not, which site (sites) should be preferred?</i>
Number of responses	<i>Q27: 92 (from 5 organisations and 87 individuals)</i>

Organisations who responded include:

East Sussex County Council [23614, 23541]

Sussex Wildlife Trust [23384]

Cantelupe Community Association [22705]

Amicus Horizon Ltd (Rother Homes) [22243]

SPINDAG (23808)

Overview:

The majority of responses are in relation to preferred site BX116 (Land off Spindlewood Drive). The majority of people who commented on Question 27 disagree with the allocation of Land off Spindlewood Drive, and instead favour the proposed allocation at North Bexhill.

Comments made on the overall site options that relate to one specific site are addressed together with other comments on that site under the relevant site-specific question.

The majority of concerns raised are mainly in relation to proposed allocation BX116 and they are listed below:

- Harm to the natural environment, including the Ramsar Site, SSSI and protected species;
- Adverse impact on traffic, access and parking in Little Common;
- Lack of infrastructure (school, medical facilities etc.);
- Density is too high;
- Adverse impact on the special and historical significance of Maple Walk and other private roads;
- Adverse impact on present and future residential amenities;
- Pollution;
- Loss of semi-rural character of the area.

Other general concerns raised include:

- Empty properties should be brought back into use;
- Misleading information in the DaSA;
- Unnecessary proposed allocations; The Council does not take in consideration windfall developments;

- Development is not required, should only be considered on greenfield land if there is no brownfield land available.

The comments received have been structured as follows:

- Comments relating to the preferred sites for housing, including general comments;
- Alternative sites put forward.

I. Comments relating to site options for housing.

<i>Comment</i>	<i>RDC response</i>
Comments relating to more than one site	
BX116 (Land off Spindlewood Drive), BX30 (Cemetery Lodge Field/ 267 Turkey Road), BX64 (Land at Moleynes Mead), BX120 (Barnhorn Green expansion), BX81 (Land south of Terminus Road) and BX101 (Northeye) – these sites are considered the least suitable for housing development. Reasons for caution: too high density; too much new traffic created; too much wildlife disturbed or destroyed; too little parking provision; 44% new housing stock deemed too small as per GIA (Gross Internal Area) requirements; inadequate green spaces; insufficient play areas; insufficient elderly and mobility-impaired homes; too much noise and light pollution; too much risk of flooding.	<p>The sites set out in the DaSA are considered suitable sites for housing development. Any mitigation considered appropriate is set out within the wording of the respective allocations policy.</p> <p>Barnhorn Green Expansion (BX120) now has planning permission.</p>
BX60, BX50, BX61, BX115, BX108, BX47, BX48, BX49 and BX52 are not suitable due to adverse impacts on Little Common including as a result of traffic, noise and lack of infrastructure.	Noted. None of these are identified as preferred sites.
General comments	
RDC must take small site windfalls into account. A thorough assessment of the data published by the Council makes clear that the need to include a number of the sites in the 10 year plan is unnecessary.	A small site windfall allowance, beyond the first five years, is already accounted for within the overall housing target for Bexhill within the Plan, as shown in Figure 14 of the Options and Preferred Options document.

<p>The Council ignores the significant and well-established trend of windfall developments, which as Rother shows (Housing Land Supply and Housing Trajectory at 1st April 2016 document dated August 2016), considerably exceeds, over an aggregate 10 years period, the figure for such windfall developments included in the proposed plan. A realistic view of the housing numbers required over the 10 years period should be taken.</p>	
<p>Empty homes should be brought back into use before planning other developments.</p>	<p>Noted. However, the targets set through the Core Strategy are for net additional dwellings; therefore, empty homes brought back into use will not count towards meeting the housing numbers.</p>
<p>Infrastructure should be developed before new housing / business development. Bexhill needs revitalising but development needs to happen in the right order.</p>	<p>Noted. Infrastructure providers are consulted as part of the consultation process in developing the Plan.</p>
<p>It is essential that walking and cycle links are integrated with other rights of way, shared space paths, quiet roads with 20mph limits, to connect with other adjoining development. Buses infrastructure and parking arrangements should also be provided.</p>	<p>Noted. Where relevant, appropriate requirements are included within allocation policy wording.</p>
<p>There is a concern in relation to the district's "natural capital" and whether this could absorb the level of development proposed around Bexhill. Greenfield sites around the development boundary should be considered to provide ecosystem services. The Council should consider using Sussex Biodiversity Record Centre's "Eco-serve" programme as part of its evidence base. (Sussex Wildlife Trust).</p>	<p>Noted. Where relevant, appropriate requirements are included within allocation policy wording.</p>
<p>Paragraph 12.4 (page 123 of the DaSA) and the associated table in figure 14, suggests that committed development and completions as</p>	<p>With regards to the outstanding requirement for Bexhill, the apparent anomaly between paragraph 12.4/Figure 14 – 1,044 dwellings and paragraph 13.8 – 1,151 dwellings in the DaSA</p>

<p>at 1 April 2016 already allow for 2,996 dwellings, leaving a further 1,044 to be allocated in the DaSA in Bexhill. However at paragraph 13.8 alternative figures are provided, and instead it suggested that 318 dwelling have been constructed, 1,631 have planning permission, and therefore, a requirement of 1,151 dwellings remains. This position must be clarified. In any event, the housing targets are to be seen as minimum as has been confirmed on numerous occasions by Planning Inspectors, and the overall objective to boost significantly the supply of housing must play its role in supporting housing allocations.</p>	<p>relates to the exclusion of the windfall allowance for Bexhill in paragraph 13.8.</p> <p>However, it should be noted that in the Proposed Submission DaSA, the outstanding housing requirement will be updated as at 1 April 2018.</p>
<p>The description of the proposed allocations in paragraph 13.21 suggests a higher quantum of development than suggested in the Landscape and Ecology Reports and SA. This should be reviewed and clarified by RDC to ensure that evidence reflects the DaSA proposals.</p>	<p>The housing numbers are marginally greater in the DaSA, but the conclusions of the SA remain relevant and appropriate. The SA of the submission DaSA will be updated to reflect the proposed scheme.</p>

II. Alternative Sites

<i>Comment</i>	<i>RDC Response</i>
BX85 (12 – 14 Sutherland Avenue) - suitable for housing and inside existing development boundary	Noted. However, we have no evidence that the landowner wishes to pursue redevelopment of this site for housing and is therefore not put forward as a formal allocation. However, the site is located within the development boundary where there is a presumption that infilling, redevelopment and changes of use will be acceptable, subject to consideration against other policies in the Plan.
BX50 (Land adjacent to 163 Barnhorn Road) - suitable for housing and inside existing development boundary	This site is not located within the existing development boundary and is not considered a suitable for residential allocation due to the negative impact on the natural environment and access to services. Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment of the adjoining countryside.
Land between St Mary's Lane and Ninfield Road. New site submitted. Could accommodate 40 dwellings. (see: http://www.rother.gov.uk/CHttpHandler.ashx?id=28063)	This site has been assessed as part of BX131 and is not proposed to be put forward for residential allocation. This area is rural in context and development would be considered to result in a negative impact on the countryside.
Pond Field, Sandhurst Lane. New site submitted. Could accommodate 30 dwellings. (see http://www.rother.gov.uk/CHttpHandler.ashx?id=28062)	This site has been assessed (Site BX134) and is not proposed to be put forward for residential allocation.
Land between The Haven and Fantails, Sandhurst Lane. New site submitted. (see http://www.rother.gov.uk/CHttpHandler.ashx?id=28030)	Outline planning permission for a single dwelling on this site was granted on appeal in March 2018.
Land at Cesar House, Eastwood Road. New site submitted. Could accommodate 19 dwellings. (see http://www.rother.gov.uk/CHttpHandler.ashx?id=28033)	Outline planning permission for up to 13 dwellings on this site was granted in February 2018.
Land at Combe Valley Way (Bexhill-Hastings link road). A new village could be created with its own schools, businesses and facilities.	Land at North East Bexhill off Mount View Street has outline planning permission comprising up to 1,050 residential dwellings (30% affordable); up to 7,000sqm business floorspace (Use Class B1); up to a two-form entry primary school and children's nursery; up to

	2,100sqm of associated and supporting uses within Use Classes A1-A5 and D1, including commercial premises, multi-use community building, sports pavilion/changing rooms and ancillary car-parking and service areas (RR/2015/1760/P refers).
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BEX2: Land at Preston Hall Farm, Sidley

Chapter	13 – Bexhill – Site options for housing
Spatial area	Bexhill – Land at Preston Hall Farm
Questions	Q28: <i>Do you agree with the requirements of Policy BEX2? If not, how would you wish to see it amended?</i>
Number of responses	Q28: 12 (6 organisations and 3 individuals)

Organisations who responded include:

East Sussex County Council [23710, 23615, 23542, 23490]

Sussex Wildlife Trust [23385]

Natural England [23434]

Persimmon Homes South East [23334]

Southern Water [23314]

Hastings Badger Protection Society [23039]

Overview:

The majority of the representations received agree with the requirements of Policy BEX2.

The following concerns were raised:

- Impact on Ancient Woodland
- Protected species, natural environment
- Cycle and footpath links.

At the end of the document a conclusion summarises any necessary changes to the preferred sites/ policy approaches

I. Comments relating to Policy BEX2: Land at Preston Hall Farm, Sidley, including the comments

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
Agree with the principle of allocating the site.	Noted
<i>Detailed comments on proposed Policy BEX2</i>	
<i>Character & Environment</i>	
ESCC agrees with the requirements of the Policy (ESCC Ecology, Landscape)	Noted

<p>Policy BEX2 – Land at Preston hall Farm, Sidley</p> <p>The site has been subject to archaeological assessment, including geophysical survey. This has identified remains of local archaeological interest (ESCC Archaeology).</p>	<p>Noted</p>
<p>Designation site – Combe Haven SSSI – within the ‘Impact Risk Zone’ – If the allocation is likely to have a significant effect on the SSSI appropriate mitigation measures need to be specified, including hydrological impact. (Natural England)</p>	<p>Noted. An additional policy criteria should be included to ensure that development proposals for this site should take into account the relationship of surrounding ditches with the SSSI and all relevant parties should be involved to ensure that damage does not occur and that any necessary mitigation is incorporated into design details, including SuDS, landscaping and ecology proposals.</p>
<p>We are concerned that some of the intentions in the ‘Key constraint/opportunities’ section and the detailed map are not reflected in the policy wording. The policy should include:</p> <ul style="list-style-type: none"> - A buffer of at least 15 metres to the Ancient Woodland - Part (ii) should include a requirement for the pond to be retained as an ecological feature with landscaping to connect it to the wider countryside (Sussex Wildlife Trust). 	<p>Noted. The policy requires ancient woodland buffers as part of the detailed landscape and ecological proposals.</p> <p>The policy also specifically requires the existing pond to be retained as a feature of the site.</p>
<p>Prior to clearing the site, provide additional buffer planting to protect Ancient Woodland, using native stock.</p>	
<p>Protected species are not being correctly catered for (Hastings Badger Protection Society)</p>	<p>A detailed ecological assessment will be required as part of a planning application in line with the requirements on the Council Validation Checklist. Appropriate mitigation would be required with regard to any protected species found on the site.</p>

Transport	
ESCC Transport Strategy & Economic Development agrees with Policy BEX2. Reference could be made to the proposed cycling network for Bexhill which will provide links to key services in the town.	Noted. Cycle and pedestrian links to wider networks is an existing criterion within Policy BEX2.
It is vital that walking and cycle links are integrated with other Rights of Way, Shared Spaces paths, Quiet Roads with 20mph limits, and are of common high quality standards, clearly signed that connect with other adjoining developments and projects. Bus infrastructures should be provided as well as sufficient parking.	
We do not consider it possible to safely install a dedicated cycle lane (Watergate).	Noted.
Infrastructure	
<p>In line with the NPPF and to ensure sustainable development, an additional policy criteria is requested:</p> <ul style="list-style-type: none"> - A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider. <p>The masterplanning of the site should take account of the nearby wastewater pumping stations to minimise land use conflict. (Southern Water)</p>	Noted. It is agreed that a policy criterion should be added and an explanation included within the supporting text.
Other comments	
Pebsham Hall and cottage are incorrectly referred to.	Noted. Should read 'Preston Hall' and Preston Hall Cottage.
Amenity open space is supported but the open space represents a constraint to capacity.	Noted. The Council has worked with the applicant and additional units have been accommodated on the site (139) while still providing the amenity open space, buffer zone and other landscaping required.

Additional comments relating to this site received in response to Question 27 of the DaSA consultation (*Do you agree with the preferred sites for housing development at Bexhill? If not, which site(s) should be preferred?*)

<i>Comment</i>	<i>RDC response</i>
<p>BX19 (Land at Preston Hall Farm) was allocated in the Rother Local Plan 2006 as part of the East Bexhill Strategic Allocation. It remains a preferred site for development and is understood to be coming forward very shortly. This allocation directly relates to the settlement and therefore, it is expected that this will continue forward into the DaSA as an allocation for housing.</p>	<p>Noted.</p>
<p>The adjacent land (BX113/BEX1 – Land at Levetts Wood and Oaktree Farm) may be allocated as a recycling plant. Therefore, this site is inappropriate for housing development due to health hazards for future residents.</p>	<p>The adjacent site (BX113) is proposed to be allocated for employment use (and now has outline planning permission for employment use, RR/2017/2181/P refers). Suitable landscaping and design in between the two developments maintain the site's suitability for housing development.</p>

BEX3: North Bexhill

Chapter	13 – Bexhill – Site Options for Housing
Spatial area	Bexhill – North Bexhill
Questions	Q29: <i>Do you agree with the requirements of Policy BEX3? If not, how would you wish to see it amended?</i>
Number of responses	Q29: 82 (4 organisations and 69 individuals)

Organisations who responded include:

East Sussex County Council [23711, 23616, 23543, 23491]

Sussex Wildlife Trust [23386]

Natural England [23435]

Southern Water [23315]

Overview

The majority of the respondents agree with the proposed allocation at North Bexhill and with the Policy requirements. A number of respondents indicate a preference for a larger development at North Bexhill in favour of other sites proposed to be allocated within Bexhill.

The main points raised include:

- A denser development would allow more housing on the site
- The provision of a Gypsy and Traveller site within the allocation
- The correct infrastructure needs to be in place for the development – doctors and schools
- Development should be included north of NBAR
- Land to the west of St Mary's Lane should also be included within the allocation
- NBAR should be extended to link up with the A259 at Hooe to form a Little Common/Bexhill bypass

The comments have been structured as follows:

- II. General comments
- III. Detailed comments on Policy BEX3
- IV. Biodiversity and the environment
- V. Infrastructure
- VI. Transport/traffic
- VII. Gypsy and Traveller site
- VIII. Alternative sites
- IX. *Relevant comments regarding North Bexhill made to Question 27*

<i>Comment</i>	<i>RDC response</i>
General comments	
Concerns have been raised to the site boundary; in particular the encroachment of BX124 into a residential property	Noted. The boundary has now been amended.
There are concerns relating to the consultation method, poor quality of maps and limited time for comments.	The consultation was carried out in line with the Council's Statement of Community Involvement. The consultation ran for 10 weeks, which is beyond the statutory minimum set out in the relevant regulations, of 6 weeks. The maps included as part of the consultation were also available to view online so that they could be enlarged and zoomed in where necessary.
There are concerns relating to the urbanisation of this area	Noted. Development is to be contained south of NBAR which is a defensible limit to further development in this locality. Furthermore, the areas proposed to be allocated include substantial areas of 'green infrastructure' that should be retained, including woodlands and grassland habitats as well as a multi-functional green corridor and a range of recreational areas.
Detailed Comments on Policy BEX3	
Amendments are required in relation to affordable housing. The percentage of affordable housing proposed should include that proposed for Spindlewood Drive.	The established strategic affordable housing policy expects 30% of the total number of dwellings to be provided as affordable housing on all qualifying sites. Higher numbers are likely to result in viability issues and may not complement the overall policy objectives of creating mixed and sustainable communities.
Policy BEX3 should allocate 50-60% to affordable housing. Affordable housing should be provided on the north Bexhill site rather than in Spindlewood Drive.	
It is consider that the criteria at (v) would be enhanced by the inclusion of the land referred to on the west side of St Mary's Lane;	It is considered that that development west of the A269 would erode the countryside setting of this part of Bexhill and green gap to 'The Thorne' and is therefore not included within the site allocation.
It is considered that the criteria at (x) relating to footpath/cycle routes could be further improved to the west providing greater east-west movement.	The Policies covering the three development areas of North Bexhill ensure footpath connections east to west connecting to existing Public Rights of Way and seek to secure improvements.
The development should consider the construction of eco-homes	Noted. In line with Policy DRM3, proposals of more than 100 dwellings should have due regard to energy efficiency, including through

	the use of renewable and low carbon energy technologies.
Biodiversity and the Environment	
The Trust is concerned that NBAR would sever the Ghyll woodland at Kiteye Wood. Any development should mitigate the impact through appropriate habitat creation and/or management. (Sussex Wildlife Trust).	NBAR is presently under construction and mitigation appropriate for the Road has been secured under the relevant planning permission. However, in regard to the North Bexhill allocation, substantial areas of 'green infrastructure' are to be retained, including woodlands and grassland habitats, whilst also establishing a multi-functional 'green corridor' along the Combe Haven stream.
The policy should make reference to the retention of the land along the Combe stream as an amenity/wildlife corridor, as per Policy BEX1 (Sussex Wildlife Trust).	Noted. It is proposed that an overarching infrastructure policy for North Bexhill includes reference to ensuring an integrated approach to establishing a multi-functional 'green corridor' along the Combe Haven stream connecting to all three development areas within North Bexhill.
The policy should also protect the 'Woodland Complex at Buckholt Farm' local Wildlife Site, located to the north east of the site allocation. (Sussex Wildlife Trust).	Noted. The development proposed at North Bexhill does not encroach on the Local Wildlife Site at Buckholt Farm.
If the development is likely to have a significant effect on the SSSI, appropriate mitigation measures need to be specified. One example would be hydrological impact; such as SuDS/ground water/surface water run-off and pollutants entering the ditch network feeding the SSSI, with potential to harm the botanical, invertebrate and bird interest of the SSSI (Natural England).	Noted. Reference will be made in an overarching infrastructure policy to the need for SuDS in accordance with Policy DEN5. Policy DEN4 also provides relevant policy attention to biodiversity requirements.
Policy BEX3 (viii) should be amended to state "...with arrangements for its implementation and long term management." (ESCC Ecology)	Noted. The requirements for on-going management will depend on the particular proposals and can be incorporated into relevant s106 agreements, as referred to in the overarching infrastructure policy.
The site has high potential for prehistoric, Roman and medieval archaeological remains, so should be subject to archaeological assessment before allocation. (ESCC Archaeology)	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This may be added to the supporting text.
Green spaces should be within walking distance from any development.	Noted. The overarching infrastructure policy for North Bexhill includes reference to ensuring an integrated approach to establishing a multi-

	functional 'green corridor' along the Combe Haven stream connecting to all three development areas within North Bexhill.
Ancient woodland should be protected - re plant native species, locally sourced. A buffer of 15-20 metre should be maintained between trees/hedgerows and buildings	A minimum 15 metre buffer to Ancient Woodland is shown on the respective Detail Maps. Specific species and the sources of such species is not an appropriate detail for the allocations policy, but would be covered by respective planning conditions on any planning permission.
Infrastructure	
<p>An additional criteria relating to utility infrastructure should be added:</p> <ul style="list-style-type: none">- A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider. <p>Southern Water requires access to the existing outfall. The need for easements will need to be taken into account in the layout of the site (Southern Water).</p>	Noted. The overarching infrastructure policy for North Bexhill includes reference to the provision of an overarching foul drainage strategy for the area.
Infrastructure such as school, doctors, etc. should be built before implementing new developments.	ESCC has not indicated the need for additional school facilities (primary or secondary) as a result of this allocation. A new primary school is proposed as part of the permitted development at North-East Bexhill. In terms of new doctor's surgeries, the Clinical Commissioning Group has not indicated that new facilities are required as a result of development at North Bexhill.
The Policy does not mention the construction of schools or medical facilities etc. – infrastructure should be constructed before implementing new developments.	
Transport & Traffic	
The NBAR should be extended to link up with the A259 at Hooe (The Lamb Inn) to form a Little Common/Bexhill bypass.	Noted. Such a road is not justified for the development currently proposed in the DaSA for Bexhill, nor is it in a highways programme. However, this will be investigated as part of a review of the Core Strategy.
Consideration should be given to the construction of a by-pass starting at Northeys and leading to the north Bexhill access road and consequently onto new Combe Valley Way.	
St Mary's Lane, which is already used as a local 'rat-run', would see a significant increase in traffic. It would need to be improved particularly if one considers a new	Policy BEX3 recognises that the combined development allocations at North Bexhill will have to contribute towards shared infrastructure which includes transport requirement which may include off-site highway works. A transport

proposed access from the lane. All proposals involving the lane should address speed /vehicle size.	modelling study has been undertaken, which takes account of the limited capacity of St Mary's Lane. It is also proposed to remove the draft housing allocation west of the A259.
Support Options 1 or 2, subject to improvement of St Mary's Lane.	
Agree with Policy BEX3 and the need for an SPD, to manage development alongside associated infrastructure (i.e. transport) coming forward. This policy is in alignment with the development of the Bexhill Cycle Network (v, x) and with the development of NBAR (i, xi) along with the need to improve safety (xii) (xiii). (ESCC Transport Strategy & Economic Development).	Noted. Policy BEX3 identifies transport requirements as part of the overall North Bexhill allocations, along with cycleway/footpath improvements.
Objection to Option 3 - the land where the Spinney & associated ancillary buildings and garden are located, is indicated as 'Proposed Open Space, with Enhanced Green Space', would be better designated as residential development.	Noted. It is considered that development west of the A269 would erode the countryside setting of this part of Bexhill and green gap to 'The Thorne' and is therefore not included within the allocation.
Layout and design of the development should be carefully planned taking into consideration mental health and general people wellbeing.	Noted. The policy does not detail layout and design of the development, but covers general principles for the allocations. Core Strategy Policy EN1 covers the principles of good design and DaSA Policy DEN4 covers support for multi-functional green spaces in new developments.
The proposed footpath to the north of the road is not needed and will lead to encroachment into the ancient woodland.	Noted.
Gypsy and Traveller site	
Travellers site to close to a resident property.	The proposed site for up to 5 pitches for Gypsies and Travellers is regarded as inappropriate, especially having regard to its exposure following construction of the new road. It is proposed to be relocated to a site at the end of the southern section of Watermill Lane. Proximity to existing housing is not a fundamental incompatibility, although visual screening may be appropriate.
Traveller's site including 5 vans should not be increased.	Noted. Policy BEX3c sets out that the site set aside for Gypsies and Travellers for up to 5 pitches.

Alternative sites		
Option 1, 2 and 3 should be developed as one complete development, resulting as 730 houses.	It is considered that development west of the A269 would erode the countryside setting of this part of Bexhill as well as the loss of grassland habitat. Development north of NBAR lacks the general containment achieved by Option 1, whilst new development north of NBAR near the A269 would result in coalescence with the adjoining settlement of the Thorne/ Lunsford Cross. The area to the west of Watermill Lane (west of Preston Cottage) provides a green wedge within the built up area, much of which is of biodiversity value. These areas are therefore not included within the allocation.	
Policy BEX3 should include option 2 – which would be a better site for affordable housing and access to infrastructure such as schools, medical facilities etc.		
BEX3 (iii) should be amended to reflect option 3 paragraphs 13.12, i.e. 665 dwelling and 6,500sqm of business space		
There are concerns to the omission of the land to the west side of St Mary's Lane. This is considered to be suitable for a large quantum of residential development and associated infrastructure.		Established strategic affordable housing policy expects 30% of the total number of dwellings to be provided as affordable housing on all qualifying sites. Higher numbers are likely to result in viability issues and may not complement the overall policy objectives of creating mixed and sustainable communities
Option 3 should be preferred – It would have less strain on infrastructure and ease congestion (A259-Little Common)		
Rialto Hall Land should be proposed for residential development.		
Land occupied by The Spinney, and the dwelling to the south including the intervening field should be included within the allocation.		
Relevant comments from Question 27		
BX124 option one, two and or three should be considered	It is considered that development west of the A269 would erode the countryside setting of this part of Bexhill as well as the loss of grassland habitat. Development north of NBAR lacks the general containment achieved by Option 1, whilst new development north of NBAR near the A269 would result in coalescence with the adjoining settlement of the Thorne/ Lunsford Cross. These areas are therefore not included within the allocation.	
Options 1, 2 and 3 should be combined to maximise the housing achievable on this site.		
Consideration should be given to increasing housing numbers at BX124 and its surroundings. Infrastructure and local facilities are better and environmental damage would be less, compared to other sites.		
BX124 could be enlarged further as the land immediately outside the site is suitable for housing.		

Additional comments relating to this site received in response to Question 27 of the DaSA consultation (*Do you agree with the preferred sites for housing development at Bexhill? If not, which site(s) should be preferred?*)

<i>Comment</i>	<i>RDC response</i>
It is recognised that all the 3 Options that have been developed for Bexhill show a potential Gypsy and Traveller Site to the east of the proposed housing allocation. On this land there is a clause in the contract of sale preventing development on the site. The proposed allocation, therefore, goes against this legal restriction and therefore the land should be excluded from the allocation.	Noted. The allocation for Gypsy and Traveller pitches at North Bexhill is now located in an alternative location. Consideration will need to be given to this restriction, if retained, in relation to any development of this land.
The plan in the DaSA for North Bexhill does not show those sites, adjacent to the proposed allocation, which are already subject to allocation and are coming forward (e.g. the strategic employment allocation subject of Local Plan 2006 Policy BEX3). These other parcels of land are clearly part of the growth strategy for the area and therefore will affect the character and appearance of the surroundings. Had these been identified, it would become clear that additional parcels of land immediately outside BX124, that will be entirely enclosed by development arising from the allocations and which are otherwise suitable for development, and should, therefore, be included in the proposed allocation at North Bexhill.	Policy BEX1 details the employment floorspace at North Bexhill. Development north of NBAR lacks the general containment achieved by Option 1, whilst new development north of NBAR near the A269 would result in coalescence with the adjoining settlement of the Thorne/ Lunsford Cross. These areas are therefore not included within the allocation.
Land north of the road shown as greenspace could provide further housing.	Land to the north of NBAR lacks containment and results in a negative landscape impact and is therefore considered inappropriate.
Policy BEX3 is excessive. The 30% affordable housing, in addition to infrastructure/ green space, may not be achievable.	Noted, however it is considered that both these aspects of the policy (affordable housing and green space) are achievable.
Option 1 is supported, but with the ability to add more sites that	Noted.

haven't been identified in this plan (Amicus Horizon Ltd – Rother Homes).	
The site has better road access and would provide better access to services than BX116 (Spindlewood Drive).	Noted.

BEX4: Land at former High School and Drill Hall, Down Road

Chapter	13 – Bexhill – Site Options for Housing
Spatial area	Bexhill – Land at former High School and Drill Hall, Down Road
Questions	Q30: <i>Do you agree with the requirements of Policy BEX4? If not, how would you wish to see it amended?</i>
Number of responses	14: (1 organisation and 9 individuals)

Organisations who responded include:

East Sussex County Council [23718, 23618, 23544, 23514, 23492]

Overview:

The majority of representations received agree with the requirement of the policy.

Some concerns were raised about the following topics:

- Archaeological significance of the Drill Hall
- Access options needs to be investigated.
- Overdevelopment.

The comments have been structured as follows:

- Comments on the principle of allocating the site
- Detailed comments on Policy BEX4

Principal of allocating the site, including detailed comments on Policy BEX4, and general comments.

<i>Comment</i>	<i>RDC response</i>
<i>Principal of allocating the site</i>	
Agree with the principle of allocating the site	Noted.
Detailed comments on Policy BEX4	
<i>Environment & Character</i>	
ESCC agrees with the requirements of the policy (ESCC Ecology, Landscape).	Noted.
The site contains an extant early 20 th century drill hall associated with the Royal Sussex Battalions that fought in WW1. The site is therefore of very high archaeological and historic	Noted. A Historic Building Record and Heritage Assessment (level 4 Standing Building Assessment) has been produced which concludes that the demolition of the 1914 drill hall building would result in a high magnitude of change to a heritage asset of low heritage

significance and should not be demolished. (ESCC Archaeology)	significance, therefore the significance of effect is moderate. This is equivalent to less than substantial harm, in terms of the NPPF, if the recommended mitigation measures were not implemented.
The iconic gateway of the Drill Hall in its present position needs to be retained.	The Record recommends further recording of the building, over what has already been documented, including scaled drawings of the interior and exterior. As such, specific reference is now made to this within the Policy.
Transport, access & parking	
A transport assessment needs to be carried out to consider the site access options. We consider that the assessment should be undertaken before the pre-submission version of the DaSA is published and accordingly inform the policy approach for the site. (ESCC Transport Development Control)	Noted. It is considered that this work is not required to support the DaSA but should be included as a policy criterion so that it is a requirement of any forthcoming planning application for the site. There is an existing access for the Leisure Centre, Skills Centre and Drill Hall, as well as previously serving the High School. Any access improvements will depend on the final development mix.
BEX4 mention car parking/coach park/drop off area to serve the development and the adjacent school – it is suggested the policy refers to the linkages to the wider transport infrastructure that supports local accessibility for both cyclist and pedestrians and for the inclusion of secure/covered cycle parking. (ESCC Transport Strategy & Economic Development).	Noted. Reference is now made in the policy in relation to wider accessibility linkages both for cyclists and pedestrians. The provision of secure cycle storage is covered by Policy DHG6; therefore, it is not considered appropriate to make specific reference in Policy BEX4.
The Policy should encourage active travel	
Ensure that electric charging units are available for future proofing of Connected Autonomous Vehicles CAV's.	Noted. Reference to electric charging points is now included as reference in criteria (iv) in the policy.
Leisure	
The vacant skills centre should be brought into this leisure centre so that the area can be maximised.	The skills centre is not currently vacant and therefore not considered available for redevelopment.
Agree with policy requirements; the swimming pool should be of the correct size and depth to allow competitive swimming, as well as, a separate pool for learners and water exercise classes. Ideally a	Noted. The swimming facilities proposed include an 8-lane 25m pool. Diving pools are generally associated with regional sized facilities which this leisure centre is not expected to provide. A ten-pin bowling facility is not ruled out of proposals for the site, subject to commercial

diving pool should be included. The ten-pin bowling facilities should be included.	attractiveness.
It is important to co-ordinate with Hastings FC plans for a sports village near the recycling centre on Bexhill Road – so that sports are not overprovided for and others neglected.	Noted. No formal plans have been submitted for consideration by the Council regarding land at Bulverhythe. It is noted that should a proposal be put forward, one consideration would be the level of provision in the local area.
Keep existing sports facilities open during construction.	Noted. The proposal would result in the demolition of the existing building which would mean the existing facility would not remain open during construction at this site. Options for the provision for alternative facilities during the construction will be considered in due course.
General comments	
It is not in the community's best interest to have a large hotel & restaurant next to a primary school. The safety and security of the children attending the school will be affected.	Noted. However it is not considered that this poses a significant risk in this regard.
Site should only be development for residential units given road access and local employment opportunities.	There are aspirations for a combined wet and dry sports and leisure facility on one site along with other complementary facilities to create a leisure destination in reasonable proximity to Bexhill town centre.
Wrong place for residential dwellings	The site is located adjacent to existing housing within walking distance of Bexhill Town Centre containing a range of day-to-day services and is also close to employment opportunities in the town.
This is the wrong place for a hotel Is there a proven demand for food led units here?	The commercial elements incorporated into the policy such as the restaurant space is considered complementary to the creation of the site as a leisure destination which includes the wet and dry leisure facility and a hotel.
Agree that the development of the site should be through a comprehensive masterplan. (ESCC Transport Strategy & Economic Development).	Noted.

Additional comments relating to this site received in response to Question 27 of the DaSA consultation (*Do you agree with the preferred sites for housing development at Bexhill? If not, which site(s) should be preferred?*)

<i>Comment</i>	<i>RDC response</i>
BX4 contains a non-designated heritage asset that would be vulnerable to impact/demolition (ESCC Archaeology).	<p>Noted. A Historic Building Record and Heritage Assessment has been produced which concludes that the demolition of the 1914 drill hall building would result in a high magnitude of change to a heritage asset of low heritage significance, therefore the significance of effect is moderate. This is equivalent to less than substantial harm, in terms of the NPPF, if the recommended mitigation measures were not implemented.</p> <p>The Record recommends further recording of the building, over what has already been documented, including scaled drawings of the interior and exterior.</p>
Do not agree with housing development on this site.	Noted. The site is located adjacent to existing housing within walking distance of Bexhill Town Centre containing a range of day-to-day services and is also close to employment opportunities in the town.
BX4 (Former High School site and Drill Hall) - suitable for housing and inside existing development boundary	Noted.

BEX5: Land at Gullivers Bowls Club, Knole Road

Chapter	13 – Bexhill – Site Options for Housing
Spatial area	Bexhill – Land at Gullivers Bowls Club, Knole Road
Questions	Q31: <i>Do you agree with the requirements of Policy BEX5? If not, how would you wish to see it amended?</i>
Number of responses	Q31:25 (5 organisations and 16 individuals)

Organisations who responded include:

East Sussex County Council [23712, 23619, 23545, 23493]

Gullivers Action Group [23202, 22590]

Cantelupe Community Association [22710]

Planning Issue Ltd [22447]

Amicus Horizon Ltd [22244]

Overview:

There are a number of representations that disagree on the principle of allocating this site for development and a number of comments disagree with the requirements of the Policy BEX5.

Topics commonly raised by respondents include:

- The site should be maintained as a green space
- Brownfield site should be considered for development
- Demand for sheltered dwellings should be carefully considered
- Harmful impact on the character of the Conservation Area and setting of the Listed Buildings
- Parking
- Overdevelopment
- Affordable sheltered housing is not necessary.

At the end of the document a conclusion summarises any necessary changes to the preferred sites/ policy approaches

<i>Comment</i>	<i>RDC response</i>
<i>Principle of allocating the site</i>	
The site should not be developed.	<p>The principle of developing the site was considered in an appeal decision in 2013.</p> <p>The appeal failed for design reasons. The Council subsequently accepted a revised development scheme in 2014 (although following a successful Judicial Review the decision was remitted to the Council: to date no</p>

	further decision has been made).
The construction of flats should not be considered on the only large green space in the neighbourhood, which was intended to be an amenity space and a site considered as an Asset of Community Value.	The status as an Asset of Community Value is accepted. However, this does not rule out a partial development of the site.
There are many brownfield sites across Bexhill which could be developed.	Whilst this site is classified as greenfield, it would not be possible to meet the housing targets solely on brownfield land sites in the town. It is acknowledged that the development proposals will facilitate improvements to the bowls rinks for the benefit of the club.
The “Open Space, Sport & Recreation Study” has not been fully considered this document refers to this site as being of particular high value. The site should not be included.	The Open Space, Sport & Recreation Study recognises the quality and value of the facilities provided here. The Playing Pitch Strategy acknowledges that one of the greens has been at the site has been disused for over 10 years and that residential development on the site would provide and enhanced indoor bowls facility on the site.
Policy CO1 sets the principles for retaining sites and premises currently in community use, and Gullivers Bowl Club has been proved to be viable.	
Detailed comments on Policy BEX5	
Environment & Character	
ESCC agrees with the requirements of the policy.	Noted
The site has a medium potential to contain prehistoric, and Roman remains. Any planning application would be expected to include an archaeological assessment in line with the NPPF. (ESCC Archaeology)	The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site’s high potential for archaeological remains is identified. This will be added to the supporting text.
Any development would have a negative impact on the character of the area and Listed Buildings.	The principle of developing the site has been accepted previously. However in determining any application the planning authority has a statutory duty to have regard to the setting of the Listed Buildings. The Policy acknowledges this issue.
Any new development should be sympathetic with the character of the listed terrace to the south.	
Policy EN5 provides an over-arching policy commitment to protect and enhance green spaces including those that provide recreational opportunities. This consultation document	The requirement of the Core Strategy policy is to protect and enhance green spaces. The allocation recognises the need to retain the majority part of the site as open space whilst securing improvements to the bowls facility.

acknowledges some over-provision of sites. Therefore BEX5 is wrong to specify 39 retirement apartments, with no planning application and objections from statutory consultees.	
Impact on wildlife	There is no evidence of any special wildlife interests relating to this site. The majority part of the site will remain open.
There would be a negative impact on drainage and flooding, the surrounding area often becomes waterlogged.	The requirement to provide adequate sustainable drainage in connection with any development is accepted and should be highlighted in the supporting text and policy.
Past land stability and contamination make the site costly and risky.	Having regard to the requirements of the NPPF (paras.178-179) any land stability and contamination will be material considerations in any planning application. Costs would be borne by the developers.
Boundary planting – not clear what the policy is trying to achieve. Any proposal should be accompanied by a landscaping strategy	Landscaping would be required as an integral part of any planning application. It is appropriate, however, for the need to protect the boundaries of the site to be acknowledged and set out in the policy requirements.
To allow 15-20 metre buffer between buildings and trees/hedgerows.	Landscaping would be required as an integral part of any planning application, However there is no justification for protection widths of this order.
<i>Transport, access & parking</i>	
BEX5 will be taken into consideration when a cycle network for this part of town is being developed. (ESCC Transport & Economy Development)	Noted.
Parking will be an issue – at present is often impossible to park on Knole Road	Noted – any new development will be expected to provide parking in accordance with the ESCC requirements
Separate access for the residential and bowls facilities, a shared access may be feasible.	Noted.
<i>Type of development proposed</i>	
Is there a demand for sheltered dwellings? Can the units be filled and is there enough funding available to provide the support needed. Older Persons schemes have a higher level of services charges, this impact on the amount of money left to pay the rent. With benefit caps affordable	The overall aim of the Core Strategy is to achieve mixed and balanced communities providing for a range of housing types and tenures. Sheltered housing is one element of providing a diverse housing market. The ESCC Bedded Care Strategy identifies a need for housing for older people, of which sheltered is one such product.

housing providers and residents may not be able to afford to build, manage or live in these developments (Amicus Horizon Ltd).	
The policy is contrary to the stated aim for Bexhill to have a 'more balanced demographic profile'.	The Core Strategy does set out an aim in the Bexhill to achieve a more balanced demographic profile. However, the existing population does still need to be provided for. Statistics indicate that by 2031 households whose head is over 65 years old will equate to almost 52% of all households within Rother, up from 45% in 2016. Therefore there is a need to provide accommodation for this sector of the population. Sheltered housing is one element of providing a diverse housing market.
There is a level of conflict in the Policy wording, the policy states that the site should deliver housing and then it states sheltered accommodation. This should be clarified	Housing includes sheltered housing (C3 Use).
Affordable sheltered dwellings are unnecessary.	Sheltered housing is expected to contribute to the overall need to provide affordable accommodation.
Given the nature and management of the sheltered accommodation it would not be possible to provide onsite affordable housing, primarily for management reasons. Financial contributions would be more appropriate.	The Council's affordable housing policy expects schemes of this scale to provide on-site affordable units.
Prior to additional developments empty retirement homes should be occupied.	As with general needs housing, empty units do bit detract from the need to cater for additional need.
The capacity of the site needs to be assessed; specifying the number of units for the site could restrict the site potential to accommodate a higher number. Scale should be taken into consideration rather than containing the development with an arbitrary number (Planning Issues Ltd).	The current figure is based on a scheme that was considered appropriate in design terms and in this sense is not arbitrary. Some 39 units is considered a realistic figure and there is no evidence at present to suggest that a higher number should be set down in policy. At the same time any future proposals will be considered on their own merits.
Sheltered housing accommodation would facilitate the improvement of the bowling facilities.	Noted.

General comments	
There would be an impact on community facilities, not being sufficient to support the development.	Permitting a measure of residential development is more likely to allow the retention of viable community facilities facilitating improved bowls facilities.
The height of the buildings on the site could have a negative impact on light in the properties in the surrounding roads.	The loss of light would be a matter to be assessed in dealing with any planning application, but schemes proposed to date have demonstrated that this is unlikely to be a significant issue.
There are a number of failed past planning applications on this site.	The 2013 appeal decision did not rule out development of the site, while the 2014 application still remains to be determined (following the Judicial Review decision).
Public sport facilities should be preferred.	This is a privately owned site/club but it is acknowledged that it provides a community value, which can still continue.
Overdevelopment. It seems that the development is required to mitigate the migration-drivers and to assist Hastings Borough Council directives for allocation.	The reference to Hastings is not understood. The current figure is based on a scheme that was considered appropriate in design terms.

Additional comments relating to this site received in response to Question 27 of the DaSA consultation (*Do you agree with the preferred sites for housing development at Bexhill? If not, which site(s) should be preferred?*)

<i>Comment</i>	<i>RDC response</i>
This site should not be included – 3 previous attempts to develop the site have failed.	The 2013 appeal decision did not rule out development of the site, while the 2014 application still remains to be determined (following the Judicial Review decision).
This site should not be included. It is an asset of community value.	The ACV designation of itself does not conflict with the allocation of a part of the site for alternative residential development.
It should be allocated for leisure use. The site is the last open space to the east of Bexhill town centre that can be used by residents and visitors. Previously used as a park or a place to practice sports; its historic character should be preserved.	It is a requirement of the Core Strategy policy is to protect and enhance green spaces. The allocation recognises the need to retain the majority part of the site as open space whilst securing improvements to the bowls facility

BEX6: Land adjacent to Cemetery Lodge/276 Turkey Road

Chapter	13 – Bexhill – Site Options for Housing
Spatial area	Bexhill – Land adjacent to Cemetery Lodge/276 Turkey Road
Questions	Q32: <i>Do you agree with the requirements of Policy BEX6? If not, how would you wish to see it amended?</i>
Number of responses	21 (3 organisations and 15 individuals)

Organisations who responded include:

East Sussex County Council [23713, 23620, 23547, 23494]

Natural England [23436]

Southern Water [23316]

Overview

The representations received agree on the principle of allocating the site, some concerns were raised in respect of the requirements of the Policy, these are summarised below:

- Traffic, Parking and access
- Impact on the character of the area
- Retirement accommodation would be more appropriate
- Green spaces to be close to the development.
- Inadequate bus service to support development
- Development too close to cemetery.
- Pedestrian safety
- Overdevelopment

At the end of the document a conclusion summarises any necessary changes to the preferred sites policy approaches.

<i>Comment</i>	<i>RDC response</i>
<i>Detailed comments on Policy BEX6</i>	
<i>Environment and Character</i>	
ESCC agrees with the policy requirements (ESCC Ecology, Landscape)	Noted.
The site has a medium potential to contain prehistoric, Roman and medieval remains. Any planning application would be expected to include an archaeological assessment in line with the NPPF. (ESCC Archaeology).	The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This will be added to the supporting text.

Development proposals within the Pevensey Levels hydrological catchment area and should include SuDS that deliver multiple benefits for the water environment, wildlife and people, and to achieve the greatest benefits, SuDS should be joined up at a landscape scale (Natural England)	<p>Noted. The policy includes specific criteria relating the need to have regard to Policy SRM2 'Water Supply and Waste Management' and Policy DEN5 in the DaSA 'Sustainable Drainage' where at least 2 forms of appropriate SuDS are incorporated. This requirement can be included in the supporting text.</p> <p>Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance.</p>
A minimum of 15-20 metre buffer should be allowed between buildings and tree/hedgerows. The policy should include a requirement to protect trees and hedgerows on site.	Noted – supporting text refers to adequate protection to boundary trees and hedge lines
The development would have an adverse impact on the character of the area.	The loss of the open field is balanced with the need to provide additional housing in the town. However the Core Strategy design policies will apply to achieve a quality development and it is considered that residential development here can be achieved without adversely affecting the prevailing character of the area.
The development would cause noise pollution.	The site is within the Bexhill development boundary and development would not result in any exceptional impacts.
<i>Transport & parking</i>	
BEX6 will be taken into consideration when a cycle network for this part of town is being developed. (ESCC Transport & Economy Development)	Noted.
It is essential that walking and cycle links are integrated with other rights of way, shared space paths, quiet roads with 20mph limits, to connect with other adjoining development. Buses infrastructure and parking arrangements should also be provided.	Noted.
The existing bus service would be inadequate as it is infrequent and not suitable for older or inform residents.	There is a regular bus service in the general area. However in location terms the site is considered sustainable. Existing bus stops can be upgraded.

Traffic & access	
Flow of local traffic – this would increase dramatically. Additional traffic flows to St Mary's Lane and Peartree Lane, if coupled with the additional traffic movements from the proposed North Bexhill Development (BEX3) will create carnage.	The site will provide for a limited number of new dwellings, equating to around 15 additional traffic movements in the peak periods, which will not have any appreciable impact on total traffic flows and patterns.
There would be an adverse impact of traffic during construction.	While this is not a material matter such as to reject development, conditions relating to construction traffic can be considered on any planning permission granted.
Access would be an issue. The proposed access from Turkey Road into the site is currently dangerous. Additional development will only exacerbate the situation.	The County Highway Authority has advised previously that the access position is acceptable and that adequate visibility can be achieved for the 30mph road.
Pedestrian safety – there is a lack of pedestrian pavements on the west of proposed site.	The County Highway Authority has advised previously that the provision of an internal footway link to Turkey Road should be provided and then to link to existing footway network- short section of footway along eastern side of access and dropped crossings/tactile paving to connect to footway within verge opposite to also be accompanied by dropped crossing/tactile paving. Precise details would be finalised on submission of any planning application.
Infrastructure	
An additional criteria relating to utility infrastructure should be added: <ul style="list-style-type: none"> - A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider. (Southern Water)	Noted. It is agreed that a policy criterion should be added and an explanation included within the supporting text.
To ensure that physical measures are in place, avoid inappropriate parking. Electric car charging units should be provided.	Parking will be required to be provided in line with the ESCC parking standards. It is not considered appropriate to make specific reference to the need for electric charging points for cars as part of this allocation.
General comments	
The policy should take into account future cemetery expansion.	A cemetery expansion was granted in 2010, with the first burial conducted in the 2016. It is expected that this extension area should provide for the area until 2100.

The development is too close to the cemetery a buffer zone should be established between any development and the cemetery.	The site is reasonably self-contained and separation from the cemetery is likely to be achieved by the retained and enhanced buffer along the northern boundary.
Retirement or bungalow type schemes would be more acceptable and more in keeping with the tranquil character of the area.	The NPPF requires Councils to make effective use of land and planning policies should support efficient use of land. Having regard to overall housing need, lower density development would not be desirable.
The density of dwellings is too high.	While the density of development (around 25dpa) would be higher than that in the local area, the NPPF requires Councils to make effective use of land and planning policies should support efficient use of land. The site is sufficiently contained and distinct from surrounding development to accommodate a higher density scheme without adversely affecting the prevailing character of the area.
There is a restrictive covenant which prevents residential development.	This is not a material planning consideration.

Additional comments relating to this site received in response to Question 27 of the DaSA consultation (*Do you agree with the preferred sites for housing development at Bexhill? If not, which site(s) should be preferred?*)

<i>Comment</i>	<i>RDC response</i>
Do not agree with housing development on this site.	The proposed development is located within the development boundary and is seen in the context of meeting the housing requirement for Bexhill and there are no over-riding reasons to reject the allocation of the site for residential purposes.

BEX7: Land at Moleynes Mead, Fryatts Way

Chapter	13 – Bexhill – Site Options for Housing
Spatial area	Bexhill – Land at Moleynes Mead, Fryatts Way
Questions	Q33: <i>Do you agree with the requirements of Policy BEX7? If not, how would you wish to see it amended?</i>
Number of responses	24 (4 organisations and 16 individuals)

Organisations who responded include:

East Sussex County Council [23714, 23621, 23548, 23495]

Sussex Wildlife Trust [23387]

Natural England [23437]

Amicus Horizon [22245]

Overview:

The majority of the representations agree with the principle of allocating the site some concerns were raised in relation to the Policy requirements, these are summarised below:

- Overdevelopment
- Loss of residential amenities
- Drainage of the site would not cope with the development
- Flooding
- Traffic
- Site capacity cannot accommodate the proposed development

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016) there have been the following updates to the planning history:

- Planning application RR/2017/2452/P – Outline: redevelopment of land with 24 unit residential development including new access road, associated parking and external amenity areas. Delegated to approve (April 2018) subject to completion of a Section 106 agreement relating to affordable housing; the management of an ecology/ wildlife zone; and SuDS.

Detailed comments on Policy BEX7: Land at Moleynes Mead, Fryatts Way, Bexhill.

<i>Comment</i>	<i>RDC response</i>
Detailed comments on Policy BEX7	
<i>Environment and Character</i>	
The site has a medium potential to contain prehistoric, Roman and medieval remains. Any planning	Noted. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. Core

application would be expected to include an archaeological assessment in line with the NPPF.	Strategy Policy EN2 (vi) and the NPPF require appropriate archaeological research and investigation. The Council's Validation List details those occasions on which a Heritage Statement will be required. The County Archaeologist commented on the recent planning application, confirming that it is appropriate that the risk to damage to archaeology is mitigated by the application of planning conditions.
ESSC agrees to the requirements of the policy.	Noted.
Development proposals within the Pevensey Levels hydrological catchment area should include SuDS that deliver multiple benefits for the water environment, wildlife and people, and to achieve the greatest benefits, SuDS should be joined up at a Landscape scale (Natural England).	Noted. This is identified at part (vii) of the policy, which should be read in conjunction with policy DEN5.
Sussex Wildlife Trust supports the retention of the southern section of the site as an ecology area. However, the wording of section (iv) should be strengthened to include a requirement to enhance the area as per core strategy policy EN5. We recommend: "The Southern section of the site remains undeveloped as an ecology area. Ecological enhancement should be implemented to improve the area for biodiversity. Provision should be made for the long term management of this area".	Noted. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. However, it is agreed that further detail of the ecology area and its function should be included within the supporting text and that the policy should include a requirement for its long term management. These matters have been addressed in the recent planning application for the site.
Soil investigation on the site is required (Amicus Horizon Ltd – Rother Homes).	<p>The site was previously used a residential garden land and paddock with stables, and as such is considered to have a low risk of soil contamination.</p> <p>A detailed Ground Investigation Report for the site was submitted with a previous planning application for the site in 2014. This did not find evidence of soil contamination. There is no evidence to suggest that conditions on the site</p>

	would have significantly changed since that time.
Objections to the requirements of the policy especially point (ii) which requires the existing property to be retained. It is also disputed that the site is considered non-designated heritage asset.	Moleynes Mead dates from the 1920s and is a building of distinctive character by a known architect. Therefore, while Historic England has determined not to add it to the statutory list, it is considered to be a non-designated heritage asset, a view maintained by the Planning Inspector in a 2015 appeal decision (ref APP/U1430/W/14/3001671). Policy EN2 of the Core Strategy seeks to protect the historic built environment, including both statutorily protected and non-statutorily protected assets. Furthermore, the recent planning application demonstrates that the retention of the house as part of the development proposals for the site can be successfully achieved.
A minimum of 15-20 metre buffer should be allowed between buildings and tree/hedgerows. The policy should include a requirement to protect trees and hedgerows on site.	Noted. Part (iii) of the draft policy requires the retention and enhancement of existing boundary planting, including that subject to Tree Preservation Order. The recent planning application indicates a site layout informed by a tree survey. However, the site is not adjacent to Ancient Woodland and a requirement for a 15 – 20 metres wide buffer would be considered excessive.
Flooding – the area is prone to flooding – more evidence is required on the site's potential adverse impact on Pevensey Levels Hydrological catchment.	The site is not within an area at risk of flooding. The Lead Local Flood Authority provided comments on the recent planning application, confirming that the proposed development is capable of managing flood risk effectively subject to the imposition of planning conditions.
Drainage system of the area is inadequate to cope with additional development.	There is no evidence that the drainage system is inadequate. Southern Water has not raised objections to the allocation and has confirmed that their initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. The Lead Local Flood Authority has confirmed that the proposed development is capable of managing flood risk effectively subject to the imposition of planning conditions.

Transport, traffic and access	
<p>It is essential that walking and cycle links are integrated with other rights of way, shared space paths, quiet roads with 20mph limits, to connect with other adjoining development. Buses infrastructure and parking arrangements should also be provided.</p>	<p>Noted. Part (v) of the policy requires a footpath link through to Ellerslie Lane in order to improve permeability and encourage sustainable travel.</p>
<p>BEX7 will be taken into consideration when a cycle network for this part of town is being developed. (ESCC Transport & Economy Development).</p>	<p>Noted.</p>
<p>Site access is an issue.</p>	<p>The principle of an access from Fryatts Way has been accepted by the Highway Authority. Vehicle speeds are low on Fryatts Way and good visibility is available in each direction. The access would be constructed in accordance with the County Council's technical specifications.</p>
<p>Traffic flows on to Ellerslie Lane will add to danger for pedestrians. There are no pedestrian pavements.</p>	<p>The Highway Authority has not raised objection to the allocation and considers that the roads leading to the site would not be adversely affected by traffic associated with the development and would continue to function in a satisfactory manner and without detriment to highway (including pedestrian) safety. While it is noted that part of Ellerslie Lane does not include a footway, there are alternative pedestrian routes to Little Common Road (the location of the nearest bus stops). While the existing pedestrian links in the local area are not ideal, the Highway Authority has indicated that there is little or no opportunity for improvements to be put in place as part of the development, while acknowledging the site is within a well-established residential area that has operated under these circumstances for many years. The lack of footway on parts of Ellerslie Lane does not make the site unsuitable for the redevelopment as proposed.</p>

General comment	
The requirements of Policy BEX7 should be reduced to respond to the real need and land capacity. The site would be better suited to a development of 11 dwellings.	The capacity of the site was considered by the Planning Inspectorate during a dismissed appeal in 2015, when the Inspector indicated the site appeared suitable for the amount of development proposed. The density indicated in that appeal proposal is comparable to that now proposed in the draft allocation and recent planning application, and is considered appropriate and in keeping with the character of the locality. Policy OSS3 of the Core Strategy requires proposals to make effective use of land within the main built-up confines of towns and villages, especially previously developed land, consistent with maintaining their character.
Smaller affordable homes would be better suited to other parts of the town.	Policy LHN2 of the adopted Core Strategy sets out the requirements for affordable housing, which includes 30% on-site provision on schemes of 15 or more dwellings in Bexhill. This applies to sites in all parts of Bexhill.
Loss of residential amenities	The site is within an established residential area and it is considered that a scheme could be suitably designed to ensure the residential amenities of existing and future residents would not be unreasonably harmed, in accordance with Policy OSS4 (ii) of the Core Strategy.
Sheltered accommodation would be more appropriate for this site.	While the site is within the development boundary in an established residential area in Bexhill, it is not in close proximity to services or facilities, and pedestrian links in the local area are not ideal. Consequently, while it is suitable for residential redevelopment, a sheltered housing scheme would not be appropriate.

BEX8: Land South of Terminus Road

Chapter	13 – Bexhill – Site Options for Housing
Spatial area	Bexhill - Land South of Terminus Road
Questions	Q34: <i>Do you agree with the requirements of Policy BEX8? If not, how would you wish to see it amended?</i>
Number of responses	15 (3 organisations and 9 individuals)

Organisations who responded include:

East Sussex County Council [23715, 23622, 23549, 23498]

Southern Water [23317]

Forte Development [23289]

Overview:

The majority of the representations received agree with the principle to allocate this site for development, however a number of comments consider that the site is underdevelopment as should only be used for residential only.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016), there have been two relevant appeal decisions at the site.

The first (reference APP/U1430/W/17/3172068) proposed to replace the existing car sales business with a four-story block of 14 no. apartments. The appeal was dismissed due to the siting and scale of the proposed building having an adverse impact on the character and appearance of the locality. However, the Inspector considered the car sales business not to be an employment use and accepted that a solely residential scheme could be provided on the site without having an unacceptable impact on the Council's employment land supply.

The second appeal (reference APP/U1430/W/17/3190282) sought to address the reasons for dismissing the earlier appeal. A four storey block of 13 no. apartments were proposed. The appeal was dismissed due to the siting and scale of the proposed building.

I. Detailed comments on Policy BEX8: Land South of Terminus Road

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
Agree with the proposal	Noted.
Is the demand for offices proven in this location?	In dismissing appeal reference APP/U1430/W/17/3172068 the Inspector commented that the existing car sales business was not an employment use and the loss of the

	business would not impact on the Council's employment land supply.
<i>Proposed use of the site</i>	
The council has not produced evidence to justify mixed-use at this location. Furthermore the site is not included within the Employment Land Review.	In dismissing appeal reference APP/U1430/W/17/3172068, the Inspector commented that the existing car sales business was not an employment use and the loss of the business would not impact on the Council's employment land supply.
A mixed-use scheme would be unviable and short/long-term market conditions dictate an office development on this site is not deliverable.	
The site should be included as a sole residential allocation; it can deliver 26-30 dwellings.	The principle of providing a wholly residential scheme is now accepted but providing 26-30 units would be considered overdevelopment of the site which would adversely impact on the character of the locality.
Site underused and does not constitute employment defined as B use classes.	Noted.
Detailed comments on Policy BEX8	
<i>Environment & Character</i>	
ESCC agrees to the requirement of Policy BEX8 (ESCC Ecology, Landscape)	Noted.
The site has a medium potential to contain prehistoric, Roman and medieval remains. Any planning application would be expected to include an archaeological assessment in line with the NPPF. (ESCC Archaeology).	Noted. The County Archaeologist has previously indicated that a former building of late 19th century date occupied the site for a short period before Terminus Road was constructed. This has been identified as a non-designated heritage asset with below ground archaeological interest on the site. Taking into account the relatively modern date of the building that once occupied the site and the likely impacts from the construction of Terminus Road and subsequent developments, It is considered that it is unlikely that the proposals will have a significant archaeological impact.
<i>Infrastructure</i>	
Where appropriate we would seek recognition of the need to protect underground infrastructure that cross the site so that this is not built over and it can fulfil its function. Easements would be required to allow access for future maintenance and upsizing. Southern Water requires access to the existing outfall. (Southern	Noted. An 8 metre easement from the culvert is allowed for within the supporting text and revised policy wording.

Water).	
Transport, parking and access	
The site would be served by the Bexhill Cycle Network and provide a link to the town centre and north Bexhill. (ESCC Transport Strategy & Economic Development).	Noted
The policy should require adequate parking is provided on site for residents and staff.	Any new residential development would need to meet its car parking requirement within the site, in accordance with the County Council's guidance, Core Strategy Policy TR4 and DaSA Policy DHG3.
Any development should include courtyard parking to discourage parking on the roadside.	
General comment	
How would income from Council Tax compare with leaving it as a small industrial site?	Not a material planning consideration.
Development is supported as it is brownfield site.	Noted.

Additional comments relating to this site received in response to Question 27 of the DaSA consultation (*Do you agree with the preferred sites for housing development at Bexhill? If not, which site(s) should be preferred?*)

<i>Comment</i>	<i>RDC response</i>
The site is suitable for housing and inside existing development boundary	Noted.

BEX9: Land off Spindlewood Drive

Chapter	13 – Bexhill – Site Options for Housing
Spatial area	Bexhill – Land off Spindlewood Drive
Questions	Q35: <i>Do you agree with the requirements of Policy BEX9? If not, how would you wish to see it amended?</i>
Number of responses	125 (6 organisations and 116 individuals)

Organisations who responded include:

East Sussex County Council [23716, 23623, 23550, 23513, 23496]

Natural England [23438]

Sussex Wildlife Trust [23388]

Southern Water [23318]

Maple Walk (South) Road Maintenance Scheme [23985]

SPINDAG [23051]

Overview:

The majority of the representations disagree with the principle of allocating the site and a number of representations raised the following common concerns:

- Impact on the highway network
- Access should be on Barnhorn Road and rather than Spindlewood Drive.
- Highways impact assessment not comprehensive
- Increased traffic and parking issues
- The policy should requires clarification: it is not clear how the green corridor will be retained
- 15-20m from the Ancient Woodland should be included to reinforce the Policy
- Air pollution issues
- Flooding issues
- Impact on Ramsar site and Pevensey Levels SSSI Catchment area should be taken into account
- Impact on character of the area
- Lack of infrastructure to sustain the proposed amount of development
- Windfall sites not taken into consideration
- Development is unnecessary
- Detrimental impact on residential amenity

The comments have been structured as follow:

- I. Principle of allocating the site
- II. Detailed comments on Policy BEX9: Land off Spindlewood Drive, Bexhill
- III. Highways concerns
- IV. Environment concerns
- V. General comments

At the end of the document a conclusion summarises any necessary changes to the preferred sites/ policy approaches.

Updates to Planning History:

Since the base date of the DaSA options and preferred options (1 April 2016) an outline planning application (ref: RR/2017/1705/P) was submitted in July 2017 proposing the development of the site for 'circa 160 dwellings with all matters other than access reserved'. Access was originally proposed only from Spindlewood Drive but during the course of the application a second access from Barnhorn Road has been included. The application remains undetermined at present.

<i>Comment</i>	<i>RDC response</i>
<i>Principle of allocating the site</i>	
Objection to preferred site BX116. The option to allocate this land does not take into account the special and historically significant nature of Maple Walk and other private roads on the De La Warr Estate. (Maple Walk (south) Road Maintenance Scheme).	The allocation has taken the private status of these roads into account. The special historic nature is not explained or evident but the estate is not a designated Conservation Area.
There are other more sustainable sites which are better suited to housing than BEX9.	Bexhill being the main town in the district, housing almost half of its population and being relatively unconstrained by landscape or ecological designations, has been identified as the main focus for development through the Core Strategy. This site is considered a sustainable location for development.
<i>Detailed Comments on Policy BEX9</i>	
<i>Environment & character</i>	
ESCC agrees to the requirement of Policy BEX8 (ESCC Ecology, Landscape)	Noted.
The site has a high potential to contain prehistoric and Roman remains so should be subject to archaeological assessment before being allocated. (ESCC Archaeology).	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This will be added to the supporting text and a policy requirement for archaeological assessment will be included.
The site is part of Barnhorn Farm – the western boundary of the proposed site is directly up against the historic farm buildings of the working farm. Environmental issues should be considered and Defra, Natural	The proposed site on its western edge is separated from the historic farm buildings of the working farm by large-scale modern farm buildings and open working areas of the farm that are of no historic or architectural merit and also by a significant hedgerow that should be maintained and enhanced.

England, Historic England should be consulted before making a final assessment.	In preparing the DaSA these organisations have been consulted and their comments taken into account where made.
The ecological appraisal submitted by the developer cannot be fully commented on due to the redactions in it.	It is the Council's policy to redact sensitive information contained within ecological reports made publicly available on its website in the interests of protecting protected and endangered species. The information is available in full to view but not to copy at Rother Town Hall and is available to officers to appraise.
The trust supports the retention of the tree belts in the centre of the site, the designation as a natural green space and the wording of part (vi). However is not clear how the green corridor will be retained intact given that vehicle access is only proposed from the east of the site. The integrity of the green corridor should be maintained. The trust also supports the inclusion of section (vii) however this should be strengthened to include at least 15 metres buffer from the ancient woodland. The pond is retained as an ecological feature rather than as part of a SuDS scheme. (Sussex Wildlife Trust).	Noted. There is an existing track along this edge of the site that passes through the central green space that could be used. Alternatively, it may be possible to route the road between existing trees. It is accepted that this area of open space would be bisected by a vehicular route. The detailed layout would be the subject of a full or reserved matters application when the impact of this can be fully assessed and the retention of the space will be secured by condition and / or s.106 legal agreement as necessary. Noted – a 15m minimum buffer would be consistent with Natural England guidance; it will be added to the supportive text and a policy requirement. The SuDS system must be part of a system joined up at landscape level that delivers multiple benefits including to ecology. However the existing pond is expected to be separate from it. Additional text and policy requirement will reflect this.
In relation to point (iv) – the policy should require far more than retention of the existing boundary. The enhancement of the existing boundary would need to be substantial in width and height.	The need for the retention and enhancement of existing green boundaries is recognised, however the details of that enhancement will be the subject of a future detailed planting scheme and specific to particular parts of the site. However the use of planting to screen or hide the proposed development from existing residential areas is not appropriate being contrary to the creation of an integrated, mixed and balanced community.
15-20 metres buffer to be allowed between buildings and trees/hedgerows.	It is not necessary to specify a particular distance between proposed buildings and trees / hedgerows, however the detailed design will be expected to protect the health and future viability of new and retained trees on the site and the amenity of existing and future residents.
Ancient woodland	A minimum 15m woodland buffer around the development side of the ancient woodland will be specified in the policy requirements.

Detrimental impact on the character of Little Common village. It would be an encroachment into the countryside and turn the area into another urban sprawl.	The identified allocation would be a logical extension to the existing development boundary that contributes to meeting the town's housing target for the Plan period while protecting the character of the wider countryside. The site is compact and well contained by areas of existing housing and a substantial woodland block. As such it would not cause further urban sprawl.
<p>The site may form functional habitat for the bird species of the Ramsar, therefore, detailed survey would be required. If confirmed as a supporting habitat, it is given the same level of protection as the Ramsar.</p> <p>The site is within and 'Impact Risk Zone' for the Pevensey Levels SSSI- If the allocation is likely to have a significant effect on the SSSI appropriate measures needs to be specified.</p> <p>The site is within the Pevensey Levels SSSI hydrological catchment area; therefore developments proposal should include SuDS that deliver multiple benefits for the water environment, wildlife and people. SuDS should be joined up at landscape scale. (Natural England).</p>	<p>Noted. Natural England has since agreed in connection with the current outline planning application that the site does not form functional habitat for the bird species of the Ramsar site, therefore the proposed site allocation is not likely to be functionally linked to the SSSI or have a significant effect on it requiring mitigation.</p> <p>In accordance with the strategy agreed with Natural England at Core Strategy stage developments in the Pevensey Levels hydrological catchment area are required to incorporate two appropriate types of SuDS. The supporting text and policy requirement should be amended to state that these should deliver multiple benefits and be joined up at landscape scale.</p>
Green spaces should be in walking distance from existing development.	Noted. The proposed site allocation is relatively well related to existing residential areas and in walking distance.
Local wildlife needs protecting.	Noted. The ecological assessment prepared by the applicant to inform the current outline planning application identifies the presence of a number of protected and other species on the site. It will be necessary to incorporate measures within any future detailed design to mitigate any adverse impact of development and to provide net gains to bio-diversity in accordance with relevant local and national planning policy and guidance including policy EN5 of the Core Strategy and paragraph 170 of the NPPF having regard to the Council's Green Infrastructure: Background Paper Addendum (Nov 2016).
Pollution (noise/ air/ light) noise	Relevant matters are to be assessed at

and air pollution should be tested.	application stage, however the allocation of the site for residential development would not be expected to give rise to unacceptable impacts in regard to noise, air and light pollution.
There are known flooding issues in the area. The area due to be developed is very wet and due consideration has not been taken of the impact on the properties (existing or new).	The site predominantly lies within flood risk zone 1 – low risk. The current planning application is accompanied by a flood risk and drainage strategy that is being assessed against relevant local and national policy and guidance. Policy EN7 of the Core Strategy seeks to avoid inappropriate development in areas at risk of flooding and policy DEN5 of the DaSA that requires drainage to be considered as an integral part of the development design process, with sustainable drainage systems (SuDS) utilised unless demonstrated to be inappropriate.
Infrastructure	
<p>An additional criteria relating to utility infrastructure should be added:</p> <ul style="list-style-type: none"> - A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider. <p>The site is in close proximity to Spindlewood Drive, Bexhill Wastewater Pumping Station. The masterplanning for the site should take account of nearby wastewater pumping station to minimise land use conflict. (Southern Water).</p>	<p>Noted. This should be added in the supportive text and in the policy requirements.</p> <p>The proximity of the nearby pumping station will be taken into account at full or reserved matters application stage and requires any habitable accommodation to be located at least 15m from the pumping station and limits development, ground works and tree planting in proximity of existing and proposed waste water infrastructure.</p>
Damage to the utilities caused by heavy traffic.	Any future development of the site will be subject to normal controls over construction traffic and the allocation of the site is unlikely to raise any unusual concerns in this respect.
Detrimental impact on local infrastructure -school/doctor surgeries/shops	The County Council's Education Commissioning Plan 2017-2021 identified that, longer term, the significant volume of new housing planned for Bexhill could lead to a shortfall of primary school places emerging in the first half of the next decade. To address this, outline planning permission for the development of land at North East Bexhill includes provision for a new primary school. The increased primary age population in west Bexhill is expected to be catered for by the

	<p>local primary school with pupils from other parts of the town using school nearer to their home in the future.</p> <p>With regard to GP surgeries there is an extant outline planning permission for a 10 GP surgery at Barnhorn Green (Rosewood Park RR/2012/1978/P). The Clinical Commissioning Group has not highlighted any capacity issues that could arise as a result of allocations in this part of Bexhill.</p> <p>The proposed site allocation is within walking distance of the primary school, GP surgery (existing and permitted). Further development in the locality would serve to improve the viability of local shops and services.</p>
Lack of access to Emergency Services	The detailed design of the site accesses will ensure that the proposed site allocation is accessible to emergency services.
Transport	
<p>ESCC is aware of the residents' concerns regarding potential impact upon the local highway network as a result of the draft Policy BEX9. However based on the supporting evidence we are content that the proposed allocation can be considered acceptable in terms of its impact upon the highways network.</p> <p>Highways recognise that certain mitigations measures are likely to be required, but we would expect these to be identified, agreed and implemented at application stage. (ESCC Transport DC)</p>	<p>Noted. The highway authorities – Highways England and ESCC - have assessed the current outline planning application and having sought and obtained amendments including the incorporation of a second vehicular access onto Barnhorn Road are both satisfied that development of the quantum proposed can be undertaken on the site without unacceptable impact on the local and strategic highway network subject to detailed design of junctions and local highway improvements including signage, parking restrictions, off site junction improvement, pedestrian, cycle and bus service improvements and a green transport plan.</p>
A by-pass should be considered to divert traffic from Barnhorn Road	
Bus infrastructure should be provided as well as sufficient parking.	
<p>BEX9 will be taken into consideration when a cycle network for this part of town is being developed (ESCC Transport & Economy Development).</p> <p>It is vital that walking and cycle links are integrated with other</p>	<p>Noted. The detailed design of the site should make appropriate provision for pedestrians and cyclists that can be linked up with off- site improvements</p>

Rights of Way, Shared spaces paths, quiet roads with 20mph limits, i.e Meads Road, and are of common high quality standards, clearly signed that connect with other adjoining developments and projects.	
Access	
Access for both vehicle and pedestrians should be onto Barnhorn Road and there should be no entry into or out of Spindlewood Drive. Barnhorn Road is a trunk road and although badly congested at peak times it is maintained at public expense to take a much higher traffic flow. (Maple Walk (south) Road Maintenance Scheme).	The proposed allocation and the current outline planning application have been considered by ESCC as the local highway authority (LHA) and it has raised no objection to the use of Spindlewood Drive as the sole vehicular access to the site. This also ensures ready access to Little Common District Centre. However, there is considered to be merit in having a second access from Barnhorn Road, which will significantly reduce the amount of traffic using Spindlewood Drive. The LHA considers that the design of the internal road system will limit them being used as a shortcut
The Core Strategy states that further development west to Little Common roundabout should have its access off Barnhorn Road.	
Frontagers of Maple Walk are required to pay an annual sum towards road upkeep. The additional traffic represents a totally unacceptable burden upon them.	Maple Walk is already used by local traffic, but this is limited in extent. Maple Walk is not expected to be a significant route for future residents of the site.
Access to and from Meads Road is already hazardous, without the additional traffic from this proposal.	Meads Road is a relatively short length of public highway. Although sometimes it is necessary for traffic to wait to allow oncoming vehicles to pass, there are no obvious or unusual hazards along its length. The LHA has identified that there is a need to slightly increase the width of the junction of Meads Road and Cooden Sea Road in conjunction with development of the site.
There is no pavement on Maple Walk, and additional traffic also represents a risk to pedestrian safety.	The additional traffic likely to be using Maple Walk from the site is not considered to be significant enough to present a risk to pedestrian safety. Maple Walk is already a route used by local residents and also by through traffic.
Traffic	
Increased traffic flow – Meads Road/ Spindlewood Drive not suitable for an increase of traffic. Traffic survey should be done.	A traffic survey has been carried out by the applicant in connection with the current outline planning application and this was updated with contemporaneous survey work in September 2017. The LHA is satisfied that Meads Road and

	Spindlewood Drive are able to accommodate the traffic that would arise. Due to the introduction of the second access from Barnhorn Road, this will be less than was previously taken into account.
There are concerns regarding highways assessment on the impact of the development. The Technical Note supplied to report on likely effects of developments south of Barnhorn Road was done in 2015 before the Link Road was open. Therefore it bears no relevance to today's traffic. A new traffic census needs to be done and undertaken post the opening of the link road to provide accurate baseline figures.	A new traffic survey was undertaken by the applicant in September 2017 as a result of which a second access from Barnhorn Road was introduced. Both the ESCC, as LHA, and Highways England are now both satisfied that the impact of the allocation on the local and strategic highway network has been properly considered.
Parking	
Existing parking issues around Little Common area would be exacerbated.	The amount of parking provided on the site would be considered at detailed planning application stage but would be consistent with ESCC parking standards. The allocation would not be expected to exacerbate existing on road parking pressures around Little Common.
Illegal parking along Meads Road/Cooden Sea Road (private/delivery vehicles) is already dangerous.	The allocation would not be related to existing illegal parking elsewhere and the development would be expected to accommodate the vehicles it generates. The LHA is satisfied that Meads Road and Cooden Sea Road have capacity to accommodate the proposed allocation.
General comments	
Consideration to allocate this site for development should be deferred until at least 2022 once a full survey has been undertaken to provide the exact number of houses needed taking into account all the other sites that have been developed.	The Council is not able defer consideration and the allocation of sites for this period.
Planning applications on this site have been refused in the past both at local level and at appeal. RR/1999/1643P and RR/1999/122701P. Nothing has changed since then. The Planning Inspector stated that the land was 'Coddled and not suitable for building'. So the	The site has been rejected in the past but the local and national planning policy context has altered significantly in the interim period. It is recognised that the town must grow, through a mix of both brownfield and greenfield sites to meet this need. The site is well related to existing areas of housing and to the shops and services at Little Common and is relatively unconstrained. The allocation would represent a

Council should not consider this site.	logical extension to the town to meet identified needs and can be achieved whilst protecting and enhancing the ecological value of the site and improving public access to the countryside.
Inappropriate application of the Town and Country Planning principles in the assessment of the selected criteria.	Within the context of additional sites for housing development needing to be identified, the proposed allocation is considered to be suitable assessed against local policies and national planning policy and guidance
Housing stock should be limited to good quality low rise owner occupied properties with limited shared ownership properties.	Housing stock needs to reflect and meet the objectively assessed local housing need. This is for a mix of market and affordable homes including for affordable rent and shared ownership. The actual mix will be determined at application stage. All development is expected by local and national policy to be of a high quality.
No social housing for rent should be incorporated. This should be located north of Sidley where Bexhill social housing is already established.	Core Strategy policy LHN2 requires that in Bexhill 30% of dwellings in new developments of 15 dwellings or more to be affordable. Within that number, the split between affordable rent and shared ownership would be approximately 65%/35%.
The site has long been controversial.	Noted.
Unnecessary development when considering the capacity of other proposed sites as well as windfall developments. Rother District Council can achieve its housing targets without this development.	Numerous sites have been assessed in Bexhill. This allocation is considered appropriate and necessary to meet the town's housing requirement over the plan period. Windfall potential has also been considered.
An allowance of at least 35-40 windfalls per annum should be incorporated into the DaSA process and projected house completions. Housing targets for the district should take these figures into account.	The Core Strategy does include a windfall allowance outwith of the current 5-year supply figures. To include this within the first 5 years is considered to be double-counting.
Detrimental impact on residential amenity – especially residents close by the boundary with the proposed development.	The detailed layout of the development is to be determined at a later stage however it is not considered that subject to normal considerations there should be any unacceptable impact on existing residents. It is accepted that the outlook and views for some residents will change but that is not a valid reason to prevent development that can be achieved appropriately and sensitively on the site.
Affordable housing would be better suited elsewhere.	Affordable housing is required in all parts of the town. The site is accessible to local shops and

	services and to public transport and its development is capable of providing a good quality living environment for a range of households.
Little employment opportunities in Little Common.	Little Common is within the town of Bexhill and the Bexhill and Hastings Travel to Work area. It is also relatively accessible to Eastbourne and other areas both by private and public transport. Whilst there are proposals to increase very local employment opportunities (i.e. at the Barnhorn Green /Rosewood Park it is not unreasonable to expect that people will travel for work purposes as is the case for most residents of the town now.
Overdevelopment and too high density	The proposed allocation is for 160 dwellings over an area of 7.3ha equating to approximately 22 dwellings per hectare. This is a relatively low density that is appropriate for the site allowing for the integration of existing ecological and landscape features and their enhancement.

Additional comments relating to this site received in response to Question 27 of the DaSA consultation (*Do you agree with the preferred sites for housing development at Bexhill? If not, which site(s) should be preferred?*)

<i>Comment</i>	<i>RDC response</i>
<i>Character & Environment</i>	
Loss of greenfield land. This development is not required. BX116 is a greenfield site and as such should be removed. Rother District Council should take into account brownfield sites when calculating the housing numbers required.	The Council requires greenfield allocations to meet its housing requirement as set out in the Core Strategy
The proposed allocation would affect the RAMSAR & SSSI as it would move the boundary of Bexhill closer to the Pevensy Levels.	Subject to the incorporation of at least two appropriate types of SuDS it is not considered that the allocation of the site would adversely impact the integrity of the Pevensy Levels. The ability for the current outline proposal to be able to accommodate appropriate SuDS is currently being assessed in light of the recent Court of Justice of the European Union judgement <i>People Over Wind and Sweetman v Coillte Teranta</i> that confirmed that mitigation measures need to be considered at Habitat Regulation 'Appropriate Assessment' stage rather than at the stage of screening out a development from that requirement.
Any development will have major impacts on protected species.	It is recognised that there are protected species present on the site. Any development proposal

	would need to be assessed in accordance with Natural England's standing advice and undertaken in accordance with any conditions imposed.
Objection to site BX116. The option to allocate this land does not take into account the special and historically significant nature of Maple Walk and other private roads on the De La Warr Estate.	The allocation has taken the private status of these roads into account. The special historic nature is not explained or evident but the estate is not a designated conservation area.
The development would lead to a further unstructured and discontinuous extension adversely affecting the rural area of Little Common. The semi-rural character of the area will be affected.	The development of the site would alter its current character but the strong existing landscape structure appropriately enhanced would add value to the development and serve to limit wider views from open countryside. It is not accepted that it would lead to further unstructured and discontinuous extension of the Little Common area.
Increased flood risk	The development of the site would be expected to adequately deal with surface and foul water disposal such that the risk of flood risk elsewhere is not increased in accordance with policy EN7 of the Core Strategy.
Air and noise pollution arising from increased traffic flow.	The site is proposed to be allocated for residential development within / adjacent to existing residential areas there is no reason to expect unacceptable adverse in this regard
The development will generate light pollution.	External lighting would be considered as part of the detailed proposals for the development of the site and should be sympathetic to adjoining existing uses and the semi-rural location of the site in accordance with policy DEN7 of the DaSA
Traffic	
The data in relation to the traffic flow is not correct. The Spindlewood Drive Transport Note was based on April 2015 survey – figures do not include new planned developments. Cumulative impacts of traffic generated by other development should be considered.	A new traffic survey was carried out in September 2017 to inform amendments to the outline planning application. The cumulative impact of other planned development over the plan period is taken account of in ESCC's Saturn model used.
No further development should be planned for the Little Common area before a Little Common by-pass has been constructed joining the A259 (near The Lamb Inn) to Ninfield Road joining with the North Bexhill Access Road.	The modelling accepted by Highways England indicates that there is sufficient capacity on the A259 until towards the end of the plan period.

Increased traffic flow, particularly around Little Common Roundabout and Barnhorn Road. Main road is inadequate. Meads Road and Maple Walk are not suitable for an increase in traffic flow.	The Highway authorities are satisfied that the local roads and the A259 have sufficient capacity to accommodate this and other development up to the amount identified in the Core Strategy.
Access & Parking	
Parking – there are serious car parking issues around Little Common precinct with frequent and blatant breaches of parking laws.	This is not related to the allocation or development of this site that would be required to provide off -site parking for future dwellings in accordance with ESCC policy
Access issues, the Maple Walk/Spindlewood Drive junction is very tight, particularly with the quantity of vehicles that park on it. Collisions are a frequent occurrence. Any extra vehicles would make this worse.	The LHA is satisfied that a safe access and junction can be provide here
Access should be from Barnhorn Manor, with exit via Upper Barnhorn Manor in line with the Core Strategy which states that all future developments should be off the A259 (para 8.56).	A second access from Barnhorne Manor is now proposed. The highway authorities are satisfied that both can operate safely to accommodate the traffic associated with the proposed development
General comments relating to site BX116	
The proposed site allocation does not take into account current and future residential amenity.	The site layout will be determined at detailed planning application stage however the site is large enough to accommodate the scale of development proposed without unacceptably impacting on the amenity of existing and future residents.
Affordable housing to be built off site	Local and national policy expects the provision of affordable housing on site except in exceptional circumstances. Core Strategy policy requires that in schemes of 15 or more dwellings in Bexhill that 30% are affordable and provided on site.
Density is too high to be in keeping with the surroundings.	At 22 dwellings per hectare the proposed density is appropriate to this relatively sustainable and accessible location
There is no infrastructure planned to support the proposed developments. Before planning for housing on this site there is a need to develop infrastructure. Additional school/ medical facility capacity and free/ affordable car	There is an existing primary school in Little Common that the education authority expects to be available to the future local primary school population. There is outline planning permission and a site identified for a 10 GP surgery at Barnhorn Green / Rosewood Park. There is on street parking in the area and charged for car

parking provision is needed.	park at Little Common (Eastway)
Lack of jobs to support additional future residents.	The site is located in a relatively accessible and sustainable location within the Bexhill and Hastings Travel to Work Area and is also accessible to Eastbourne by public or private transport
RDC must defer any decision to include BX116 for at least 5 years and until when cumulative impacts are known from the residential dwelling planned on sites BX120 (Barnhorn Green expansion), BX124 (North Bexhill) and BX101 (Northeye) as well as other developments in the area.	The Council is required to identify and allocate sufficient sites now to meet at a minimum the housing target set out within the Core Strategy
Agree with allocation at BX116. Proposals benefit from an agreed access point, existing natural screening, nature enhancements, lowest risk of flooding, a natural extension to Little Common, extremely well linked to Little Common.	Noted.

Additional comments relevant to this topic, made under question 111 of the DaSA consultation (any other comments):

Main issues raised	RDC Response
Improve the A259 before any further development.	The Highway authorities are satisfied that the local roads and the A259 have sufficient capacity to accommodate this and other development up to the amount identified in the Core Strategy.
If BX116 (Land off Spindlewood Drive) is considered suitable for development, the land should be divided into reasonably sized plots to be sold individually.	Noted. Sites of 20 or more dwellings should make provision for 5-10% of the total number of dwellings to be provided to be made available as serviced plots for self and custom housebuilders, in line with Policy DHG6. Whilst it is expected that the site will not come forward in its entirety for self-build, should any such proposal come forward through a planning application, it would be considered on its merits, in line with planning policy.

BEX10: Land North of Barnhorn Road

Chapter	13 – Bexhill
Spatial area	Bexhill
Questions	Q36: <i>Do you agree with the requirements of Policy BEX10? If not, how would you wish to see it amended?</i>
Number of responses	Q36: 19 (<i>from 7 organisations and 12 individuals</i>)

Organisations who responded include:

East Sussex County Council [23717, 23624, 23551, 23497]

Natural England [23439]

Sussex Wildlife Trust [23389]

Southern Water [23319]

Overview:

Since the base date of the DaSA Options and Preferred Options (1 April 2016), planning permission (reference RR/2015/3115/P) has been granted for residential development comprising 67 dwellings, together with associated landscaping, drainage and highway infrastructure works, at land north of Barnhorn Road, Bexhill (decision date 10/3/2017).

Consequently, there is no need for the proposed allocation at this site (Policy BEX10) to be taken forward and it should not be included in the submission version of the DaSA.

There are responses to the DaSA consultation in respect of this site. The split between those respondents who agree with the allocation, and those who object to it, is relatively even. Comments have been made on topics including:

- Effect on traffic, parking and infrastructure in the Little Common area;
- Effect on wildlife including the Pevensey Levels Ramsar site;
- Need for sustainable transport measures;
- Need for additional policy requirements for green infrastructure including trees and hedges;
- Need for new play spaces within the development;
- Need to properly address flood risk and drainage;
- The policy should require a primary school, GP surgery, adult social care provision and high quality business units;
- Appropriateness of affordable housing;
- The potential for archaeological remains.

These matters, where relevant, were taken into consideration in determining the recent planning application. The comments will not, therefore, be considered further in this Consultation Statement.

Northeye development options

Chapter	13 – Bexhill – Site Options for Housing
Spatial area	Bexhill
Questions	<p>Q37: Which of the development options for Northeye do you prefer?</p> <ol style="list-style-type: none"> 1. Employment-led redevelopment 2. Housing-led redevelopment 3. Tourism-led redevelopment 4. Institutional-led redevelopment <p>Should other options be considered?</p>
Number of responses	Q37: 26 (from 8 organisations and 18 individuals)

Organisations who responded include:

East Sussex County Council [23719, 23625, 23552, 23499]

Southern Water [23477]

Natural England [23441]

Sussex Wildlife Trust [23392]

SPINDAG [23048]

Overview:

The majority of representations received preferred options 1 & 2. Some representations received raised the following comments:

- Harmful impact on wildlife
- Increased traffic
- There is no need for a hotel or business park in the area.

I. Detailed comments on the development options for Northeye

Comment	RDC response
Development options for Northeye	
Environment and Character	
Options 1 or 4 are preferred from an ecological perspective. (ESCC Ecology)	Noted.
Much of the site is likely to be heavily disturbed, but there are some areas of potential survival of archaeological remains, including some potential for waterlogged remains. (ESCC Archaeology).	Noted.

ESCC Landscape Section does not express a specific preference	Noted.
<p>Options 1 & 2 are supported.</p> <p>European designated site – Pevensey Levels RAMSAR site: supporting habitat.</p> <p>This may be a functional habitat for the bird species of the RAMSAR and therefore detailed surveys/survey data will be required; if confirmed as supporting habitat, it is given the same level of protection as the Ramsar.</p> <p>Designated sites – Pevensey Levels SSSI – within ‘Impact Risk Zone’ (IRZ) for the SSSI.</p> <p>If the allocation is likely to have a significant effect on the SSSI appropriate mitigation measures need to be specified.</p> <p>Designated sites – Pevensey Levels SSSI hydrological catchment area.</p> <p>Development proposals within the Pevensey catchment should include SuDS that deliver multiple benefits for the water environment, wildlife and people, and to achieve the greatest benefits, SuDS should be joined up at landscape scale (Natural England).</p>	<p>Noted. The area proposed for built development within the site is brownfield and severed from the RAMSAR by the A259. It is therefore distinctly separate from the RAMSAR and is not likely to be functionally linked to the SSSI or have a significant effect on it requiring mitigation. However, it is recognised that any planning application should be accompanied by the relevant surveys to determine whether the site forms functional habitat for the bird species of the RAMSAR site at that time.</p> <p>In accordance with the strategy agreed with Natural England at Core Strategy stage, developments in the Pevensey Levels hydrological catchment area are required to incorporate two appropriate types of SuDS. The supporting text and policy requirement should be amended to state that these should deliver multiple benefits and be joined up at landscape scale.</p>
Any policy for this site must include protections against the potential negative impacts of the creation of sports pitches such as flood lighting and impermeable surfaces. It is recommended wording is included to ensure that there are no harmful impacts from this type of development. (Sussex Wildlife Trust).	Noted. A Landscape Study has been undertaken which considers the impact of floodlighting on the wider landscape and concludes that with careful controls over the time limits for use, they could be considered acceptable. The use of impermeable surfaces of a sports pitch would need to be considered in conjunction with a flood risk assessment.
There are protected trees on site.	There are no protected trees located within the Northeye site.
All options would have a detrimental effect on the site wildlife	Noted. The ecological assessment would need to be prepared by the applicant to inform the planning application to identify the presence of any protected species on the site. It will be necessary to incorporate measures within any

	future detailed design to mitigate any adverse impact of development and to provide net gains to bio-diversity in accordance with relevant local and national planning policy and guidance including policy EN5 of the Core Strategy and paragraph 170 of the NPPF having regard to the Council's Green Infrastructure: Background Paper Addendum (Nov 2016).
Transport and traffic	
<p>All four options would generate additional traffic, impacting on the A259, which suffers from significant traffic congestion in peak hours.</p> <p>However, with Bexhill being a key growth area for the County, it is recognised that the development of this site will support local economic growth. Development options 1 and 2 would be more favourable. Any policy associated with this site should include a requirement to improve the A259 to provide a suitable access onto the strategic road network along with providing a suitable access onto the strategic road network along with providing transport choice for pedestrians, cyclist and public transport users, as in alignment with Core Strategy Policy TR1. (ESCC Transport Strategy & Economic Development).</p>	Noted. A policy requirement will be added to the policy to ensure that a suitable access is provided, along with connections to sustainable transport modes.
Increased traffic	
Infrastructure	
<p>In line with the NPPF and to ensure sustainable development, an additional policy criteria is requested:</p> <ul style="list-style-type: none">- A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider. <p>The masterplanning of the site</p>	Noted. This should be added in the supportive text and in the policy requirements.

should take account of the nearby wastewater pumping stations to minimise land use conflict. (Southern Water)	
General comments	
BX101 is a better overall solution with Barnhorn Green proceeding with 342 properties.	Noted.
If option 1, was chosen with a pedestrian and cycling link connecting BX101/BX60 could connect to Coneyburrow Lane reducing car usage.	Noted. It is considered that Bexhill has sufficient identified land for employment to meet the targets set out the Core Strategy. It is also noted that there is limited support for employment land from land promoters and developers in this location. However, the policy will seek to secure an on-site footpath through the site as well as off site, pedestrian, cycle and bus service improvements.
Option 1 is preferred as Little Common needs more employment opportunities.	
Option 2 should be considered however the A259 would need to be improved.	Noted.
Bexhill needs additional facilities to support the local football clubs and would give the widest benefit to the community as a whole. It would also have the least negative impact on the surroundings in terms of congestion and pollution.	Noted. There is an identified shortfall of the enclosed adult football pitches in Bexhill. It is expected that the northern half of this site will assist in providing an enclosed ground.
Option 3 & 4 are preferred -	Noted.
Option 3 & 4 should be avoided as do not offer much benefit in terms of housing or employment to the Rother District.	Noted.
There is no demand for hotel or eco lodge park/business Park.	Noted. There is limited support for a medium-large scale tourism facility from land promoters and developers in this location.
A pedestrian and cycle path could also be provided from Barnhorn Green to Northeye.	The policy will seek to secure an on-site footpath through the site as well as off site, pedestrian, cycle and bus service improvements.
Alternative sites	
Mix employment and residential development – Combination of options 1 and 2.	It is considered that Bexhill has sufficient identified land for employment to meet the targets set out in the Core Strategy. It is also noted that there is limited support for employment land from land promoters and developers in this location.

Additional comments relating to this site received in response to Question 27 of the DaSA consultation (*Do you agree with the preferred sites for housing development at Bexhill? If not, which site(s) should be preferred?*)

<i>Comment</i>	<i>RDC response</i>
Northeye as brownfield land could be suitable for development and/or employment land providing a northern access road is included – not currently included in the total house requirement.	Highways England and ESCC are both satisfied that development of the quantum proposed can be undertaken without unacceptable impact on the local and strategic highway network.
The site is suitable for housing and inside existing development boundary	The comments are noted, however it should be recognised that Northeye is not located in the development boundary.
Before planning for housing there is a need to develop infrastructure.	<p>The County Councils Education Commissioning Plan 2017-2021 identified that longer term, the significant volume of new housing planned for Bexhill could lead to a shortfall of primary school places emerging in the first half of the next decade. To address this, outline planning permission for the development of land at North East Bexhill includes provision for a new primary school. The increased primary age population in west Bexhill is expected to be catered for by the local primary school with pupils from other parts of the town using school nearer to their home in the future.</p> <p>With regard to GP surgeries there is an extant outline planning permission for a 10 GP surgery at Barnhorn Green (Rosewood Park RR/2012/1978/P). The Clinical Commissioning Group has not highlighted any capacity issues that could arise as a result of allocations in this part of Bexhill.</p> <p>.</p>
BX101 is more suitable as infrastructure/ local facilities are better compared to other sites.	Noted.
Not suitable for residential development due to the sensitivity of the surrounding area, access, and likely adverse effects on West Bexhill.	Noted. However, this is a redundant brownfield site within Bexhill and, in the interests of positive planning, it is seen essential to plan appropriately for the future of this site.
Not suitable for residential development due to increased traffic congestion on the A259.	Highways England and ESCC are both satisfied that development of the quantum proposed can be undertaken without unacceptable impact on the local and strategic highway network.

BEX11: Land at Sidley Sports and Social Club, Bexhill

Chapter	13 – Bexhill
Spatial area	Bexhill - Land at Sidley Sports and Social Club
Questions	Q38 <i>Do you agree with the requirements of Policy BEX11? If not, how would you wish to see it amended?</i>
Number of responses	Q38: 16 (<i>from 10 organisations and 6 individuals</i>)

Organisations who responded include:

East Sussex County Council [23720, 23626, 23553, 23500]

Sussex Wildlife Trust [23391]

Sidley United Football Club [23373]

Sidley Cricket Club [22860]

Heart of Sidley [22724]

AmicusHorizon Ltd (Rother Homes) [22246]

Beaulieu Homes (Southern) Ltd [22188]

Overview:

The majority of representations received agree with the principle of bringing Sidley Sports Ground back into use through Policy BEX11. However, a small number of representations received raised the following comments:

- Site not viable for formal sport playing pitch
- Site should be allocated for housing.

Principle of allocating the site for playing pitches for formal sport and detailed comments on Policy BEX11

<i>Comment</i>	<i>RDC response</i>
<i>Principle of allocating the site for playing pitches for formal sport.</i>	
Formally support Sidley Sports and Social Club being brought back into use for sport.	Noted.
The site should be allocated for housing. Housing development can mitigate the loss of the sports ground, which is not located in an appropriate location for a playing pitch. There is no evidence to support the viability of the site as a formal sport playing pitch. Furthermore, the Council is not able to demonstrate a five-year supply of housing land. The policy should provide for up to 65 dwellings. (Beaulieu Homes Ltd Southern)	There is an identified shortfall of enclosed football pitch provision in Bexhill, for which 3 clubs are seeking to find an enclosed pitch to comply with league requirements. Sidley Cricket Club has been displaced since the ground's closure and now temporarily play in Hastings. Policy CO3 seeks to safeguard the loss of such sites and bring disused sites back into use. Policy CO1 also seeks to safeguard the loss of community

	facilities. The Feasibility Study which has recently been undertaken indicates that the site could viably be brought back into sporting use.
Detailed comments on Policy BEX11	
Environment and Character	
Supports the policy requirements, however it is recognised that floodlighting could have additional impacts on biodiversity (ESCC Ecology)	Noted. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance, having regard to other local evidence including the Council's Green Infrastructure: Background Paper Addendum (Nov 2016). The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. However, it is considered appropriate for the policy to include a requirement for proposals to ensure protection for light-sensitive biodiversity and appropriate mitigation in accordance with a lighting design strategy and species activity surveys.
The Policy should include wording to manage the type of playing pitches which might be suitable on the site. Consideration should be made to the use of artificial pitches and associated lighting. In particular potential impacts on bats, likely to be present in the area. (Sussex Wildlife Trust)	
The site has high potential for prehistoric, Roman and medieval archaeological remains. Therefore should be subject to archaeological assessment before being allocated (ESCC Archaeology)	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This will be added to the supporting text.
Supports Policy requirement (ESCC Landscape)	Noted.
Transport and traffic	
Supports the policy requirement, there will be a link with the proposed Bexhill Cycle Network, and the site should support access to this (ESCC Transport Strategy & Economic Development)	Noted. An additional policy requirement will be included to ensure that proposals support access to the Bexhill proposed cycle network.
Buckholt Lane should be upgraded to a shared walking and cycling path.	The Highway Authority (ESCC) has previously provided comments on the site and have not indicated that Buckholt Lane should be upgraded in its entirety. Therefore it is not considered that there is any justification for the upgrading of Buckholt Lane in its entirety. However a short stretch of improvement at the junction of Buckholt Lane with the main

	<p>access will be required.</p> <p>It should be noted that ESCC have indicated that the site should support access to the proposed Bexhill Cycle Network and additional policy criteria has been included to ensure that this is achieved.</p>
Parking provision should be away from the public highway so that residents are not affected.	Any new residential development would need to meet its car parking requirement within the site, in accordance with the County Council's guidance, Core Strategy Policy TR4 and DaSA Policy DHG3. Any potential impact on neighbouring residents would be considered in accordance with policy OSS4.
Sport Facilities	
Strongly supports the Policy requirement, the area lacks of adequate sport facilities. The site should not be allocated for housing (Sidley United Football Club & Heart of Sidley)	Noted.
Agree to the allocation of the site for recreational and sport use. Furthermore the cricket square should be retained and the area not put over to just use for football.(Sidley Cricket Club & Heart of Sidley)	The Feasibility Study which has recently been undertaken indicates that it would not be possible to accommodate both football and cricket on the same site due to the National Governing Bodies minimum sporting requirements. It is now understood that Sidley Cricket Club are looking at alternative sites to bring the cricket club back to Sidley.
Agree to the Policy requirement if there is proof that this is sustainable and supported by the local community – allow some flexibility to change to residential (AmicusHorizon Ltd)	Noted. The Feasibility Study which has recently been undertaken indicates that the site could viably be brought back into sporting use.
Policy is supported; however there is also the need for a wider range of outdoor and indoor activities and adequate facilities to support them.	The allocation is intended to support a range of activities including formal sport and local community events in the associated ancillary buildings.

BEX12, BEX13, BEX14, BEX15: Town Centre and retail policies

Chapter	13. Bexhill
Spatial area	Bexhill (Town Centre and retail policies)
Questions	<p><i>Q39: Do you agree with the requirements of Policy BEX12, including the proposed town centre boundary as defined in Figure 46? If not, how would you wish to see it amended?</i></p> <p><i>Q40: Do you agree with the requirements of Policy BEX13, including the proposed primary shopping area boundary as defined in Figure 46? If not, how would you wish to see it amended?</i></p> <p><i>Q41: Do you agree with the requirements of Policy BEX14, including the proposed cultural area boundary as defined in Figure 46? If not, how would you wish to see it amended?</i></p> <p><i>Q42: Do you agree with the preferred site for retail development at Bexhill? If not, which site(s) should be preferred?</i></p> <p><i>Q43: Do you agree with the requirements of Policy BEX15? If not, how would you wish to see it amended?</i></p> <p><i>Q44: Do you agree that London Road – Sackville Road, Bexhill should be targeted for enhancements and, if so, what should be the priorities</i></p>
Number of responses	<p><i>Q39: 9 (from 1 organisations and 6 individuals)</i></p> <p><i>Q40: 4 (from 1 organisations and 3 individuals)</i></p> <p><i>Q41: 8 (from 1 organisations and 4 individuals)</i></p> <p><i>Q42: 8 (from 2 organisations and 4 individuals)</i></p> <p><i>Q43: 14 (from 6 organisations and 4 individuals)</i></p> <p><i>Q44: 13 (from 1 organisations and 8 individuals)</i></p>

Organisations who responded include:

9th Bexhill Scout Group [22219, 22220, 22436, 22439]

East Sussex County Council [23501, 23502, 23503, 23504, 23505, 23506, 23554, 23627, 23628, 23629, 23630, 23721, 23722, 23723, 23724, 23725, 23727, 23782, 23783]

Mars Pension Trust, c/o LaSalle Investment Management [23340]

Sainsbury's Supermarkets Ltd [23336]

Southern Water [23320]

Sussex Wildlife Trust [23392]

Overview:

The majority of respondents agree with the boundaries identified for Bexhill town centre, the Primary Shopping Area and the Cultural Area. The retail allocation policy

is largely supported but there are some concerns about the displacement of some occupants as part of proposals. The London Road - Sackville Road Enhancement Area is supported, although there are some concerns about congestion at the London Road end.

I. Comments relating to Policy BEX12: Bexhill Town Centre, including the proposed town centre boundary (Q.39)

<i>Comment</i>	<i>RDC response</i>
The requirements of the draft policy is supported (ESCC Ecology, Landscape)	Noted.
The area was developed in the late 19 th century and contains a number of listed buildings and a conservation area, which would need to be considered in development proposals (ESCC Archaeology)	Noted. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. Core Strategy Policy BX2 (vi), EN2 (iv) and the NPPF.
<p>The third element of the policy should be amended to:</p> <p><i>“Improvements for pedestrians, cyclists, public transport users as well as traffic management to support better access within the town centre will be supported. Public realm improvements to enhance the environmental quality and appearance of the town centre will also be supported”</i> (ESCC Transport Strategy & Economic Development)</p>	<p>Noted, it is considered important to amend the policy to be more explicit about the different types of improvements that could facilitate better access to the town centre. As such, the policy wording will be amended to:</p> <p><i>“...Traffic management improvements for cyclists, public transport users, and particularly pedestrians to provide better access within the town centre will be supported. Public realm improvements to enhance the environmental quality and appearance of the town centre are encouraged.”</i></p>
Maximise the use of public transport, especially High Speed Rail and Green Access Routes from North Bexhill.	
Disagree with encouraging large retailers as this would change the face and character to Bexhill. Let's keep Bexhill an independent experience.	This policy does not favour any particular size of retailer over another. It seeks to promote the use of 'town centre uses' within the area defined as Bexhill Town Centre.
Avoid any shared space, retain kerb stones along all roads for those who have visual impairment and retain all present crossing places.	Noted. Whilst the policy seeks public realm improvements and traffic management to support the town centre, it is not specific about the exact nature of those improvements. The specific elements of such any such improvements would be too detailed for this policy.
Priority for all buses along Sackville road, Devonshire Road, one way St. Leonard Road, one	

way Endwell Road and Marina	
Can it be pedestrianised?	
Provide drop off/collection point for those with less mobility.	
Impacts on our town centre/shops/business during these works. Shop owners were affected during the construction of the Bexhill/Hastings Link Road.	Noted. The policy does not deal with a specific proposal, so it is not possible to determine what impact, if any, such improvements may have on existing shops and businesses.
Wells shoe shop in Sackville Road and Goffins in Western Road: a small piece of Bexhill's history. Please retain or conserve their place in the forecourt.	The policy defines the town centre as a focus for retail and other town centre uses. It also details that the loss of significant town centre uses will be resisted. Specific retailers cannot be safeguarded by the policy, only the uses within the town centre.
Puzzled that the 'holes' within the town centre boundary, will cause difficulties. Why does town centre extend up London Road yet not include surrounded areas south of there -off Endwell and behind Parkhurst for instance.	The NPPF clearly sets out what is defined as main town centre uses, such as retail, leisure and offices, but does not include residential within the definition. Therefore the proposed boundary sets out those areas which primarily consist of commercial uses and are considered the core of the town centre. The area further up London Road is not considered part of the central core of the town centre.

II. Comments relating to Policy BEX13: Primary Shopping Area, including the proposed primary shopping area boundary (Q.40)

<i>Comment</i>	<i>RDC response</i>
The requirements of the draft policy is supported (ESCC Ecology)	Noted.
New and the expansion or refurbishment of existing premises, need to be affordable.	Noted. However, planning does not have any control over the sale or rental prices of retail units within the town centre.
Present essential services to remain.	Noted. The policy sets out the approach to the Primary Shopping Area which gives priority to retail and associated services and protects the shopping role of this area of the town centre. The policy however cannot ensure specific services remain within that area.
Encourage a return of quality greengrocers (the one in Western Road is now a café).	
Consideration of the upper living area frontages to, in places, return to shop fronts	Noted. The policy sets out the approach to the Primary Shopping Area (PSA) which gives priority to retail and associated services and protects the shopping role of this area of the town centre. The majority of the ground floor uses in the PSA are retail/commercial uses.
Clustering of certain business types can be useful if non-retail	Noted. Any planning applications for changes of use will be determined on their merits.

means bars, restaurants, cafes that can prove to be an attraction.	
If RDC wish to improve or expand the Bexhill Town Centre area they should firstly provide a larger and FREE car park or very few folk will use this area. It is already horrendous for parking and thus it deters people from going into the town!	Noted. However, planning does not have any control remit over the cost of parking in the town centre. Bexhill is one of the few areas within East Sussex which presently benefits from free, time-restricted on-street parking, although this is subject to a proposal for future civil parking enforcement.

III. Comments relating to Policy BEX14: Bexhill Cultural Area (Q.41)

<i>Comment</i>	<i>RDC response</i>
The requirements of the draft policy is supported (ESCC Ecology)	Noted.
Cultural uses should be promoted in Sackville Road. It should be a cultural gateway from seafront-town centre, extending up London Road (ESCC Culture & Tourism)	Noted. The cultural area is to be extended up Sackville Road to the junction with Parkhurst Road. It should also be noted that this area along Sackville Road is also included within the town centre boundary and the Primary Shopping Area. It is clear that this area is part of the town centre and it is important that it maintains its retail/shopping function. However it is agreed that the extension of the cultural area is not incompatible with these designations and should be reinforced as a focus for cultural activity within the town centre.
Devonshire Road is a key route between the railway station-De La Warr Pavilion and it is unclear whether the retail designation is sufficient in expressing the role this route has (ESCC Culture & Tourism).	Devonshire Road is both included within the town centre boundary and the Primary Shopping Area and its role is fully recognised as main retail and other town centre uses and seen as complementary as a main thoroughfare to the De La Warr Pavilion.
We note the cultural designation definition includes tourism. Arguably the visitor economy designation is a separate priority; there are other areas which might benefit from such a designation. Given ambitions to attract higher end/boutique hotel bedspaces to complement the cultural offer, how will this be achieved? (ESCC Culture & Tourism)	Noted. RDC supports tourism uses and visitor accommodation through Policies BX2 (iv) and EC6 (v) of the Core Strategy. While the proposed Policy BEX14 includes tourism within the Bexhill Cultural Area, tourism activities are not limited to this area.
Support the policy and would like to see Bexhill Museum enhanced	Noted.

to absorb the archaeological finds being generated by the significant level of development around the town (ESCC Archaeology)	
Agree with policy BEX14, and the need to link this to improvement to support accessibility and improved transport choices. (ESCC Transport Strategy & Economic Development).	Noted. The Primary Shopping Area policy is not the appropriate policy for the focus on accessibility and transport improvements, as it defines the area where retail uses are concentrated in line with the provisions set out in the NPPF. However the Town Centre Policy (BEX12) includes explicit reference to improvements to support accessibility and improved transport choices.
Agree with the requirements of Policy BEX14 regarding additional infrastructure including high quality visitor accommodation. Consider creating a structure that will continue the rich history of architecture within Bexhill.	Noted.
A documented record of all buildings of historical and architectural interest should be created to ensure our building heritage is maintained.	Rother District Council maintains a record of all the Listed Buildings within the District and Policy EN2 of the Local Plan Core Strategy ensures that the local character is maintained and enhanced.
The proposed cultural area is skewed to the west of the town centre and should be better balanced. Given the motoring heritage of the town, and the listed buildings immediately to the east, the area should be extended as far as The Sackville to create better balance. The area already accommodates historic motoring shows and other events which spread to Galley Hill, such as fireworks displays. Therefore its inclusion in the cultural area would encourage further events to be held for the benefit of the town and its visitors.	The proposed cultural area boundary in Bexhill Town Centre affords the opportunity to highlight and enhance the activity and facilities offered in order to improve patronage and evening economy around the seafront as a significant amenity asset to the town. However, this does not mean that the Policy precludes protection to other parts of the town whenever appropriate or necessary.
Do not agree. Whose Culture?	The proposed Bexhill Cultural area identified on the Policies Map gives the opportunity to focus on elements such as art, music and tourism. All very important elements that contribute to the economy of Bexhill as seaside town.
Not happy with idea of a culture zone. Would like to know what is meant by culture?	

IV Comments relating to Policy BEX15 for retail (Land south-east of Beeching Road) (Q.42, 43)

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
The site would be supported by access from the proposed Bexhill Cycle Network (ESCC – Transport Strategy and Economic Development)	Noted.
Prefer Clifton/Buckhurst/Railway Line triangle for retail.	Given the historic character, the complex mix of ownerships and already intensive nature of uses within Bexhill town centre, large scale opportunities for retail redevelopment to accommodate the level of convenience goods floorspace identified within the Core Strategy are very limited. As such the land on the southern end of Beeching Road as identified within the policy is considered sequentially preferable to accommodate the identified convenience retail need. The draft policy is specifically worded to detail the requirements for the redevelopment of this site for convenience retail and to complement the existing town centre offer.
The site is outside the town centre boundary and has poor connectivity. Does not comply with NPPF requirements (Sainsbury's Supermarkets Ltd)	
It will draw trade from the Town Centre (Sainsbury's Supermarkets Ltd)	
Parking must be free and better access provided.	Noted. The draft policy wording sets out the provision of the car park to be on the southern end of the site and for it to be made available for public use.
A bus should be provided from here to the town centre.	Noted. Terminus Road which abuts the southern boundary of the site is already on a bus route and there is an existing bus stop outside Kingdom Hall. A commuted sum for public transport improvements would also be expected as part of any scheme.
<i>Detailed comments on proposed Policy BEX15</i>	
The requirements of the draft policy is supported (ESCC Ecology)	Noted.
The site has medium potential to contain prehistoric, Roman and medieval remain. Any planning application would be expected to include an archaeological assessment in line with the NPPF (ESCC – Archaeology)	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's medium potential for archaeological remains is identified. This will be added to the supporting text.
Agree with policy BEX15, and the need to connect the frontage with the town centre and associated	The wider aims for improving accessibility to the town centre are noted and an amended supporting text is proposed:

<p>access for pedestrians/cyclists, that could be linked with the wider aims for improving accessibility to the town centre. It is also agreeable with the need to include a commuted sum for public transport to serve the development, to provide greater transport choice (ESCC - Transport Strategy & Economic Development).</p>	<p>The location of the store car park is likely to be a key factor in promoting linked trips with Bexhill town centre. Improving accessibility to the town centre is also a wider aim to improve the attractiveness of Bexhill as a retail centre. Therefore, it is likely that the car park for a retail store would be best located towards the Terminus Road end of Beeching Road, although the route to walk through the car park to the store entrance will also need to be safe and well managed.</p> <p>A commuted sum for public transport improvements is expected as part of any scheme as required by policy criteria (vii).</p>
<p>The 'Key constraints/opportunities' section states that 'a large proportion of the site suffers from surface water flooding'. Therefore, we recommend that an additional criterion is added to the policy to ensure that a SuDS scheme is implemented to rectify this issue (Sussex Wildlife Trust).</p>	<p>Noted. The draft policy will be amended to refer to the need for a SuDs scheme:</p> <p>(xii) <u>in accordance with Policy DEN5 'Sustainable Drainage', appropriate SuDS are incorporated within the development.</u></p>
<p>We also recommend that green infrastructure is included to both help with the flooding issue and to connect the site to the wider GI network in the town (Sussex Wildlife Trust).</p>	<p>Noted. This brownfield site is heavily disturbed and there is limited GI within the site presently. Given the surrounding uses, it is considered that the GI opportunities will be limited at this location.</p>
<p>The policy is too restrictive and fails to acknowledge the site is suitable for convenience and comparison goods (Mars Pension Trust)</p>	<p>It is clear from the Council's Retail Capacity Report that the need for additional comparison goods is most appropriately met within the town centre as future expenditure growth should be used to support existing comparison goods floorspace within the town centre and not for new net additional floorspace. As such, additional comparison goods retail floorspace would be in direct conflict with the town centre which could undermine its vitality and viability. This will be clarified within the Plan.</p> <p>As such, the policy expressly refers to convenience floorspace and makes the necessary restriction that only food and ancillary retail sales are appropriate on the edge of centre site.</p>

Policy should include provision for a phased development which may be determined by the mixed ownership across the site. Greater flexibility should be included in terms of the uses that could be delivered (Mars Pension Trust).	This edge of centre site is identified as a large scale opportunity for convenience retail; piecemeal development of the site is not considered appropriate.
Figure 49 includes 'potential area of frontage'. The Plan states this is 'desirable' but may be 'unviable'. Criterion (v) should be omitted (Mars Pension Trust).	The Council's Retail Capacity Report is clear that the policy must be explicit that planning permission should only be granted where a proposal does not harm the viability of Bexhill Town Centre and can make a positive contribution via linked trips. Therefore, in order for this to be considered acceptable, direct, high quality and attractive pedestrian links between the store, its car park and the town centre must be achieved. As such, a minimum amount of direct frontage onto Terminus Road must be achieved in line with the revised Detail Map associated with the Policy. It is, however, acknowledged that achieving a full frontage onto Terminus Road may be unviable.
Figure 49 includes proposed pedestrian access. Given mixed ownership this should only be sought where achievable. (Mars Pension Trust).	Safe and attractive pedestrian links are imperative in achieving linked trips to the town centre, likely using existing pedestrian links and along Terminus Road. As such part (vi) of the policy is considered appropriate and necessary.
Any 'commuted sums' will be subject to tests in relevant Regulations (Mars Pension Trust).	Noted.
<p>In line with the NPPF/NPPG and to ensure sustainable development, we propose the following policy criteria:</p> <p>*A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider.</p> <p>This site is in close proximity to Beeching Road, Bexhill Wastewater Pumping Station, we request additional policy criteria:</p> <p>*The masterplanning of the site should take account of nearby wastewater pumping stations to minimise land use conflict.</p>	Noted. This should be added in the supportive text and in the policy requirements.

(Southern Water requires access to the existing outfall. The need for easements will therefore need to be taken into account in the site layout). (Southern Water)	
How will Beeching Road/London Road junction be addressed, plus the use of the emergency services on this road?	An appropriate layout to the Beeching Road/London Road junction will need to be incorporated into any planning application to comply with Part (viii) of the policy. Necessary off-site highway works will be subject to developed in liaison with Highways England.
How close can the "new" coach/lorry park be located?	It is envisaged that the existing coach and lorry park will not be able to be relocated within the proposed retail allocation. It is not possible to detail how close the coach/lorry park will be located to existing provision, however any re-provision will need to be located within an appropriate area, where overnight parking of HGVs and coaches would be acceptable.
It states "The Freehold of the land is in one ownership but there are multiple leases and sub leases." The Group are holders of the freehold to which the scout hut is situated on. This incorrect information is reiterated on the map (9 th Bexhill Scout Group).	<p>Noted. The references to a single freehold ownership will be amended.</p> <p>The scout hut has been removed from the allocation, but reference is made within the supporting text that if the scout hut is included within any proposals would require it's re-siting in line with relevant policies, such as CO1 and DCO1.</p>
<p>No mention of retention of the Scouting provision, unlike the reference to the existing coach and lorry park.</p> <p>Our recommendation would be to make addition to Policy: (xii) Provides continued Scouting opportunities either at the current location of the 9th Bexhill Scout Hall or within close proximity to their current site. Close proximity within this context would mean within preferred site BX122 boundary or not less than 500 meters from the boundary of preferred site BX122</p> <p>Would also be compliant with Policy DCO1 (9th Bexhill Scout Group).</p>	

Bexhill needs jobs. Small businesses should be encouraged. Assistance to small businesses using the existing "Employment use" site is preferable to enabling yet another supermarket.	Noted. The Core Strategy sets out the floorspace requirements for convenience retail needs in Bexhill. This policy is the allocation to meet the identified need. There are other policies set out the Plan which give priority to retail and associated services and protects the shopping role of the town centre. The policy however cannot ensure specific services or sizes of businesses remain within that area.
There is also the danger that if Sainsbury's is threatened with competition they would relocate to the larger site, leaving a hole in the centre of town. Bexhill does not need more supermarkets, and the introduction of "chain" clothes shops etc. would damage the existing town centre businesses	

V. Comments relating to London Road – Sackville Road –enhancement area (Q.44)

<i>Comment</i>	<i>RDC response</i>
Cultural uses should be promoted in Sackville Road. It should be a cultural gateway from seafront-town centre, extending up London Road. Devonshire Road is a key route between the railway station- De La Warr Pavilion and it is unclear whether the retail designation is sufficient in expressing the role this route has (ESCC - Culture and Tourism).	<p>The role of this road it is recognised and is being considered for identification as an "enhancement area"</p> <p>Priorities to be addressed in this area are related to traffic, parking, pedestrian safety and public realm improvements and supporting commercial activities, including cultural uses close to but not limited to the De La War Pavilion Area.</p> <p>Devonshire Road is both included within the town centre boundary and the Primary Shopping Area and its role is fully recognised as main retail and other town centre uses and seen as complementary as a main thoroughfare to the De La Warr Pavilion.</p>
The cultural designation definition includes tourism. Arguably the visitor economy designation is a separate priority; there are other areas which might benefit from such a designation. Given ambitions to attract higher end/boutique hotel bedspaces to complement the cultural offer, how will this be achieved? (ESCC - Culture and Tourism)	Noted. RDC supports tourism uses and visitor accommodation through Policies BX2 (iv) and EC6 (v) of the Core Strategy. While the proposed Policy BEX14 includes tourism within the Bexhill Cultural Area, tourism activities are not limited to this area.
We agree that as a "gateway" area this location would benefit from enhancement, including designation of the Edwardian	Noted. Further work has been undertaken in relation to the Drill Hall and is published alongside the Pre-Submission DaSA.

terraces. The Drill Hall should be retained in its current location to form part of the architectural enhancement of this area. (ESCC - Archaeology)	
This area has recently been considered as part of the Bexhill Town Centre Traffic Management study. The review of this report will form part of the work as outlined in policy BEX12. Any policy for this area should be linked to this study. (ESCC – Transport Strategy and Economic Development)	Noted. The policy and supporting text makes reference to need for improvements to traffic management in the enhancement area.
Daily flouts parking regulations have accelerated the decline.	Noted.
A Crossing point needed across the central "Town hall Square" (northern and southern roadways).	Noted. Policy BEX12 covers the Town Hall Square area and states that <i>"Public realm improvements and traffic management to support better access within the town centre and improved environmental quality and appearance will be supported."</i>
I have always assumed all properties between Burnside Mews and Chepbourne Road (eastern side) are forecourts. On the western side it is only a variable change of forecourt, "paving" that provides this. Vacant units have increased during Link Road construction (unknown future).	Noted. It is unclear whether vacancies along London Road have increased since the Link Road opened. The enhancement policy seeks to prioritise this area for environmental improvements to improve this main route into Bexhill town centre.
The route has not changed in 150 years, Reduction of motor vehicles so pedestrians can gain access	As one of the main vehicular routes into and around the Bexhill town centre, it would not be possible to restrict these movements along London Road and Sackville Road. Although the relevant policy (BEX12) seeks <i>"Public realm improvements and traffic management to support better access within the town centre and improved environmental quality and appearance"</i> .
London Road itself is now congested because it feeds to and from the new link road.	Noted. The forthcoming Bexhill Town Centre Traffic Management Study will identify the key areas for transport improvement in the town centre and areas surrounding it. The Study will put forward recommendations to improve accessibility. The enhancement policy will seek to align with the aims of this Study.

<p>The approach to the town from the north along London Road is depressing, but so is joining the Sackville Road roundabout after travelling along the West parade. The overpowering, very shabby De La Warr Heights block of flats on the corner, with retail units below that have never been occupied, is a new eyesore.</p>	<p>Noted. The enhancement area policy will seek to achieve environmental improvements and highlight areas for investment to improve the public realm in these areas.</p>
<p>Concentration should be on the quality of shopfronts and improvements to facades of housing.</p>	<p>Noted.</p>
<p>Could the improvements to London/Sackville area be tied together and linked to a seafront & round the shopping streets historical/architectural walk similar to those in Eastbourne.</p>	<p>The Enhancement Area stretches from the top of London Road to the bottom of Sackville Road. It is also located within the Town Centre Boundary, the Primary Shopping Area and part of the Cultural Area. These policies seek to focus retail use and cultural activities in these areas. There are currently no plans for a historical/ architectural walk in this area, although the policy would not restrict the ability to introduce such a use in the future.</p>
<p>The reason that there is "constantly occupied parking" is because people are using it! Any attempt to restrict parking would have an adverse effect on residents, visitors and business owners.</p>	<p>The reference to parking does not relate to the restriction of on-street parking but the informal use of the pavements as parking along London Road for visitors to use the shops and services in this area.</p>

BEX16: District shopping areas of Little Common and Sidley

Chapter	13. Bexhill
Spatial area	Bexhill (Town Centre and retail policies)
Questions	<i>Q45: Do you agree with the requirements of Policy BEX16, including the proposed district shopping centre boundaries as defined in Figures 51 and 52? If not, how would you wish to see it amended?</i>
Number of responses	Q45: 4 (from 1 organisation and 2 individuals)

Organisations who responded include:
East Sussex County Council [23506, 23727]

Overview:

The majority of respondents did not make specific comments on the proposed boundaries of the District Centres but comments related more to the accessibility via public transport to the Centres or the availability of parking. No comments specific to Sidley District Centre were received.

Comments relating to Little Common and Sidley District Centres

<i>Comment</i>	<i>RDC response</i>
General Comments	
Suggest small local shops and specialist shops for these smaller centres.	Noted. The policy sets out the boundary of the District Centres of Little Common and Sidley and sets out this area as the focus for ground floor retail development, and does not deal specifically with the types of retail shops within these centres. The Use Classes Order 1987 (as amended) sets out shops in the A1 category but it is not possible to differentiate between types of retail uses which should be located within a District Centre.
More parking provision as that is the primary cause of people deserting small areas in favour of major out-of-town stores.	Noted. The policy sets out the boundary of the District Centres of Little Common and Sidley and sets out this area as the focus for ground floor retail development, and does not deal specifically with car parking within these centres. However it is noted that both Little Common and Sidley have car parks adjacent to the District Centres.
Better bus services would probably assist at shorter intervals, possibly smaller buses?	Noted. The policy sets out the boundary of the District Centres of Little Common and Sidley and sets out this area as the focus for ground floor retail development, and does not deal

	specifically with the provision of bus services within these centres. However it is noted that both Little Common and Sidley have a number of bus stops within the Centre.
Lower business rates of tax to Council may be useful?	Noted, however this is outside the remit of the planning system.
<i>Little Common</i>	
It is suggested that this is linked to the need to support improvements to maximise local accessibility and greater transport choices. Measures to support this within the Little Common area were identified within a recent Bexhill & Hastings Movement & Access Study undertaken by the County Council. (ESCC - Transport Strategy & Economic Development)	Noted.
Do not agree for Little Common. It is NOT thriving as stated. The main functions are Estate Agents, bathroom and kitchen improvements, hair salons and cafes. If it was thriving the old Coop would not have stood empty for almost a year.	Little Common District Centre does appear to be functioning well. Whilst there are some vacancies within the Centre, these represent a small proportion of the overall floorspace within Little Common.
<i>Sidley</i>	
No comments received.	

Bexhill Development Boundary

Chapter	13. Bexhill
Spatial area	Bexhill (Development Boundary)
Questions	<i>Q46: Do you agree with the recommendation regarding the Bexhill development boundary? If not, please explain how you wish the development boundary to be applied to this area.</i>
Number of responses	<i>Q46: 11 (from 5 organisations and 6 individuals)</i>

Organisations who responded include:

East Sussex County Council [23631, 23728, 23555]

Cantelupe Community Association [22712]

Overview:

A number of representations received requesting amendments to the Bexhill development boundary to include a number of additional sites. Each is considered separately below.

The comments **relating to Bexhill Development Boundary** have been structured as follows:

- General comments
- Environment

<i>Comment</i>	<i>RDC response</i>
General comments	
The development boundary should be amended to include assessed site BX50 (Appendix - page 370) as current planning application no. RR/2016/3206/P demonstrates that this land is suitable and achievable to accommodate approximately 30 additional dwellings. The site should therefore, be the subject of a new site allocation policy.	The site is rural in character and acts as an important gap between the ribbon development along Barnhorn Road and the wider countryside. Any development would intrude into open countryside and be out of keeping with the existing linear pattern of development interspersed by gaps along the A259 and therefore would be contrary to Policies OSS3, OSS4 and EN1. The site is also not considered a sustainable location for development given its proximity to day-to-day services. In light of the above this site is not included within the development boundary for Bexhill
It is considered that the Bexhill Development Boundary should change to extend the Development Boundary further to the west of St Mary's Lane, up to	Development boundaries protect the countryside against inappropriate development and would not be extended where there is a concern that they would harm the structure, form and character of the adjacent countryside.

the northern boundary of the current plot of The Spinney, southwards to accommodation the nearest dwelling. The land between the triangular area of land, between St Mary's Road and the A269 should follow the northern boundary of the Semi Ancient Woodland	Sites within the proposed development boundaries for Bexhill include the allocations set out in the DaSA (with the exception of Northeye). These amendments also take into account whether sites have a well-defined natural boundaries or topographical features, thereby creating a new defensible edge to the area.
The development boundary should be amended to incorporate all of our client's land (located to the north east of Bexhill and comprises an area of 13.8 hectares formed of a number of vacant parcels of land associated with Preston Hall Farm, a detached chalet dwelling) as this land would make an important contribution to housing in the District over the plan period.	It is considered that development west of the A269 would erode the countryside setting of this part of Bexhill as well as the loss of grassland habitat. Development north of NBAR lacks the general containment achieved by Option 1, whilst new development north of NBAR near the A269 would result in coalescence with the adjoining settlement of the Thorne/ Lunsford Cross. The area to the west of Watermill Lane (west of Preston Cottage) provides a green wedge within the built up area, much of which is of biodiversity value. These areas are therefore not included within the allocation.
Changes proposed are self-serving simply to include development sites, some of which have already been granted planning permission. This does not accord with the need for local consultation and could provide for future legal challenge.	Consultation on the boundaries has been undertaken on the proposed changes and the comments are considered and responded to as part of this consultation statement and throughout the plan-making process.
There should be no change to the Bexhill development boundary. Keep existing boundary and use Brownfield sites for residential use with it.	The Core Strategy sets out the amount of development in the district over the plan period 2011- 2028. The majority of the planned development is in Bexhill. The development boundary therefore needs to be amended to accommodate a number of the allocations. The amendments are considered appropriate and do not result in unacceptable harm to the structure, form and character of the adjacent countryside.
Environment	
The recommendation regarding the development boundary for Bexhill are supported (ESCC Ecology, Landscape)	Noted.

<p>Cantelupe Community Association believes that particular care should be taken to protect open spaces, particularly green open spaces, within development boundaries as they are by nature scarce and therefore often highly valued and needed by the communities within those development boundaries. The Association would wish to see emphasis placed on this point within the Development and Site Allocations (DaSA) Local Plan. This would be in line with the Bexhill Local Action Plan. The association refers to the 'Knole Road' site (Cantelupe Community Association</p>	<p>Paragraph 9.23 of the OSSR Study explains that there is a good coverage of amenity green spaces in the Bexhill area. The OSSR Study also states that most residential areas fall within a catchment area.</p> <p>The Playing Pitch Strategy acknowledges that one of the greens has been at the site has been disused for over 10 years and that residential development on the site would provide and enhanced indoor bowls facility on the site.</p>
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Hastings Fringes

Chapter	14 - Hastings Fringes
Spatial area	Hastings Fringes
Questions	<p><i>Q47: Do you agree with the preferred site for housing development along the Hastings Fringes? If not, which site(s) should be preferred?</i></p> <p><i>Q48: Do you agree with the requirements of Policy HAS1? If not, how would you wish to see it amended?</i></p> <p><i>Q49: Do you agree with the preferred sites for employment development along the Hastings Fringes? If not, which site(s) should be preferred?</i></p> <p><i>Q50: Do you agree with the requirements of Policy HAS2? If not, how would you wish to see it amended?</i></p> <p><i>Q51: Do you agree with the requirements of Policy HAS3? If not, how would you wish to see it amended?</i></p> <p><i>Q52: Do you agree with the requirements of Policy HAS4? If not, how would you wish to see it amended?</i></p> <p><i>Q53: Do you agree with the requirements of Policy HAS5, including the boundary as defined in the Policies Map? If not, how would you wish to see it amended?</i></p> <p><i>Q54: Do you agree with the recommendation regarding the Hastings Fringes development boundaries? If not, please explain how you wish the development boundaries to be applied to this area?</i></p>
Number of responses	<p>Q47: 8 (from 4 organisations and 2 individuals)</p> <p>Q48: 7 (from 3 organisations and 1 individuals)</p> <p>Q49: 4 (from 3 organisations and 1 individuals)</p> <p>Q50: 9 (from 6 organisations)</p> <p>Q51: 9 (from 6 organisations)</p> <p>Q52: 7 (from 4 organisations)</p> <p>Q53: 13 (from 4 organisation and 4 individuals)</p> <p>Q54: 4 (from 2 organisations)</p>

Organisations who responded include:

East Sussex County Council [23507, 23508, 23509, 23510, 23511, 23519, 23523, 23556, 23557, 23558, 23559, 23560, 23561, 23562, 23563, 23632, 23633, 23634, 23635, 23636, 23637, 23638, 23729, 23730, 23731, 23732, 23733, 23734, 23934]
Hastings Borough Council [23347, 23348, 23349, 23350, 23351, 23352, 23353]

High Weald AONB Unit [22076]
Natural England [23442, 23443, 23444]
Rother Environmental Group [23178, 23179, 23180]
Southern Water [23327, 23328, 23329]
Sussex Wildlife Trust [23393, 23394, 23395, 23396, 23397, 23398]

Overview:

The majority of respondents agree with the preferred sites for residential and employment development within the Hastings Fringes (HF4: Land at Michael Tyler Furniture, Woodlands Way; HF8e: Land north of A265, Ivyhouse Lane; and HF18a: Land east of Burgess Road), with the requirements of the three development policies (HAS1 - HAS3), and with the proposed development boundary.

The chapter also includes policies which relate to the Combe Valley Countryside Park and the Rock Lane Urban Fringe Management Area. Responses to both policies are largely favourable, although there are some suggested policy wording amendments.

A number of comments have been made in response to each of the questions set out within the DaSA, by those who agree and by those who disagree with the preferred sites/ policy approaches. Under question 47, one alternative site was put forward (HF5 – Land at Breadsell Lane), although this has previously been assessed and discounted. No updated/further evidence was submitted to allow the Council to come to alternative conclusion.

Rather than list each comment under the respective question, it is more logical to separate the comments into themes. Therefore, comments have been structured as follows:

- I. Comments on preferred site HF4 for housing (including those comments relating to the principle of the allocation and those relating to the detail of the proposed policy HAS1);
- II. Comments on preferred site HF18e for employment (including those comments relating to the principle of the allocation and those relating to the detail of the proposed policy HAS3);
- III. Comments on Policy HAS4: Rock Lane Urban Fringe Management Area
- IV. Comments on Policy HAS5: Combe Valley Countryside Park
- V. Comments on the proposed development boundary; and
- VI. Alternative sites put forward.

Updates to planning history:

Since the base of the DaSA Options and Preferred Options (01.04.2016) there have been the following updates to the planning history for the preferred sites:

Land east of Burgess Road (Ref: HF18e) – Draft Policy HAS2 - outline planning permission (RR/2016/85/P) has been granted for an extension to the existing Ivyhouse Lane Industrial Estate, in line with the draft policy. A subsequent reserved matters application (RR/2017/1829/P) has also been submitted, but is yet to be

determined. There are responses to the consultation in respect of this site; however, these will not be included in this Consultation Statement.

Consequently, there is no need for the proposed allocation at this site to be taken forward and it should not be included in the submission version of the DaSA. There are responses to the DaSA consultation in respect of this site on topics including: the effect on biodiversity; consideration of the sites location in the High Weald AONB; the impact on key transport infrastructure; the woodland to the rear of the sites and its need to be retained; the need for sewerage connection; and the economic reasons for the development. These matters, where relevant, were taken into consideration in determining the recent planning application. The comments will not, therefore, be considered further in this Consultation Statement.

I. Comments relating to site HF4 for Housing – (Land at Michael Tyler Furniture, Woodlands Way)

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
The site allocations for the Hastings Fringes have the potential to be supported by a number of key transport infrastructure projects to relieve traffic congestion, enhance accessibility and provide greater transport choices on The Ridge corridor, including the Queensway Gateway Road, the delivery of the Hastings Cycling and Walking network and improvements to Public Transport Infrastructure (The Ridge Bus Stops Package and the delivery of Real Time Passenger Information, across Bexhill and Hastings).	Noted.
Brownfield sites with low ecological value are favoured over allocation of greenfield sites. We would not support any further urban sprawl into surrounding countryside without full accounting of the area's natural capital and assessment of the area's utilisation and delivery of ecosystem services.	Noted.
No objection in principle to the allocation of HF4 (Hastings Borough Council, High Weald AONB Unit).	Noted

Detailed comments on proposed Policy	
The requirements of the draft policy is supported (ESCC Ecology, Archaeology, Landscape)	Noted.
The residential allocation is supported in principle. The development may be required to contribute to transport improvements on The Ridge as identified in the Hastings IDP, subject to advice from ESCC Highways. No development can take place without a respective planning application for Hastings. (Hastings Borough Council)	Noted. ESCC Highways have not raised this as a specific matter for concern in their comments on the draft Plan. Therefore no amendments to the policy is proposed
In line with the NPPF & PPG and to ensure sustainable development, we propose that the following criteria be added to the policy considerations: <i>"A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider"</i> (Southern Water)	Noted. The need for a connection to the sewerage system is recognised and explanatory supporting text will be included as well as an additional policy criteria:

II. Comments relating to site HF8e for employment (Land north of A265, Ivyhouse Lane)

<i>Comment</i>	<i>RDC response</i>
The principle of allocating the site	
The site allocations for the Hastings Fringes have the potential to be supported by a number of key transport infrastructure projects to relieve traffic congestion, enhance accessibility and provide greater transport choices on The Ridge corridor, including the Queensway Gateway Road, the delivery of the Hastings Cycling and Walking network and improvements to Public Transport Infrastructure (The Ridge Bus Stops Package and the delivery of Real Time Passenger Information, across Bexhill and Hastings)	Noted.

Detailed comments on proposed Policy	
The requirements of the draft policy is supported (ESCC Ecology, Landscape)	Noted.
This site has medium/high potential to contain archaeological remains from all periods and should be subject to archaeological assessment before being allocated (ESCC Archaeology)	<p>Noted . The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's potential for archaeological remains is identified.</p> <p>Therefore supporting text will be added to the chapter to highlight the need for such an assessment.</p> <p><i>The site has medium/high potential to contain archaeological remains from all periods. Appropriate archaeological assessment will need to be undertaken in support of a planning application for its future development. The findings of the assessment may need to inform the layout and design of the proposal.</i></p>
The site is located within the High Weald AONB and the policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of AONB, in line with the Management Plan, NCA and LCAs. (Natural England)	<p>It is noted that the site is located within the High Weald AONB but does not reflect its character or quality. The policy seeks to improve the quality of this area of the AONB as well as seeking to facilitate managed access to the countryside, facilitated by enabling development adjoining the Urban Fringe Management Area. The policy accords with the Ivyhouse Lane Landscape Study which identifies a real opportunity to create a stronger definition of the urban area and enhancement of the AONB through a comprehensive management plan for landscape, wildlife and access in this locality.</p> <p>Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to protect and enhance the landscape of the HWAONB is specifically addressed through Policy DEN2 of the DaSA and Policy EN1 (i) of the Core Strategy.</p> <p>Therefore it is not necessary to make specific reference to this within the Policy as the 'Local Plan' will be read as a whole.</p>
Point (iv) should be strengthened to ensure net gains to biodiversity as required by the NPPF.	Noted. The site is located within the Hastings Fringes Biodiversity Opportunity Area (BOA). The Council recognises that the primary

<p><i>“provision is made, in conjunction with the adjoining employment allocations, for the retention, enhancement and long-term future of woodland to the north of the site for the benefit of biodiversity”</i> (Sussex Wildlife Trust)</p>	<p>functions of GI are to conserve and enhance biodiversity, create a sense of space and place and support healthy living by increasing outdoor recreational opportunities for people. Point (iv) of the Policy sets out the approach for new and enhanced green infrastructure to the north of the employment site, with includes, but is not limited to, improvements to biodiversity.</p>
<p>The allocation is supported, subject to the following caveats: The development may be required to contribute to transport improvements on The Ridge as identified in the Hastings IDP, subject to advice from ESCC Highways. No development can take place without a respective planning application for Hastings.</p> <p>The north/east perimeter trees to be retained to protect amenity as shown in figure 61 should be included within the policy wording (Hastings Borough Council)</p>	<p>Noted. ESCC Highways have not raised this as a specific matter for concern in their comments on the draft Plan. Therefore no amendments to the policy is proposed</p> <p>Acknowledgement is made to the need for a comprehensive development taking into account the land allocated within the Hastings Development Management Plan, this is set out in (ii) of the Policy.</p> <p>The landscape planting shown in Figure 63 is set out point (iv), however amendments are proposed to make this clearer:</p> <p><i>“...(iv) provision is made for <u>enhanced landscape planting, as shown on the Detail Map, as part of wider landscape management of this part of the wider valley, including new and enhanced green infrastructure to the north of the employment site</u>”</i></p>
<p>We seek recognition of the need to protect underground infrastructure that cross the site (existing outfall) so that it is not built over, and it can be continue to fulfil its function. Easements would be required to allow access for future maintenance and upsizing (Southern Water)</p>	<p>Noted. The Public Sewer maps show the lines pass along the eastern boundary of the proposed site, along the area proposed for the public footpath link to the north. The supporting text/policy contained within the key constraints/opportunities will clarify that any proposals should not compromise the maintenance and upsizing of this infrastructure:</p> <p><i>“Development of this site should not compromise underground infrastructure that passes along the eastern edge of the site (existing outfall). Easements would be required to allow access for future maintenance and upsizing.”</i></p>
<p>It is essential that it is clearly set how the economic reasons outweighs the loss of ancient woodland in accordance with the provisions of the NPPF. Given the size of the developments it is</p>	<p>The allocation of this site does not result in the loss of any ancient woodland in this area of the Fringes.</p> <p>The policy seeks to facilitate urban fringe improvements to this despoiled part of the High</p>

unlikely that they are essential for the aims and objectives of the Local Plan and there are alternatives that would not result in the loss of ancient woodland.	Weald AONB. The employment allocation, alongside the adjacent allocation within Hastings Borough, is a form of enabling development to create managed access to this area of countryside and the wider valley beyond, which is currently used by the public in a haphazard way. This policy seeks to create managed access to this area, whilst also seeking landscape management improvements in the locality.
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III. Rock Lane Urban Fringe Management Area

<i>Comment</i>	<i>RDC response</i>
The requirements of the draft policy is supported (ESCC Ecology, Archaeology, Landscape)	Noted.
The site allocations for the Hastings Fringes have the potential to be supported by a number of key transport infrastructure projects to relieve traffic congestion, enhance accessibility and provide greater transport choices on The Ridge corridor, including the Queenway Gateway Road, the delivery of the Hastings Cycling and Walking network and improvements to Public Transport Infrastructure (The Ridge Bus Stops Package and the delivery of Real Time Passenger Information, across Bexhill and Hastings)	Noted.
The site is located within the High Weald AONB and the policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of AONB, in line with the Management Plan, NCA and LCAs. (Natural England)	<p>It is noted that the site is located within the High Weald AONB but does not reflect its character or quality.</p> <p>The policy seeks to improve the quality of this area of the AONB as well as seeking to facilitate managed access to the countryside, facilitated by enabling development adjoining the Urban Fringe Management Area. The policy accords with the Ivyhouse Lane Landscape Study which identifies a real opportunity to create a stronger definition of the urban area and enhancement of the AONB through a comprehensive management plan for landscape, wildlife and access in this locality.</p> <p>Any planning application would be assessed</p>

	<p>against the Local Plan as a whole, together with national policy and guidance. The need to protect and enhance the landscape of the HWAONB is specifically addressed through Policy DEN2 of the DaSA and Policy EN1 (i) of the Core Strategy.</p> <p>Therefore it is not necessary to make specific reference to this within the Policy as the 'Local Plan' will be read as a whole.</p>
Support Policy HAS4 and we will work with Rother on any guidance that may support this policy approach (Hastings Borough Council)	Noted.
Has consideration been made to the status of much of the area being ancient woodland in drawing up the plan?	<p>Yes. The allocation does not result in the loss of any ancient woodland in this area of the Fringes. There are some areas within the Urban Fringe Management Area.</p> <p>The policy seeks to improve the quality of this area of the AONB as well as seeking to facilitate managed access to the countryside, facilitated by enabling development adjoining the Urban Fringe Management Area. The policy accords with the Ivyhouse Lane Landscape Study which identifies a real opportunity to create a stronger definition of the urban area and enhancement of the AONB through a comprehensive management plan for landscape, wildlife and access in this locality.</p> <p>This policy seeks proper landscape management of this area of the urban fringe by requiring landscape improvements whilst also creating managed access to this area.</p>

VI. Combe Valley Countryside Park

<i>Comment</i>	<i>RDC response</i>
The requirements of the draft policy is supported but the reference to SNCI should be amended to LWS (ESCC Ecology)	Noted. The relevant references in this chapter will be amended to refer to Local Wildlife Sites (LWS).
The requirements of the draft policy are supported (ESCC Landscape)	Noted.
The Countryside Park contains a	Noted. The policy, including the boundary

significant amount of archaeological sites, which would need to be included in conservation and management plans (ESCC Archaeology)	shown on the respective map, sets out the physical boundary of the park and the policy sets out the circumstances where proposals may be acceptable. It is not the management plan for the Park. As such it is not considered appropriate to make explicit reference to this within the Policy but reference will be made within the supporting text of the plan:
The hardstanding directly east of the compressor and workshop containers and west of Freshfields should be excluded from the Countryside Park. The compressor and workshop containers will be situated here for many decades (for as long as leachate requires management) and the area is currently required for staff/contractor parking and major servicing of plant and machinery. (ESCC Waste Management)	The two policies (HAS5 and DEN3) have somewhat different purposes and hence the boundaries are necessarily not the same. It is accepted that the Waste Water Treatment Works, Waste Recycling Centre, Waste Transfer Station and the compressor/workshop containers for leachate, do not form part of the Combe Valley Countryside Park. However, they still lie within the extent of generally open land between Bexhill and Hastings. It is appropriate for the policy to recognise this, even though it does not override the approved uses.
It is noted that Pebsham Household Waste Recycling Centre and Waste Transfer Station and the Pebsham Waste Water Treatment Works are within the Bexhill and Hastings/St Leonards Strategic Gap (DEN3) but excluded from the Countryside Park (HAS5). Additionally, the link between waste management and the Countryside Park as set out in the Pebsham Countryside Park Project Development Strategy (January 2007) appears to have not been pursued. It is suggested that for consistency that either the above waste management facilities are excluded from Policy DEN3 or the link between waste management and the Countryside Park is reflected in HAS5. (ESCC Waste Management, Town and Country Planning Solutions).	The necessary amendments will be made to the policies map to remove the compressor/workshop containers for leachate from the boundary of the Countryside Park to be consistent with the other waste uses which do not form part of the Combe Valley Countryside Park.
The site allocations for the Hastings Fringes have the potential to be supported by a number of key transport infrastructure projects to relieve traffic congestion, enhance	Noted.

accessibility and provide greater transport choices on The Ridge corridor, including the Queenway Gateway Road, the delivery of the Hastings Cycling and Walking network and improvements to Public Transport Infrastructure (The Ridge Bus Stops Package and the delivery of Real Time Passenger Information, across Bexhill and Hastings)	
Additional criterion should be added to (ii) to ensure net gains to biodiversity as per the NPPF.'...the Site of Nature Conservation Importance within it, and creates net gains to biodiversity within the Park...' (Sussex Wildlife Trust)	Noted. The supporting text and policy criteria will be amended to refer to net gains to biodiversity within the Park, where practicable.
The continued development and maintenance of Combe Valley Countryside Park is supported and forms an important part of the shared approach to Hastings and Bexhill (Hastings Borough Council)	Noted.
The policy should be strengthened by making explicit what might, or might not be acceptable recreational and amenity uses. In particular, it should be made clear that any activities other than of a limited temporary nature should not result in significant disturbance through traffic, noise or other nuisance to the wildlife interests in and around the Park or to the recreational and visual enjoyment of the Park. In particular, any buildings should be of a very high standard compatible with the open landscape of the area across which they would be highly visible.	<p>The purpose of the policy is not to list all potential uses that may be acceptable. For any proposal that may come forward within the Countryside Park, it would be for the applicant to demonstrate compliance with the policy alongside any other relevant planning policy and other material considerations.</p> <p>With regard to design and the impact on the open landscape in this area, this would be covered by Policy DEN3 (Strategic Gaps).</p>
Agree: important that Walking and Cycling routes are created to connect to new and existing developments making use of Rights of Way network. Combe Valley Way Greenway and the NCN2 to the South. Any new projects within the park should	Noted. Connections to walking and cycling routes would be covered under part (i) of the policy, further clarification will be made in the supporting text.

have cycle infrastructure included in their design.	
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V. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
The Trust supports the designation of a strong development boundary which prevents further urban sprawl into the wider countryside (Sussex Wildlife Trust)	Noted
The requirements of the draft policy is supported (ESCC Ecology, Archaeology, Landscape)	Noted

VI. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
HF5: Land at Breadsell Farm, Hastings	Land at Breadsell Lane should be included for 150 dwellings. The use of sustainable drainage methods will ensure that runoff will remain as the existing greenfield position (no impact on adjacent SSSI). Site access should not be restricted by highway capacity constraints. Additional housing in this area could support existing and additional shops and services. The site is relatively well contained with limited views, it is not in the AONB or other local/national designations.	<p>This area was previously identified as a draft option through the early consultation stages of the Core Strategy, to facilitate a “sustainable urban extension” for a mixed-use development within Hastings Borough including around 750 dwellings. Natural England (NE) submitted a strong objection to the area being included due to the likely adverse impact on the adjacent SSSI. To date no evidence has been submitted to demonstrate to NE’s satisfaction that development can be achieved without a detrimental impact to the adjacent SSSI, as such any development is likely to be contrary to Policy EN5. Hastings Local Plan (LP) Inspector concurred with NE.</p> <p>Although the land itself does not have any particular landscape designation, the Hastings LP Inspector found that.”...its topography within its ridges and valleys, its field boundaries, trees and other vegetation give it considerable scenic attraction. It</p>

		<p>is a prominent site in the wider surroundings. The locality.... with its trees, woodland and topography of steep slopes and open spaces is a valuable part of the lovely, rural and sylvan setting of the Borough's mainly built-up areas". As such, the site is not allocated in Hastings' Local Plan.</p> <p>The site is remote from services (contrary to Policies OSS3 and OSS4) and is located within the Strategic Gap (contrary to HF1).</p>
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Beckley Four Oaks

Chapter	15. Villages with Site Allocations
Spatial area	Beckley Four Oaks
Questions	<p><i>Q55: Do you agree with the preferred sites for development at Beckley Four Oaks? If not, which sites should be preferred?</i></p> <p><i>Q56: Do you agree with the requirements of Policy BEC1? If not, how would you wish to see it amended?</i></p> <p><i>Q57: Do you agree with the requirements of Policy BEC2? If not, how would you wish to see it amended?</i></p> <p><i>Q58: Do you agree with the proposed development boundary? If not, how would you wish to see it amended?</i></p>
Number of responses	<p>Q55: 35 (from 4 organisations and 29 individuals)</p> <p>Q56: 40 (from 4 organisations and 33 individuals)</p> <p>Q57: 41 (from 5 organisations and 31 individuals)</p> <p>Q58: 28 (from 1 organisation and 24 individuals)</p>

Organisations who responded include:

Blue Cross [23966]

CPRE Sussex [22672, 22673]

East Sussex County Council [23639, 23564, 23735, 23640, 23565, 23736, 23641, 23566, 23737, 23642, 23567]

High Weald AONB Unit [22075]

Natural England [23445, 23466]

Rother Environmental Group [23887]

Sussex Wildlife Trust [23399, 23400]

Overview:

The majority of respondents agree with the two preferred sites for development (FO15: Land east of Hobbs Lane, and FO12: Land south of Buddens Green), with the requirements of the two policies (BEC1 and BEC2) and with the proposed development boundary.

A number of comments have been made in response to each of the four questions by those who agree and by those who disagree with the preferred sites/ policy approaches. Under question 55 a number of alternative sites were put forward. All comments and alternative sites are summarised below.

Topics commonly raised by respondents include:

- The impact of developing the 2 sites on the character of the village;
- The impact on the landscape of the High Weald AONB;
- The impact on residential amenity;
- The need for new housing in the village to be truly affordable;

- The need for new housing to be retained for people with a local connection;
- Whether local services/ infrastructure have the capacity to accommodate additional development and additional residents;
- The planning and ownership history of the Buddens Green site;
- The suitability of the proposed amenity space at the Buddens Green site and the impact on the “open gap” fronting Main Street;
- The suitability of the Hobbs Lane site given its location away from the centre of the village and the loss of employment land;
- Traffic and parking problems in the Hobbs Lane area.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016) there have been the following updates to the planning history for the preferred sites:

- Planning application RR/2016/3286/P for erection of 16 dwellings with associated access road and parking spaces at land west of Buddens Green, Main Street, Beckley. Refused in November 2017. Appeal lodged.

I. General comments relating to the site allocations

<i>Comment</i>	<i>RDC response</i>
It is not clear if proper consideration has been given to community facilities in relation to these sites, combined with those at Northiam. Do doctor's surgeries and primary schools have adequate capacity? Public transport to doctor's surgery is inadequate.	<p>Infrastructure providers have been consulted and no issues have been raised about inadequate facilities. The housing requirement for Beckley Four Oaks is relatively low, at 20 dwellings, and consequently, new occupiers would not have a significant effect on the capacity of existing services/ community facilities, although it is appreciated that proposed numbers for Northiam are higher. New housing development is subject to the Community Infrastructure Levy (CIL), monies raised from which are spent on infrastructure in the District (including a proportion which is provided directly to the relevant Parish Council for local requirements).</p> <p>In respect of schools, the County Council's Education Commissioning Plan 2017-2021 does not forecast any significant shortfalls of primary places for areas of rural Rother, taking account of proposed levels of development in villages.</p> <p>The Clinical Commissioning Group has advised RDC that there are no particular capacity problems for GP surgeries in Rother at the moment although the situation is fluid and can be impacted by the practices' ability to recruit new doctors.</p> <p>In terms of transport links, the Core Strategy</p>

	recognises the need to improve public transport, and Policy TR2 seeks to improve the provision and use of sustainable transport. It is recognised that rural bus services throughout the district are limited and the frequency of bus services is largely outside the control of the District Council. Notwithstanding this, the housing need throughout the district must be met, and Beckley is a village with some services. There is a doctor's surgery in nearby Northiam.
Support both sites. New houses are important to rejuvenate the village, all the amenities have shut and there is a need to attract new young families. Existing housing is unaffordable for young families; there is a need for affordable housing. People who object are already homeowners. Younger people who would support the proposals have less spare time to make their comments.	Noted.
At least a proportion of new residents should be required to have a local connection to Beckley.	Noted. The sites would require 40% of the dwellings to be affordable. In most cases an applicant of the Council's housing register will have a local connection to Rother in one or more ways (e.g. current residency, family connection, employment). While local connection will be awarded to the Parish or Ward the applicant lives/ works/ has family in, Parishes are grouped in clusters to manage the housing need and demand for vacancies. Those in the most housing need in the cluster (not necessarily the Parish) will be prioritised. This is set out in full in the Council's Housing Allocations policy, which is available on the website.
No objection to either site providing the properties are affordable (i.e. 3 x income, 80% mortgage), stay affordable in perpetuity, and are large enough. The majority of the houses should be for rent with a minority for shared ownership. There is a need to replace starter home-type	Noted. The sites would require 40% of the dwellings to be affordable. This approach accords with the new NPPF. The mix of tenures would be for determination at planning application stage and would depend on the need identified at that time. The size of the dwellings is also for determination at planning application stage and in terms of affordable housing would depend on the need identified.

properties in the village that have been lost.	Any planning application would be assessed against the Local Plan as a whole, including policy LHN1 of the Core Strategy which requires housing developments to be of a size, type and mix to reflect housing needs, and in rural areas to include at least 30% one and two bedroom dwellings. The proposed density of each site would allow for appropriate development.
No objection to either site. According to the Historic Landscape Characterisation, FO12 is early post-medieval (1500-1599), regular piecemeal in enclosure, and FO15 is late 19 th / 20 th century field amalgamation. Both sites have historic field boundaries that should be protected.	Noted. Both of the allocations would retain historic field boundaries.

II. Comments relating to site FO15 (Land east of Hobbs Lane) and Policy BEC1

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
FO15 should not be included because it is not central to the village. SHLAA Review 2013 site FO6 (which includes part of the site) was rejected in the SHLAA for having poor accessibility to local facilities and services.	It is recognised in Appendix 3 that the site is on the village fringe (albeit with access to bus stops nearby), but it is contiguous with the existing development boundary and reads as part of the built-up area. The allocation provides an opportunity to redevelop a brownfield site which has been vacant for a number of years, with little or no scope to come back into economic use, for residential development which will provide much-needed affordable housing for the village as well as providing an opportunity for improving the appearance of the site, in the interests of enhancing the street scene and character of the locality. Site FO6 is a considerably larger site, the development of the bulk of which would adversely affect the landscape of the High Weald AONB.
FO15 should not be included as it will destroy the High Weald AONB designation by proposing more houses where a considerable amount of social housing already exists. It is overdevelopment in the	The allocation is mainly a brownfield site together with a small area of adjacent farmland. The site is well-related to the built-up area and relatively contained in the landscape. It is considered that development of the site will “round-off” and consolidate the north-eastern

<p>countryside. Villagers would prefer small developments dotted around the village.</p>	<p>edge of the village. New hedges on the northern and eastern boundaries would help screen the development from the countryside. Given its small size, location and particular characteristics it is not considered that development of the site, as proposed, would harm the High Weald AONB. The HWAONB Unit has confirmed it has no objection to the allocation, subject to the retention of historic field boundaries, which is proposed. The proposed allocation is for a relatively small number of houses to meet an identified need in the village, including a proportion of affordable housing. It is not considered the mix of dwellings would have any adverse effect on the social or economic characteristics of the village.</p>
<p>FO15 should not be included because it should be retained for employment uses. Manroy Engineering has never displayed For Sale/ To Let signs and has not been maintained as a marketable property. It has not been demonstrated that the site cannot find another occupier.</p>	<p>Core Strategy Policy EC3 (together with DaSA policy DEC3), which seek to retain existing employment sites, would apply to the site's redevelopment. It is accepted that the factory has been vacant since 2011 and despite marketing it has failed to find another occupier. A report from a Commercial Property Agent indicates that the building is in a dilapidated state and is too bespoke in its layout to suit another occupier, and the cost of stripping it out and making good would not be financially viable. This is accepted. Similarly, the redevelopment of the site for continued business use has been found to be not financially viable given the cost of demolition and the cap on rental and capital values realistically achievable. The site's location and limited public transport access were also found to be factors weighing against continued commercial demand for the site. The re-use of the site for a community use or wholly affordable housing scheme is not favoured due to viability concerns, and given the limited size of the site a mixed use is not considered appropriate. These conclusions have also been found in the Employment Sites Review background paper (2016). On this basis, it is considered that the requirements of Core Strategy Policy EC3 are met and the site cannot realistically be retained for employment uses.</p>

<p>A green-field site must be allocated for local employment and infrastructure because business land is being lost through this policy.</p>	<p>To address the need for business floorspace in the rural areas, the Employment Sites Review background paper (2016) recommends a policy approach that will continue to resist the loss of existing business sites and floorspace to other uses; enable further floorspace to come forward at existing areas and sites in suitable locations and subject to strict environmental criteria; promote mixed-use business and residential developments on suitable sites in and around settlements; and take a supportive approach to working at or from home, subject to amenity and environmental criteria. The fact that an alternative business occupier has not been found for the site suggests there is not significant demand in the village for additional employment floorspace. Therefore, it is not necessary to allocate a replacement employment site at the present time.</p>
<p>FO15 should not be included because residential development in a light industrial area is not appropriate.</p>	<p>The site adjoins an existing residential area at Hobbs Lane and Coombs Close and there is an enclave of commercial/ industrial uses/ buildings opposite. However, this proximity is not uncommon nor is it inappropriate unless the nature of the industrial uses would clearly impact on the residential amenities of future occupiers. This is not the situation here, although it is accepted that the design of a proposal will need to have regard to the relationship with nearby commercial uses. It has been accepted that the site cannot be reused for employment purposes and hence is a brownfield site for which a beneficial use should be identified.</p>
<p>FO15 should not be included because there is always a parking problem in the area and considerable traffic at the roundabout, particularly when school children are attempting to cross the road.</p>	<p>Any new residential development would need to meet its car parking requirement within the site, in accordance with the County Council's guidance, Core Strategy Policy TR4 and DaSA Policy DHG3. The Highway Authority has not raised objection to the allocation. It should be noted that the former business use, which had up to 40 employees across its two sites (the building within the allocation site and the units directly opposite) would have generated a level of vehicle movements. The traffic associated with the relatively small housing development proposed would be unlikely to have a</p>

	significantly greater impact.
FO15 should not be included due to the adverse effect on the amenity of occupiers of Coombs Close.	While development of the site would be visible to existing residents, it is considered the proposed developable area would allow a scheme to be sensitively designed to minimise impacts on amenity. The particular details of a scheme and its impacts on existing residents would be considered as part of any future planning application. However, it is agreed that the need to protect the amenity of residents should be identified in the supporting text and policy.
FO15 includes a large proportion of farmland, not industrial land.	It is acknowledged that the site includes a proportion of greenfield land; however, its inclusion is necessary to accommodate the required number of dwellings in order to avoid the development of an alternative site which would have more harmful impacts. Furthermore, the shape of the site (as amended) is considered to provide a logical "rounding off" to this part of the village, having regard to the extent of the existing built-up area. Given the small size of the affected area there would not be a significant effect on agricultural capacity in the local area.
Adverse effect on values of nearby properties.	While this is commonly raised as a concern by local residents to planning allocations and proposals generally, the effect on property prices is not a planning matter and cannot be considered by the Council.
FO15 is preferred. It is already in a built-up area.	Noted.
Detailed comments on proposed Policy BEC1	
The site has the potential for protected species and this should be highlighted in the policy with a requirement to submit a biodiversity strategy. The developed area indicated on the plan does not leave much space to accommodate biodiversity on site.	Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. The density of the allocation would allow for a reasonably spacious development that could accommodate necessary landscaping and biodiversity features.
The site has a low/ medium potential for archaeology. Any	Noted. The site is approximately 140 metres north-east of the Archaeological Notification

planning application should include an archaeological assessment in line with the NPPF.	Area of the historic hamlet of Four Oaks. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. Core Strategy Policy EN2 (vi) and the NPPF require appropriate archaeological research and investigation. The Council's Validation List details those occasions on which a Heritage Statement will be required.
The site is within the HWAONB and the policy needs to refer to the need to protect and enhance the character of the AONB in line with the Management Plan, National Character Area and Landscape Character Assessment.	Noted. The village's location within the High Weald AONB is noted in the "Context" section. The site is within the "Lower Rother Valley" local landscape character area. The key constraints/ opportunities have identified measures necessary to minimise the visual intrusion of development into the wider countryside and this is carried through to part (iii) of the policy. This accords with the vision and strategy identified in the East Sussex Landscape Character Assessment, which includes "the integration of proposed and existing development into the landscape through planting of tree features and woodland to define the village boundaries with the countryside". Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to protect and enhance the landscape of the HWAONB is specifically addressed through Policy DEN2 of the DaSA and Policy EN1 (i) of the Core Strategy.
Support requirement (iii) of the policy but recommend the addition of "for the benefit of biodiversity" to ensure any planting contributes to the wider ecological network.	The policy is limited to setting out requirements. The explanation and reasoning for the requirements of the policy is set out in the supporting text. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity, including through the provision of multi-functional green space, is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. However, it is agreed that the supporting text should be amended to include reference to biodiversity.
The policy does not address the problems of additional traffic and parking problems in Hobbs Lane and danger to children crossing Whitebread Lane. Large lorries	The allocation would involve the re-use of a brownfield site, previously occupied by a business use which would have had a corresponding level of traffic (the business had around 40 employees across its two sites: the

have difficulty in accessing the factory opposite the site.	building subject to the allocation and the units opposite). The traffic associated with the relatively small housing development proposed would be unlikely to have a significantly greater impact on local roads. The Highway Authority has not raised an objection to the allocation.
The policy should include the requirement for off-road parking, ideally by internal, ground floor garage. 3 storey buildings are not objectionable.	Noted. Any new residential development would need to meet its car parking requirement within the site, in accordance with the County Council's guidance, Core Strategy Policy TR4 and DaSA Policy DHG3. This could potentially include some garages although the County Council's general advice is that garages are often used for storage rather than parking and consequently, open parking spaces tend to be more appropriate. The policy does not detail the type or size of building likely to be acceptable, but any planning application would be assessed against the Local Plan as a whole and national policy and guidance, which include policies relating to design and the effect on local amenity and character.
The policy does not include planting/ screening towards properties in Coombs Close and will adversely affect the amenity of residents. Screening should be required on all boundaries of the site except roadside.	Noted. The particular layout of the site is a matter to be considered and determined through a future planning application, which would consider, amongst other matters, the effect on the amenity of existing and proposed residents. Screening is required on the northern and eastern boundaries in order to minimise visual intrusion into the wider countryside. It may also be appropriate for screening to be provided on the southern boundary, although there may be other measures to protect the amenity of existing residents that may be more appropriate. Consequently, a policy requirement for screening on this boundary would not be appropriate. However, it is agreed that the need to protect the amenity of adjacent residents should be identified in the supporting text and policy.
Part (iv) of the policy requires a new footpath, if this is at the end of the gardens of properties in Coombs Close it will adversely affect residents' amenity.	The Detail Map within the DaSA (Figure 70) illustrates the proposed extended footpath alongside Hobbs Lane, not at the end of the gardens. A footpath is necessary, as recommended by the Highway Authority,

	because currently this part of Hobbs Lane has no footway.
Construction will create noise and dust which would harm the amenity of existing residents.	Any impacts associated with the construction period would be of a temporary nature and not a reason to resist development of the site. Notwithstanding this, the Council's Environmental Health service has powers to ensure that impacts associated with construction sites do not cause nuisance.
The field north of Coombs Close should not be included; there is ample space on the previously developed area. The farmland on the south-eastern side should not be included in the allocation as it obstructs views. If extra land is needed it should be taken from the north-east.	The inclusion of part of the field north of Coombs Close provides for a logical boundary to the site, allowing this edge of the village to be "rounded off". It is proposed to enlarge the site slightly to take a larger section of the field and avoid leaving a field section that could prove awkward to farm. This will allow an additional 2 dwellings to be accommodated to compensate for the reduction in the number to be accommodated at the other site (Land south of Buddens Green). Taking further land to the north-east instead would encroach further beyond the village boundary into the countryside, to the detriment of the rural setting of the village. Concern with the impact on outlook from properties in Coombs Close is noted, however, it is considered that the site would allow for a scheme to be sensitively designed to prevent unacceptable impacts on existing residents.
The requirements should include recreational space for children because access to the existing space in the village necessitates crossing a busy road junction.	<p>Noted. It is acknowledged that the site is outside the recommended walking distance for younger children to the existing play area at Jubilee Field, as set out in the Council's Open Space, Sport & Recreation Study (2007) and that there is an existing shortfall within the village, particularly notable at the north-eastern end of the village. However, shortfalls in existing provision are properly provided for the Community Infrastructure Levy (CIL) which would be payable for dwellings at this site.</p> <p>While consideration has been given to whether the site could accommodate a small play area to meet the demand posed by new residents, it is considered that the size of the site is too limited and it is unlikely that a play area could be satisfactorily accommodated, having regard</p>

	to the need to maintain sufficient “buffer” space to existing and proposed properties to protect their amenity, and also having regard to the sensitive location adjacent to open countryside within the AONB. Its location on the edge of the village adjacent to a lane used by some heavy vehicles is another factor weighing against its suitability to accommodate a play area. Therefore, in lieu of on-site provision it is appropriate to require a financial contribution towards off-site provision and this will be carried forward as a policy criterion.
The plan outline in red cuts through land owned by the owners of Donkey Lodge, access is required for a septic tank/soakaway.	Noted. The Land Registry Plan has been checked and it is noted that there is an error in the south-western corner of the site outline shown on the aerial map and detail map. It is agreed that this should be amended to exclude land owned by the owners of Donkey Lodge.
The footway link to Hobbs Lane is narrow. There is no space to widen it without impinging on adjacent land or making the road impassable.	Information on the extent of the public highway has been received from ESCC, which illustrates that it includes the grass verges adjacent to the nearby properties. On this basis the highway is wide enough to accommodate a footway.
The policy should include a requirement for new development to be in the local Sussex style of architecture rather than off-the-peg standard designs.	Noted. The policy does not define the style of architecture likely to be acceptable, but any planning application would be assessed against the Local Plan as a whole and national policy and guidance, which include policies relating to design, and requires development to contribute positively to the character of the locality.

III. Comments relating to site FO12 (Land south of Buddens Green) and Policy BEC2

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
FO12 should not be included because development would adversely affect the amenity of residents of Buddens Green, in terms of outlook, by being imposing/ creating a sense of enclosure, increased noise and traffic and loss of light.	While development of the site would be visible to existing residents, it is considered a scheme could be sensitively designed to minimise impacts on amenity. The amount of traffic using Buddens Green would increase but as the proposed allocation is for only a limited number of dwellings this would not be to a level that would significantly affect amenity. The particular details of a scheme and its impacts on existing residents would be considered as part of any future planning application.

<p>FO12 forms part of a site that was subject to a dismissed appeal in 2005 which rejected development in this open space because it would substantially harm the countryside and landscape quality of the AONB. The Inspector found that harm would result not only from development on the road frontage but from extending “well back from the highway”. FO12 should not be permitted because although the allocation site excludes the open land to the west of Buddens Green, it still proposes development on that part of the gap behind Buddens Green which is the green gap between the communities of Beckley and Four Oaks. RDC has failed to correctly evaluate the importance of the whole gap to the surrounding countryside and AONB.</p>	<p>The proposed allocation is not directly comparable to the development which was subject to the 2005 appeal decision (RR/2004/498/P). The appeal site includes land to the west of the existing houses at Buddens Green and not the eastern part of the allocation site (where the majority of the residential allocation is now proposed). Furthermore, the appeal scheme was for 47 dwellings and included a new access from Main Street which would not have linked to the existing highway at Buddens Green. Housing would have extended across the site including to the Main Street boundary.</p> <p>The Inspector in the 2005 decision specifically refers to open spaces along Main Street, which “prevent the creation of an unrelieved ribbon of development, and provide views from the roadside into the surrounding countryside”. The proposed allocation would preserve the majority of this “gap”, including the entirety of the Main Street frontage. While the width of the gap on the site’s northern boundary would be reduced, the remaining gap (together with the adjacent field to the west) would continue to allow views from Main Street into the countryside where these are possible through the boundary hedge.</p> <p>The proposed allocation would extend existing development at Buddens Green southwards to an existing field boundary with a strong treed boundary but open fields would remain to the south, east and west. Consequently, it is not considered that the allocation as proposed would significantly diminish any gap between Beckley and Four Oaks.</p>
<p>FO12 should not be included because it can be seen from the footpath to the east and from Kings Bank Lane to the west. It is a beautiful rural view that would be ruined. Its development would be out of keeping with the rest of Main Street.</p>	<p>Any new dwellings, together with the existing housing at Buddens Green, would be visible from a short length of public footpath and from gaps in the boundary hedging on Kings Bank Lane and Main Street. However, new development would be seen as a continuation of existing development and would be viewed against a thick line of mature trees on the site’s southern and eastern boundaries, which would mitigate its visual impact. Given the presence of</p>

	existing development, it is not considered the proposed allocation would significantly impact on rural views. The location of new dwellings to the rear of existing houses would reduce the visual impact from Main Street, while preserving the open field to the west (the “characteristic gap”).
FO12 should not be included because it is boggy and marshy and subject to severe flooding.	The northern part of the allocation site shown in the DaSA is at high risk of surface water flooding according to the Environment Agency’s flood map. However, this does not include the area proposed for residential development which is at low risk of flooding from all sources. It is proposed to reduce the size of the site and remove the northern part.
The proposed amenity space within the site is unnecessary. The village recreation ground is nearby. The area proposed for amenity space should be retained as a field in its current form and in its entirety.	Noted and agreed. It is considered the deliverability of the site would be improved by reducing the size of the site and limiting the allocation to land within a single ownership. The omission of the amenity space will not have any significant adverse effect on provision in the village, having regard to the proximity of the recreation ground and nearby public footpaths. However, the reduction in the size of the site will reduce its capacity from 8 units to 6.
It is imperative that the amenity land is not developed in the future.	Noted. It is now proposed to exclude the amenity land. It would remain as countryside, outside the development boundary, where there is a clear presumption against inappropriate development.
There are legal restrictions on the Title Deed for the land which could prevent development.	The landowner is aware that the site contains restrictive covenants relating to the future use of the land. This is a matter for the landowner/ future developer to address, and does not prevent the site from being allocated.
FO12 should only be permitted if an alternative brownfield site is not available.	Noted. A wide range of sites across the village have been assessed, as noted in the DaSA. Other than part of preferred site FO15 (Land east of Hobbs Lane – considered above), no brownfield sites have been found to be suitable and available for residential development.
Buddens Green was given free by Forthington Parker to the Parish Council and should be the first choice.	Noted. The history of ownership of the site is not in itself material to its allocation.

FO12 is preferred because it is better for children (closer to the school and buses).	Noted.
Detailed comments on proposed Policy BEC2	
The policy should be strengthened to better reflect the key constraints/ opportunities, including a requirement for the biodiversity value of the amenity space to be maximised. The pond should be retained as an ecological feature, not as part of a SUDS scheme.	<p>The policy is limited to setting out requirements. The explanation and reasoning for the requirements of the policy is set out in the supporting text. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy.</p> <p>The retained pond is in the south-western corner will no longer be included within the site now that the size of the site is to be reduced.</p>
The site has a low/ medium potential for archaeology. Any planning application should include an archaeological assessment in line with the NPPF.	Noted. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. Core Strategy Policy EN2 (vi) and the NPPF require appropriate archaeological research and investigation. The Council's Validation List details those occasions on which a Heritage Statement will be required.
The site is within the HWAONB and the policy needs to refer to the need to protect and enhance the character of the AONB in line with the Management Plan, National Character Area and Landscape Character Assessment.	Noted. The village's location within the High Weald AONB is noted in the "Context" section. The site is within the "Lower Rother Valley" local landscape character area. The key constraints/ opportunities have identified measures necessary to minimise the visual intrusion of development into the wider countryside and this is carried through to the site layout as shown on the detail map and the requirements of part (iv) of the policy. This accords with the vision and strategy identified in the East Sussex Landscape Character Assessment, which includes "the integration of proposed and existing development into the landscape through planting of tree features and woodland to define the village boundaries with the countryside". Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to protect and enhance the landscape of the HWAONB is specifically addressed through Policy DEN2 of the DaSA

	and Policy EN1 (i) of the Core Strategy.
The site does not respect existing boundaries.	It is understood that the comment relates to the western boundary of the proposed residential area, which, in the DaSA, follows a line from the corner of no. 8 Buddens Green in a southerly direction, rather than following a line in a south-easterly direction from the southern corner of 5 Buddens Green. While the latter "line" delineates current ownership, it is not a historic field boundary (these lie to the east and west of the allocation site only). However, in any event, it is now proposed to amend the site boundary to follow the ownership boundary. The HWAONB Unit has confirmed it has no objection to the allocation but has confirmed that the site has historic field boundaries which should be protected: the proposed allocation (as amended) does this.
The site should be limited to the land behind Buddens Green (to the southern tree line) and should be offered to the Parish Council for local-needs development, as was the original intention of the former landowner.	Noted. The area for residential development is limited to the land behind (to the south of) Buddens Green. The policy (BEC2) includes a requirement for a proportion of affordable housing. This is in accordance with the new NPPF. It is for the landowner to consider whether the site should be brought forward as a wholly affordable housing scheme.
The original residents of Buddens Green had to have a connection to Beckley. Will this still be the case?	The policy does not specify a local needs connection is necessary although it is open to the landowner to consider whether the site should be brought forward as a wholly affordable housing scheme with local connection criteria.
The density is too high.	The density of the proposed allocation is considered reasonable, given the nature of the rural area and particular characteristics of the site and surroundings.
The development would be improved by the inclusion of homes on the proposed amenity land: for the elderly by the road with less dense serviced plots to the rear, for people to build their own properties.	As detailed in the Key Constraints/ Opportunities, the area identified for amenity space in the DaSA has been recognised, via appeals, as not being suitable for development due to its function of providing an important, characteristic open gap along the road frontage which provides views towards the countryside to the south. Development in this area would cause harm to the character of the village and

	the landscape of the High Weald AONB and is not proposed. Housing for older people and self-build and custom house-building are covered the subject of questions 9, 10 and 11 of the DaSA consultation.
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IV. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
Former vineyard site, Whitebread Lane, combined with land at Westlands, Main Street, with access through the Garage Door Store on Main Street (SHLAA Review 2013 sites FO2 and FO8) (New site: reference FO16. For details refer to DaSA consultation representation ID 23276.)	Relatively central to the village, close to existing services, sustainable location (as has been identified for FO12). Reasons given for opposing the sites do not withstand critical scrutiny. "Ribbon development interspersed with gaps" does not apply to Whitebread Lane. FO2 would merely extend uninterrupted line of development along Whitebread Lane. Opposite side of Lane already developed with housing. FO2 largely screened from Lane. Landscape value of FO2 is less than FO12. Eastern part of FO8 does not "extend well into the countryside" and frontage part of FO8 (Main Street) not proposed for inclusion. Therefore, would not change existing street scene in Main Street to a material degree. Logical consolidation of existing development could appear as traditional village housing that has organically developed rather than a housing estate. If access is taken	The land is rural in nature and visible from adjoining fields and 2 road frontages. Development would cause harm to the rural setting of the village and the landscape of the High Weald AONB. The site would cross a historic field boundary, a key component of the High Weald AONB, causing unacceptable harm to the designated area. Such development would represent a significant intrusion outside the settlement boundary. Whitebread Lane is rural in nature and to extend and intensify development in a northerly direction, as proposed, would cause harm to the rural setting of the village and represent inappropriate development in the countryside. Access through the Garage Door Store would adversely affect an existing employment site and could harm the setting of a listed building. Overall the site is not considered suitable for development.

	through the Garage Door site, would enhance the conservation area by removing ugly buildings. Site could accommodate all housing required in the village plus green space and a local shop/ café.	
Former Vineyard site, Whitebread Lane (SHLAA Review 2013 site FO2).	The village should be “rounded off” and development should take place where it is hidden from view from Main Street.	Development of these sites would not represent “rounding off” the village but a significant intrusion into the countryside outside the built up area.
Land rear of Oaklea Cottages, Main Street (eastern part of SHLAA Review 2013 site FO8) (New site FO18. For details see DaSA consultation representations ID 23302)	The village should be “rounded off” and development should take place where it is hidden from view from Main Street. Logical. Would maintain green gap at FO12 between Beckley and Four Oaks.	
Land east of Yew Tree Cottages, Main Street (western portion of / roadside development on land at Westlands, Main Street: SHLAA Review 2013 site FO8). (New site FO17. For	Logical. Would maintain green gap at FO12 between Beckley and Four Oaks.	The frontage of FO8 comprises one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character, consequently, the allocation as proposed would be harmful to the rural setting of the village and the landscape of the High Weald AONB.

details see DaSA consultation representation ID 22672)		
Land adjacent to community hall, Main Street (SHLAA Review 2013 Site BE10)	<p>Logical. Would maintain green gap at FO12 between Beckley and Four Oaks.</p> <p>The site is in the middle of the village nearer the school etc.</p>	BE10 occupies one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character, consequently, the allocation as proposed would be harmful to the rural setting of the village and the landscape of the High Weald AONB.
Frog Field, Main Street / Kings Bank Lane (SHLAA Review 2013 Site FO13).	<p>Logical. Would maintain green gap at FO12 between Beckley and Four Oaks.</p>	FO13 is rural in nature and occupies one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character, consequently, the allocation as proposed would be harmful would be harmful to the rural setting of the village and the landscape of the High Weald AONB.
Land at Kings Bank Lane (SHLAA Review 2013 Site FO10).	<p>Site forms part of one of RDC's two preferred sites (FO12) and has been subject to various planning applications for residential development (most recently RR/2016/3286/P). It could accommodate 10 dwellings.</p>	This is adjacent to site FO12 but unlike FO12, housing could not be appropriately positioned to the rear of existing development and would not appear as a continuation of existing development. It would occupy an open field and adversely affect views from Main Street and Kings Bank Lane, impacting on the setting of the village and the AONB landscape.
Land adjacent to Roberts Row, Whitebread Lane (SHLAA Review 2013 Site FO9).	<p>The village should be "rounded off" and development should take place where it is hidden from view from Main Street.</p>	The site is an open field at the rear of residential properties. It has a single narrow access point, off Whitebread Lane, between existing properties, with a terrace called "Roberts Row" having listed status, to the south-east. The site is very close to a bend, with very little verge to secure any decent sightlines for drivers looking south. No pedestrian provision present. The significant upgrading works that would be required to the access would cause harm to the setting of the listed buildings. Flood maps indicate there is significant surface water flooding at

		<p>the access point and across the western end of the site. The Sustainability Appraisal highlights significant sustainability issues, notably due to the negative impact on the natural environment (High Weald AONB) 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 landscape of the High Weald AONB.</p>
Roadside development at Oakley Cottages, Main Street (SHLAA Review 2013 Site FO4).	Logical. Would maintain green gap at FO12 between Beckley and Four Oaks.	FO4 occupies one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character, consequently, the allocation as proposed would be harmful to the rural setting of the village and the landscape of the High Weald AONB.
Westlands, Main Street (SHLAA Review 2013 Site FO14)	The land opposite Buddens Green would be better than developing land to the rear of it.	FO14 occupies one of the important gaps in the street frontage on Main Street which gives Beckley its distinctive character, consequently, the allocation as proposed would be harmful to the rural setting of the village and the landscape of the High Weald AONB.

V. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
Disagree. A new amendment should be made to incorporate SHLAA Review 2013 sites FO2 and part of FO8 to allow these sites to be logically developed. (For details see DaSA consultation representation ID 23476.)	Noted, not agreed. The land is rural in nature and visible from adjoining fields and 2 road frontages. Development would cause harm to the rural setting of the village and the landscape of the High Weald AONB. The site would cross a historic field boundary, a key component of the High Weald AONB, causing unacceptable harm to the designated area. Such development would represent a significant intrusion in the countryside, relatively remote from existing services. The site is not suitable for inclusion in the development boundary.
The proposed new development boundary at Buddens Green should be altered to only include the existing development and the field directly south of it, not the triangular part of the adjoining field to the south-west (For details see DaSA consultation representation ID 23344.)	Noted. It is now proposed to reduce the size of the site.
Support the exclusion of the proposed amenity land adjacent to the Buddens Green site.	Noted.
Any vision for development in Beckley/ Four Oaks should respect the characteristic gaps and views in the village.	Noted. This is proposed.
Disagree. Both sites look primed for further development in the future which would be to the detriment of the character of the area.	The identified allocations would support the village's housing need for the Plan period through logical extensions to the existing development boundary while protecting the wider landscape. Additional development, beyond that identified in the allocations, is not proposed. Any future planning application would be assessed against the Local Plan and national policy and guidance, which seek to protect rural character and the landscape of AONBs.

<p>The development boundary should be further enlarged at Buddens Green to enable more houses to be built there (For details see DaSA consultation representation ID 22088).</p>	<p>Noted. As detailed in the Key Constraints/ Opportunities, the land west of the site has been recognised, via appeals, as not being suitable for development due to its function of providing an important, characteristic open gap along the road frontage which provides views towards the countryside to the south. Development in this area would cause harm to the character of the village and the landscape of the High Weald AONB and is not proposed. There is no additional suitable space at the site to accommodate a greater number of houses.</p>
<p>When the new houses were built on allotment land at Hobbs Close we were under the impression that an alternative site for allotments would be found.</p>	<p>This appears to refer to planning permission RR/2000/2745/P. There are no conditions on the permission that required an alternative allotment site. The Council's Open Space, Sport and Recreation Study did not identify a need for new allotments in Beckley Four Oaks. While there are no allotments in the village, there are some in relatively close proximity at Northiam and Peasmarsh. It is open to the Parish Council to consider providing allotments on land that they own in the village. The housing allocation sites are not of a sufficient size to include allotments, having regard to the need to retain open, undeveloped space at Buddens Green in order to ensure the characteristic "gap" alongside Main Street is retained. A requirement for allotments would not be justified in any event.</p>

Broad Oak

Chapter	15. Villages with Site Allocations
Spatial area	Broad Oak
Questions	<p><i>Q59: Do you agree with the preferred sites for development at Broad Oak? If not, which sites should be preferred?</i></p> <p><i>Q60: Do you agree with the requirements of Policy BRO1? If not, how would you wish to see it amended?</i></p> <p><i>Q61: Do you agree with the requirements of Policy BRO2? If not, how would you wish to see it amended?</i></p> <p><i>Q62: Do you agree with the proposed development boundary? If not, how would you wish to see it amended?</i></p>
Number of responses	<p>Q59: 6 (from 3 organisations and 2 individuals)</p> <p>Q60: 17 (from 5 organisations and 10 individuals)</p> <p>Q61: 9 (from 5 organisations and 2 individuals)</p> <p>Q62: 4 (from 1 organisation and 1 individual)</p>

Organisations who responded include:

East Sussex County Council [23643, 23568, 23738, 23644, 23569, 23739, 23645, 23570, 23740, 23646, 23571]

High Weald AONB Unit [22077]

Natural England [23477, 23448]

Rother Environmental Group [23888, 23181]

Southern Water [23322, 23323]

Sussex Wildlife Trust [23401, 23402, 23403]

Overview:

A number of concerns have been raised with preferred site BO16 (land west of A28) and Policy BRO1. The High Weald AONB Unit has objected to part of the allocation due to its effect on medieval field patterns.

Fewer concerns have been raised with preferred site BO17 (land south of the Rainbow Trout pub) and Policy BRO2.

A number of comments have been made in response to each of the four questions by those who agree and by those who disagree with the preferred sites/ policy approaches. Under question 59 a number of alternative sites were put forward. All comments and alternative sites are summarised below.

Topics raised by respondents include:

- The scale of development proposed and its effect on the village's infrastructure;

- The effect on ancient woodland and wildlife, particularly in respect of site BO16;
- The effect on traffic and highway safety, particularly in respect of site BO16;
- The effect on the amenity of existing residents.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016), there have been no updates to the planning history for the preferred sites. However, land directly north of site BO17 (the land occupied by the Rainbow Trout pub) has been subject to two planning applications for residential development:

- RR/2018/626/P – 10 dwellings – withdrawn in June 2018
- RR/2018/1813/P – 8 dwellings – submitted in July 2018, currently undetermined.

As this land has been shown to be available for development it is appropriate to amend the proposed allocation subject to policy BRO2 to include this land in addition to site BO17. This will result in a larger allocation for c. 18 – 20 dwellings, together with the retention of the Rainbow Trout pub.

I. General comments relating to the site allocations

<i>Comment</i>	<i>RDC response</i>
Strongly support the exclusion of sites containing ancient woodland and / or designated for their biodiversity value (such as Reeds Wood, Furnace Lane (SHLAA Review 2013 site BO14)). To allocate such sites would be contrary to the policies of the Core Strategy.	Noted. BO14 is not a preferred site.
The village infrastructure could not cope with the additional houses planned. Schools are already at capacity, the doctor's surgery is very busy and transport links are inadequate.	<p>The concern is noted, however, in respect of schools, the County Council's Education Commissioning Plan 2017-2021 does not forecast any significant shortfalls of primary places for areas of rural Rother, taking account of proposed levels of development in villages.</p> <p>The Clinical Commissioning Group has advised RDC that there are no particular capacity problems for GP surgeries in Rother at the moment although the situation is fluid and can be impacted by the practices' ability to recruit new doctors.</p> <p>Furthermore, new housing development is subject to the Community Infrastructure Levy (CIL), monies raised from which are spent on infrastructure in the District (including a proportion which is provided directly to the</p>

	<p>relevant Parish Council for local requirements).</p> <p>In terms of transport links, the Core Strategy recognises the need to improve public transport, and Policy TR2 seeks to improve the provision and use of sustainable transport. It is recognised that rural bus services throughout the district are limited and the frequency of bus services is largely outside the control of the District Council. Notwithstanding this, the housing need throughout the district must be met, and Broad Oak is a village with a range of services. The preferred sites are central to the village, close to existing services.</p>
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II. Comments relating to site BO16 (Land west of A28, Northiam Road) and Policy BRO1

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
<p>No objection to the proposed allocation of the residential curtilages within the site. However, the pasture in the western part of the site is classified as medieval (1066-1499) aggregate assart¹⁴ in the Historic Landscape Characterisation and should not be developed where there are alternatives of a later origin within the village, as medieval fields are a key landscape component of the AONB. The AONB Unit therefore objects to the allocation of this part of the site.</p>	<p>Noted. The assessed sites have been considered in respect of their Historic Landscape Characterisation (HLC). There are sites of a later origin than BO16 (e.g. BO4, BO9, BO10, BO15). However, these are considered unsuitable for development due to factors including: harm to the landscape of the AONB; harm to the character of the area; and impact on the character and setting of the village. It is considered that the development of these sites would have a more harmful impact on the landscape of the AONB than the development of BO16. There are no other suitable sites of a later origin.</p> <p>It is necessary to identify suitable sites to accommodate sufficient numbers of new homes in Broad Oak, and the development of site BO16 will make a significant contribution to the village's housing target, as set out in the adopted Core Strategy. The removal of the pasture in the western part of the site from the allocation would significantly reduce the number of homes that could be accommodated.</p>

¹⁴ Aggregate assarts are a field system created by the process of "assarting" or clearance of mainly woodlands and the enclosure of the cleared land to fields. They are identified by their irregular shape and pattern, generally small to medium size, and the sinuous and wooded nature of their boundaries. Aggregate assarts are "organic" in their origin, created by a gradual and piece-meal clearance as each field is added on to the adjacent. Source: Sussex Historic Landscape Characterisation Volume IV – Gazetteer of Sussex Typology, 2010.

	<p>This would result in a need to identify further sites in the village, which could have greater impacts on the AONB and be less suitable for other reasons too. Measures are proposed within the policy to mitigate impacts on the landscape, including the retention of existing boundary trees and a suitable buffer to the adjacent ancient woodland.</p>
<p>The access is poor and there are other sites with better access which wouldn't necessitate demolishing houses. Adverse effect on road safety, the speed limit on the A28 is not observed and entering the A28 is a problem due to blind spots. The site is on quite a steep/ blind bend.</p>	<p>Since the DaSA consultation the landowner of an adjoining property to the site has put his property forward for inclusion as part of the preferred site. The Highway Authority has indicated that the inclusion of this additional land would provide a much longer site frontage which can offer a better access option for driver sightlines and sufficient stagger from the junction on the opposite side of the A28. The land to the frontage of all 3 properties on the A28 would be required to secure sightlines in both directions and a Road Safety Audit would need to be undertaken at planning application stage. Subject to these measures it is considered an appropriate access can be achieved off the A28.</p>
<p>The site adjoins ancient woodland and could harm wildlife including owl and deer.</p>	<p>The site's location adjacent to an area of Ancient Woodland is recognised, and the policy includes a requirement for a buffer zone of at least 15 metres. This accords with Natural England's standing advice in relation to Ancient Woodland.</p> <p>Any planning application would be assessed against the Local Plan as a whole, which includes policies that require the protection and enhancement of biodiversity and habitats, including Policy EN5 of the Core Strategy and Policy DEN4 of the DaSA. The Council's Validation List would require an Ecological Survey and Report to be submitted with a planning application for the site's development.</p>
<p>The site has a medium potential to contain prehistoric, Roman and medieval remains. Planning application would be expected to include an archaeological assessment in line with the NPPF.</p>	<p>Noted. This would be a validation requirement of a planning application for the site's development.</p>
<p>The effect of light pollution from</p>	<p>Noted. This is a matter for consideration at</p>

street lighting must be considered.	planning application stage. Any application would be assessed in accordance with the Local Plan as a whole, which includes policies to protect landscape character and prevent light pollution (including Policy EN1 of the Core Strategy and Policies DEN1, DEN2 and DEN7 of the DaSA).
Developing the site would have greater impacts than previous sites/ plans that focused on redeveloping a smaller area of land (the houses/ land fronting Northiam Road only), in terms of road safety and the effect on ancient woodland/ wildlife.	Noted. The identified site provides an opportunity to make a significant contribution towards the village's housing target, as detailed in the adopted Core Strategy. The effects on road safety, ancient woodland, wildlife and other matters are considered acceptable in principle, subject to the measures detailed in the policy and subject to the particular details of a planning application for the site's redevelopment.
There is a hidden agenda. If BO16 is developed it will be used to provide access to Land west of Tillingham View (SHLAA Review 2013 site BO1), which is the only rejected site with the suffix "not at this time".	Site BO1 is outside the Development Boundary, where development is normally restricted to that which accords with specific Local Plan policies or for which a countryside location is necessary (Policy OSS2 of the Core Strategy and Policy DIM2 of the DaSA). It is not proposed to amend the Development Boundary to include BO1 or allocate BO1 for development, and consequently, the residential development of BO1 would not be supported in policy terms.
40 houses is too many. More recreational space should be provided.	The adopted Core Strategy sets a target of 50 dwellings on new sites in the village up to 2028 and the identified site provides an opportunity to make a significant contribution towards the village's housing requirement. The density of the development would be 25 dwellings per hectare which is considered reasonable; indeed, this density would reduce slightly with the inclusion of additional land within the site. An area within the site is proposed to be retained for allotments. The site is centrally located in the village in close proximity to the recreation ground and public footpaths and it is considered that future residents would have good access to recreational space.
The boundary is inaccurate as it encroaches onto third party land to the south-west.	The Land Registry Title Plan has been checked and the boundary appears correct.

<p>Employment should be prioritised within the site, over allotments. The land comprises a thin layer of poor quality topsoil over heavy clay and is overshadowed by trees for much of the day and it is likely that better sites for allotments could be found in the village. Broad Oak is identified in the Core Strategy as a village with a need for rural employment opportunities and this site would represent the best opportunity for the provision of employment land together with housing.</p>	<p>The tall boundary trees are likely to provide over-shading of the area for periods during the day, however, it is not considered that this renders the area unsuitable for allotments. The Parish Council has identified a particular requirement for allotments in the village. The area is not considered suitable for development, including as employment land, due to its enclosure by tree belts which have landscape and biodiversity value.</p> <p>In respect of employment allocations, the Core Strategy identifies 10 rural villages which demonstrate a particular need for employment floorspace, noting that the search for employment sites in the DaSA will particularly focus on these locations. Broad Oak is one of the villages identified. The Employment Sites Review (2016) has considered the continued suitability of existing and allocated employment sites as well as the potential for further sites and has not identified realistic opportunities for mixed-use developments in Broad Oak, having regard to sites' relationships to existing housing and road access. Consequently, new employment allocations are not identified in Broad Oak but the policy approach of resisting the loss of existing business sites and floorspace to other uses; enabling further floorspace to come forward in suitable locations and subject to strict environmental criteria; and taking a supportive approach to working at or from home, as set out in Policies EC3 and EC4 of the Core Strategy, will be followed.</p>
<p>The boundary of the site should be amended to include the property "Elgienne" for a number of reasons:</p> <ol style="list-style-type: none"> 1. The development would prevent the management of the wooded areas of Elgienne without provision of an access strip. Without appropriate management the trees would pose a danger to any potential adjacent dwelling; 2. The visibility splays would be greatly improved with the inclusion of Elgienne; 	<p>Noted. It is agreed the property "Elgienne" should be included within the site boundary. This is principally because of the benefits it would offer for the site access. The Highway Authority has indicated that the inclusion of the additional land would provide a much longer site frontage which can offer a better access option for driver sightlines and sufficient stagger from the junction on the opposite side of the A28.</p>

<p>3. It would allow for a more balanced layout with the opportunity to retain elements of natural woodland;</p> <p>4. The site allocation could present an opportunity to implement a traffic calming measure on the A28 where cars regularly exceed the speed limit.</p>	
Detailed comments on proposed Policy BRO1	
<p>Strongly support the wording of requirement (v) and the specification of a buffer of at least 15 metres. This wording should be replicated in other policies for sites adjacent to ancient woodland. (Sussex Wildlife Trust). A suitable fence should be erected along the whole length of the boundary with the woodland to prevent rubbish and unauthorised access.</p>	<p>Noted. Appropriate fencing would be considered at planning application stage.</p>
<p>An additional buffer may be required to mitigate indirect impacts of residential development (e.g. increased predation) on the adjacent woodland and the species it supports (ESCC Ecology).</p>	<p>Noted. The County Ecologist has further advised that the buffer should be as large as possible (e.g. 20m, having regard to the size of the site) and additional measures should be considered, e.g. the planting of prickly shrub within the buffer to deter entrance (although these are more likely to deter people than cats). In addition, a requirement to manage the woodland which will make it more resilient to outside pressure should be included, and gardens should not extend into the buffer zone.</p> <p>It is agreed that these measures should be detailed in the supporting text and a requirement to manage the buffer zone is included within the policy. However, an increase in the buffer from 15m to 20m would reduce the development capacity of the site and it is unlikely the small addition would deter cats from entering the woodland. In line with Natural England guidance it is appropriate to leave the buffer at "at least" 15 metres.</p>
<p>The 15m buffer is excessive given that the woodland has been recently coppiced and is already</p>	<p>The 15 metres buffer is in line with Natural England's recommendation set out in their Standing Advice for ancient woodland. A</p>

bounded by a footpath and existing trees.	sufficient buffer is necessary to avoid direct and indirect adverse impacts on the ancient woodland which includes its soil structure as well as individual trees.
Support requirement (iv) but recommend the addition of “for the benefit of biodiversity” to ensure that any tree and hedgerow planting contributes to the wider ecological network of the district. (Sussex Wildlife Trust)	Noted. Any planning application would be considered in accordance with the Local Plan as a whole, which includes policies requiring the protection and enhancement of biodiversity (EN5 of the Core Strategy and DEN4 of the DaSA). However, it is agreed that reference to the benefit to biodiversity should be included in the supporting text.
<p>Additional criteria should be added to the policy relating to utility infrastructure: “A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider”. (Southern Water)</p> <p>Southern Water has since explained that the situation has changed due to changes to OFWAT’s charging rules. Southern Water now recommend that, in order to ensure development is not delivered ahead of the infrastructure required to serve it, the developer should work with Southern Water to ensure occupation of the development is phased to align with the delivery of sewerage infrastructure.</p>	Noted. It is agreed that a policy criterion to require the applicant to work with Southern Water should be added, and an explanation included within the supporting text.
Measures need to be included to protect the rural nature of the other adjacent properties, e.g. screen planting/ tall fencing and a buffer zone should be included to all boundary areas.	Noted. The effect on the amenity of occupiers of adjoining properties will be a key consideration in determining the details of any future planning application. The appropriateness of boundary treatment, etc, is for consideration at planning application stage. Any planning application would be considered in accordance with the Local Plan as a whole, which includes policies to protect amenity and the character of the locality (e.g. Policy OSS4 of the Core Strategy).

Surface water flooding is already a risk in the area and measures to prevent it are required, also to ensure there is no contamination to existing watercourses.	Noted. This is identified in the supporting text to the policy, which notes that SuDS may be required to manage surface water flood risk. Any planning application would be considered in accordance with the Local Plan as a whole, which includes specific policies on sustainable drainage and preventing pollution (DaSA policies DEN5 and DEN7).
New properties adjacent to existing properties should be of a similar type, i.e. bungalows. Housing on this upward slope will tower above existing properties at the bottom of the field. 1, 2 and 3 bedroom bungalows are needed.	Noted. The details of and particular type of housing proposed is for determination at planning application stage. Any planning application would be considered in accordance with the Local Plan as a whole, which includes policies to protect amenity and the character of the locality (e.g. Policy OSS4 of the Core Strategy).
No need for allotments, most houses in the area have large gardens.	Noted. However, the Council's Open Space, Sport and Recreation study found there are no allotments in Broad Oak and that their provision should be a high priority.
The provision of allotments should not be allowed to fall by the wayside.	Noted.
The policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the AONB, in line with the Management Plan, NCA and LCAs.	<p>Noted. It is agreed the AONB should be made more explicit in the context section of the supporting text for Broad Oak.</p> <p>The preferred site has been chosen for reasons including its relative containment within the landscape. The policy includes a requirement for screen tree and hedgerow planting on site boundaries to further mitigate its landscape impact. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to protect and enhance the landscape of the HWAONB is specifically addressed through Policy DEN2 of the DaSA and Policy EN1 (i) of the Core Strategy.</p>

<p>The site has potential to accommodate protected species including reptiles, bats, great crested newts and birds. The developed area indicated does not leave much space to accommodate biodiversity. The policy should be amended to highlight this potential and a biodiversity strategy should be a requirement of a planning application.</p>	<p>The site is not within a designated area or local wildlife site although it adjoins an area of Ancient Woodland which is also a biodiversity action plan priority habitat.</p> <p>The density of the allocation is 25 dwellings per hectare, which would allow for a reasonably spacious development that could accommodate necessary landscaping and biodiversity features. Any planning application would be accompanied by an ecological survey to identify any protected species present and any necessary mitigation, and would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. It is agreed that the supporting text should be amended to include reference to enhancements to biodiversity.</p>
<p>The tree boundary/ screening to the south-west is in third party ownership and will need to be strengthened significantly and widened to reduce the impact on wildlife accessing the water source on the adjoining land.</p>	<p>Noted. This existing landscape buffer is identified on the Detail Map as to be retained and enhanced.</p>

III. Comments relating to site BO17 (Land south of the Rainbow Trout Pub) and Policy BRO2

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
<p>No objection to allocation. According to the Historic Landscape Characterisation the site is early post-medieval (1500-1599) with historic field boundaries that should be protected (AONB Unit)</p>	<p>Noted. No historic field boundaries would be affected by the allocation.</p>
<p>Depending on the ecological value of the meadow (e.g if it is a S41 Habitat of Principal Importance), mitigation/ compensation for the loss of grassland may be required. (ESCC)</p>	<p>Noted. The site is not identified as a UK Section 41 habitat of principal importance.</p> <p>Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy.</p>

The site has a medium potential to contain prehistoric, Roman and medieval remains; the adjacent site to the west contained medieval remains. Planning application would be expected to include an archaeological assessment in line with the NPPF.	Noted. This would be a validation requirement of a planning application for the site's development.
There is a need to protect underground sewerage infrastructure that crosses the site so that it is not built over. Easements will be required to allow access for future maintenance and upsizing. This will need to be taken into account in the site layout.	Noted. It is agreed that this will be identified in the supporting text. Southern Water has further confirmed that the sewer is a foul sewer and while its indicative location has been identified, the exact location, size and depth will need to be determined by any future developer on site.
The access to the site was in mind when the last Local Plan included Ostlers Field but there was no public consultation at the time. The strategy has succeeded.	The comment refers to the site adjoining the preferred site to the west. This was not allocated in the Local Plan 2006 but has been subject to two planning applications for residential development and has been recently developed as an "exception site". Both planning applications were subject to full statutory public consultation.
It needs to be demonstrated that drainage issues can be resolved and the infrastructure of the village can cope.	Noted. No surface water drainage issues have been identified on the site, however, any planning application for its development would be assessed against the Local Plan as a whole, including Policy DEN5 of the DaSA, which requires appropriate drainage measures to be included as part of developments.
Detailed comments on proposed Policy BRO2	
The policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the AONB, in line with the Management Plan, NCA and LCAs.	Noted. It is agreed the AONB should be made more explicit in the context section of the supporting text for Broad Oak. The preferred site has been chosen for reasons including its visual containment within the wider landscape. The policy includes a requirement for screen tree and hedgerow planting on site boundaries to further mitigate its landscape impact, this is particularly important on the southern boundary. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to

	protect and enhance the landscape of the HWAONB is specifically addressed through Policy DEN2 of the DaSA and Policy EN1 (i) of the Core Strategy.
Support requirement (iii) but recommend the addition of “for the benefit of biodiversity” to ensure that any trees and hedgerow planting contributes to the wider ecological network of the district. (SWT)	Noted. Any planning application would be considered in accordance with the Local Plan as a whole, which includes policies requiring the protection and enhancement of biodiversity (EN5 of the Core Strategy and DEN4 of the DaSA). However, it is agreed that reference to the benefit to biodiversity should be included in the supporting text.
The site has potential to accommodate protected species including reptiles, bats, great crested newts and birds. The developed area indicated does not leave much space to accommodate biodiversity. The policy should be amended to highlight this potential and a biodiversity strategy should be a requirement of a planning application.	The site is not within a designated area or local wildlife site. The density of the allocation would allow for a reasonably spacious development that could accommodate necessary landscaping and biodiversity features. Any planning application would be accompanied by an ecological survey to identify any protected species present and any necessary mitigation, and would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. It is agreed that the supporting text should be amended to include reference to biodiversity.

IV. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
Land west of A28 . (New site: BO18 - A smaller section of SHLAA Review 2013 site BO16 incorporating the frontage land only, i.e. SHLAA Review 2013	Using the land fronting the Northiam Road would offer the opportunity to increase visibility in and out of any new access points. Allotments could still be included. Services and utilities already exist. There would be greater separation to, and less impact on ancient woodland and wildlife than the larger site BO16	It is agreed that BO16 should be enlarged by the inclusion of an additional property fronting the A28, Elgienne. The increased separation to ancient woodland that would result from reducing the site on the western side is noted, however, reducing the size of the site in this way would reduce the number of houses that could be accommodated. This would result in a need to find additional site(s) to accommodate Broad Oak’s housing

sites BO3, BO7 and BO8. For details refer to DaSA consultation representation 22455).		requirement as set out in the adopted Core Strategy. Other than BO17, no other suitable sites have been identified, and consequently, BO16 in its enlarged form is preferred. Impacts on ancient woodland and wildlife can be managed appropriately through policy requirements and the particular details of a planning application.
Land opposite Bell Hurst Cottage, Chitcombe Road (SHLAA Review 2013 site BO9)	More suitable than BO16 as no major works would be needed to create a safe access, and the development wouldn't be hidden away. Recent successful linear development to the west. Landscape buffer no less pertinent than for the preferred sites (BO16 and BO17).	The site is on elevated land on the southern side of Chitcombe Road. Development would have a significant landscape impact when viewed from the south and would be visible in long views, causing harm to the landscape of the High Weald AONB and to the rural character of the setting of the village. Achieving an access point from Chitcombe Road would necessitate the removal of part of a mature boundary hedge and/ or mature trees which would cause further harm to the rural character of the area, it would also be necessary to provide a footway. The site has been subject to refusals of planning permission in 2004 and 2005. Reasons for refusal included harm to the character and appearance of area, harm to the AONB, and traffic hazards. The "recent development" referred to appears to be Mons Calpe (RR/2012/1373/P) – redevelopment of site of single dwelling to provide 3 detached houses. This small scale scheme involved the redevelopment of an established residential site and not the development of a greenfield site and so is not comparable.
Land south of Udimore Road (New site: BO19 - combination of SHLAA Review 2013 sites BO10, BO11 and BO13. For	Within heart of village. Access off B2089. Combining the sites would negate the constraints. The impact would depend on the design quality and landscaping.	While combining BO13 with the adjoining site BO10 would negate the size constraint of BO13, developing either or both BO10 and BO11 would involve development on the open slopes south of the ridge line and would cause harm to the character of the area and to the wider AONB landscape. Furthermore, while combining BO10 with BO11 could resolve the access

details refer to DaSA consultation representation ID 22217).		<p>issue with BO11, combining the sites would not resolve the other issues; that is, the loss of rural workshops and farm buildings at site BO10 and the loss of trees and harm to the setting of the “Manor House” (grade II listed building) at site BO11.</p> <p>Overall it is not considered that combining the sites in any form would result in an appropriate site for a housing allocation.</p>
Land to the rear of Malvern Cottage, A28 (SHLAA Review 2013 site BO12).	Good site lines onto 30mph section of road. Screening.	<p>The site is detached from the main body of the village, with extensive views to the east and south east into the wider AONB landscape. Development here would impact negatively on the landscape.</p> <p>Visibility at the site entrance is poor, it emerges onto the brow of a hill with fast moving traffic. In addition to the need to achieve appropriate visibility splays, works would be required to the access to make it a suitable gradient, which could in turn have adverse effects in visual and environmental terms.</p> <p>Furthermore, the site forms part of a medieval landscape (aggregate assart).</p>
Southern corner of Reeds Wood, with access off Northiam Road (New site: BO20 - reduced version of SHLAA Review 2013 site BO14. For details refer to DaSA consultation representation ID 22217).	<p>Why is BO14 so large?</p> <p>This serves to satisfy the reasons for rejection. Arguments/ solutions little different to preferred site BO16.</p>	<p>The entire site, including the southern corner, is designated Ancient Woodland and also Biodiversity Action Plan (BAP) Priority Habitat. Developing even a limited portion of the site would cause the loss of, and harm to, ancient woodland and wildlife habitat. Given the existence of alternative sites this cannot be justified and would conflict with local and national policy (CS policy EN5, DaSA Policy DEN4 and the NPPF).</p>

Land south of B2089 (SHLAA Review 2013 site BO15).	Adjacent to established community. Impact would depend on siting and design.	The site is nearly 1 kilometre from the centre of the village, detached from existing development and is in a relatively unsustainable location. Development would impact negatively on the rural character and setting of the village.
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V. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
Agree but depending on the ecological value of the meadow at site BO17 (e.g. if it is a S41 Habitat of Principal Importance), mitigation/ compensation for the loss of grassland may be required.	Noted. The site is not identified as a UK Section 41 habitat of principal importance. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy.
The development boundary should be amended to include Land opposite Bell Hurst Cottage, Chitcombe Road (SHLAA Review 2013 site BO9).	Noted, not agreed. The development boundary is logically drawn in this location to exclude this undeveloped open field on elevated land on the southern side of Chitcombe Road. Development here would have a significant landscape impact when viewed from the south and would be visible in long views, causing harm to the landscape of the High Weald AONB and to the rural character of the setting of the village. The site has been subject to refusals of planning permission in 2004 and 2005. Reasons for refusal included harm to the character and appearance of area, harm to the AONB, and traffic hazards.
The development boundary should be amended to include Land south of Udimore Road (combination of SHLAA Review 2013 sites BO10, BO11 and BO13. For details refer to DaSA consultation representation ID 22217).	Noted, not agreed. Site BO13 is already within the development boundary, and sites BO10 and BO11 are not considered suitable for development. The development boundary is logically drawn in this location to exclude the open slopes south of the ridge line, on which development would cause harm to the character of the area and to the wider AONB landscape.

<p>The development boundary should be amended to include Land south of B2089 (SHLAA Review 2013 site BO15).</p>	<p>Noted, not agreed. The site is an undeveloped field, 110m west of the development boundary, detached from existing development. Extending development along Chitcombe Road would impact negatively on the rural character and setting of the village.</p>
<p>The development boundary should be amended to include the southern corner of Reeds Wood, with access off Northiam Road (reduced version of SHLAA Review 2013 site BO14. For details refer to DaSA consultation representation ID 22217).</p>	<p>Noted, not agreed. The development boundary is logically drawn in this location to exclude the ancient woodland on the eastern side of Northiam Road, thereby protecting this designated feature from development.</p>
<p>The development boundary should be amended to include Land to the rear of Malvern Cottage, A28 (SHLAA Review 2013 site BO12).</p>	<p>Noted, not agreed. The site is detached from the main body of the village, 140 metres south of the development boundary. The boundary is logically drawn in this location to encompass existing development on the southern side of Udimore Road while excluding the open slopes south of the ridge line, on which development would cause harm to the character of the area and to the wider AONB landscape.</p>

Camber

Chapter	14 – Villages with Site Allocations
Spatial area	Camber
Questions	<p><i>Q63: Do you agree with the preferred sites for development at Camber? If not, which sites should be preferred?</i></p> <p><i>Q64: Do you agree with the requirements of Policy CAM1? If not, how would you wish to see it amended?</i></p> <p><i>Q65: Do you agree with the requirements of Policy CAM2? If not, how would you wish to see it amended?</i></p> <p><i>Q66: Do you agree with the proposed development boundary? If not, how would you wish to see it amended?</i></p>
Number of responses	<p>Q63: 3 (from 1 organisations and 0 individuals)</p> <p>Q64: 5 (from 3 organisations and 0 individuals)</p> <p>Q65: 6 (from 4 organisations and 0 individuals)</p> <p>Q66: 5 (from 3 organisations and 0 individuals)</p>

Organisations who responded include:

East Sussex County Council [223741, 23647, 23572, 23742, 23648, 23573, 23743, 23649, 23574, 23744, 23650, 23575]

Natural England [23449, 23450, 23451]

Sussex Wildlife Trust [23404, 23405]

Southern Water [23321]

Sedlescombe Parish Council [23255]

Late representations were received from the Environment Agency.

Overview:

The majority of respondents have not objected to the preferred sites for development, the requirements of the policies or the proposed development boundary. All comments are summarised below.

This is with the notable exception of the Environment Agency (EA) which strongly recommends that the use of the Central Car Park site (Policy CAM2) is kept for commercial uses only with the potential for self-catering holiday accommodation at first floor level, and that, for flood risk reasons, residential development is not included. The EA has commented that housing should only be included if other reasons outweigh the flood risk and that a Flood Risk Assessment (FRA) would be required in support of any application in order to demonstrate that development can pass the Exception Test.

Under question 63 no alternative sites were put forward.

Topics raised by respondents include:

- Need to strengthen policies to reflect the need to protect the ecology of designated sites;
- Flood risk at Central Car Park site;
- Need to ensure that development in Camber does not increase the need for coastal protection;
- Archaeological interest at the preferred sites.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016) there have been no updates to the planning history for the preferred sites.

I. General comments relating to the site allocations

<i>Comment</i>	<i>RDC response</i>
Development should not increase the need for coastal protection (County Ecologist).	Noted.
Support all policies (County Landscape Architect).	Noted.

II. Comments relating to site CM2 (Land at the Former Putting Green) and Policy CAM1

<i>Comment</i>	<i>RDC response</i>
This is a site of a 19 th century school of local archaeological interest. Any planning application would be expected to include an archaeological assessment in line with the NPPF.	Noted. As a major development, any planning application for the development of the site would need to be accompanied by a heritage statement which considers any archaeological impacts. Furthermore, the planning application would be considered in accordance with the Local Plan as a whole and the NPPF which include policies on archaeology.
The policy needs to refer to the site's position adjacent to the Dungeness, Romney Marsh & Rye Bay SSSI (Camber dunes, including dune grassland) and that if the allocation is likely to have a significant effect on the SSSI, appropriate mitigation measures need to be specified (Natural England).	Noted. The location of the SSSI is referred to in the supporting text. Any planning application would be considered in accordance with the Local Plan as a whole, which includes policies requiring the conservation and enhancement of biodiversity and geodiversity (Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy). However, given the importance of the dunes and the close proximity of the site it is agreed that a criterion should be added to the policy to require any planning application to demonstrate that development will not have adverse effects on the SSSI.
There is a need to protect underground infrastructure so that it is not built over and can continue	Southern Water has subsequently confirmed this comment was made in error as there are no sewers within the site. The comment relates

to fulfil its function. Southern Water requires access to the underground sewerage infrastructure for maintenance and upsizing purposes. The need for easements will therefore need to be taken into account in the layout of the site (Southern Water).	to site CM6 (Land at the Central Car Park) and is addressed in part (iii) below.
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III. Comments relating to site CM6 (Land at the Central Car Park) and Policy CAM2

<i>Comment</i>	<i>RDC response</i>
The site contains WW2 defence remains of local archaeological interest. Any visible extant remains would need to be preserved. Any planning application would be expected to include an archaeological assessment in line with the NPPF.	Noted. Any planning application would be considered in accordance with the Local Plan as a whole, including policy EN2 of the Core Strategy which seeks to ensure development includes appropriate archaeological research and investigation of both above and below-ground archaeology, and retention where required. It is agreed the presence of these remains should be identified in the supporting text.
Part of the site is within the Dungeness, Rye Bay and Romney Marsh SPA/ Ramsar site. Development within the SPA/ Ramsar needs to be avoided, and if significant effects are likely, mitigation measures need to be specified. (Natural England)	It is noted that a narrow strip at the southern end of the site identified in the DaSA lies partly within the SPA/ Ramsar. While the developable area is shown as lying outside this area, it is agreed that this has the potential to cause confusion. Consequently, it is agreed that the site boundary should be amended to exclude the SPA/ Ramsar and to follow the line of existing development. Any planning application would be considered in accordance with the Local Plan as a whole, which includes policies requiring the conservation and enhancement of biodiversity and geodiversity (Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy). It is agreed that the need to protect the designated area should be identified in the supporting text and added as a policy criterion.
The policy needs to refer to the site/s position within/ adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI (Camber dunes, including dune grassland).	Noted. The SSSI borders the site to the south, east and west and its presence is identified in the supporting text. It is agreed that the site boundary needs to be amended to ensure the SSSI is wholly excluded. Any planning

Development within the SSSI needs to be avoided, and if significant effects are likely, mitigation measures need to be specified. (Natural England)	application would be considered in accordance with the Local Plan as a whole, which includes Policies requiring the conservation and enhancement of biodiversity and geodiversity (Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy). However, given the importance of the dunes and the close proximity of the site it is agreed that a criterion should be added to the policy to require any planning application to demonstrate that development will not have adverse effects on the SSSI.
The policy needs to be strengthened to ensure the adjacent Local Wildlife Site, Local Geological Site, SSSI and Special Protection Area are protected from harm. Whilst the protection and management of the dunes is a key landscape and ecological objective of the Camber Village Supplementary Planning Document (SPD), there does not seem to be a specific policy requirement to protect and enhance these designated sites. This should be addressed. (Sussex Wildlife Trust).	<p>Noted. It is agreed that the need to protect the SSSI/ SPA should be identified in the supporting text.</p> <p>The dunes to the east and west of the site are designated as a Local Wildlife Site and those to the west are designated as a Local Geological Site. As these areas also form part of the SSSI it is not necessary to refer to the Local Wildlife Site although it is agreed that reference to the Local Geological Site should be added to the supporting text.</p> <p>Furthermore, in line with the SPD, Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy, it is agreed that a policy criterion should be added, to require any planning application to demonstrate that development will not have adverse effects on the nationally and internationally protected sites.</p>
There is a need to protect underground infrastructure so that it is not built over and can continue to fulfil its function. Southern Water requires access to the underground sewerage infrastructure for maintenance and upsizing purposes. The need for easements will therefore need to be taken into account in the layout of the site (Southern Water).	Noted. There are sewers in the central part of the site. It is agreed that the need to take this into account in the site layout should be identified in the supporting text.
It is not logical to refuse permission for other sites that are more distant from the coast because of flood risk but propose	Noted. Further to the comments of the Environment Agency, it has been determined that the allocation should be amended to omit the proposal for permanent residences at the

10 dwellings “on stilts” at this site. If dwellings are built here they should be restricted to the northern part of the site. (Sedlescombe Parish Council).	site.
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IV. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
Any development boundary extension must not include nationally or internationally designated sites (Natural England).	Noted. The only proposed extension to the development boundary is at the southern end of the Central Car Park. While this is adjacent to the Dungeness, Romney Marsh and Rye Bay SPA/ Ramsar/ SSSI it is the intention that the land within the development boundary would lie wholly outside the designated area.
Sussex Wildlife Trust strongly supports the deletion of the SSSI from the development boundary, which should not be degraded through encroaching development.	Noted. One of the proposed deletions from the development boundary would remove an area of SSSI from within the boundary.

V. Late representations

<i>Comment</i>	<i>RDC response</i>
In commenting on Policy CAM1, the Environment Agency (EA) confirmed that the site lies in Flood Zone 2 and development would be subject to a Flood Risk Assessment (FRA) but the proposal to restrict all habitable rooms to first floor only is supported.	Noted. The Environment Agency has since further advised that subject to a flood risk assessment, it would not require all habitable rooms to be restricted to first floor level only and that general living accommodation may be acceptable on the ground floor, providing sleeping accommodation is restricted to first floor level. The need for a flood risk assessment will be identified in the policy.

<p>In commenting on Policy CAM2, the Environment Agency notes that the Camber Village Supplementary Planning Document (SPD) (2014) states that permanent residences should not be provided at the site due to flood risk. The EA notes that whilst much of Camber is protected to an appropriate standard by the presence of the sand dunes, the car park is not defended and therefore this site should only be included for housing as a preferred site if other reasons outweigh the flood risk. A FRA would be required in support of any application in order to demonstrate that development can pass the Exception Test. If accommodation is to be provided it will need to be demonstrated that the site can be protected to the 1 in 200 year standard and that all living accommodation is set at first floor above the design flood level. Residential accommodation would also need to be set back to ensure it is not affected by wave action. The EA strongly recommends that the use is kept for commercial uses only with the potential for self-catering holiday accommodation at first floor level only (above design flood level) as outlined in the SPD.</p>	<p>Noted. It is agreed that the allocation should be amended to omit the permanent residences at the site.</p>
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Catsfield

Chapter	15 - Villages with site allocations
Spatial area	Catsfield
Questions	<p><i>Q67: Do you agree with the preferred sites for development at Catsfield? If not, which site(s) should be preferred?</i></p> <p><i>Q68: Do you agree with the requirements of Policy CAT1? If not, how would you wish to see it amended?</i></p> <p><i>Q69: Do you agree with the requirements of Policy CAT2? If not, how would you wish to see it amended?</i></p> <p><i>Q70: Do you agree with the proposed development boundary? If not, how would you wish to see it amended?</i></p>
Number of responses	<p>Q67: 12 (from 4 organisations and 8 individuals)</p> <p>Q68: 20 (from 8 organisations and 12 individuals)</p> <p>Q69: 8 (from 7 organisations and 1 individuals)</p> <p>Q70: 7 (from 4 organisations and 3 individuals)</p>

Organisations who responded include:

East Sussex County Council [23651, 23576, 23745, 23652, 23577, 23747, 23654, 23579]

Catsfield Parish Council [23281, 23282, 23284]

High Weald AONB Unit [22078]

Natural England [23452]

Sussex Wildlife Trust [23406]

Southern Water [23324]

Rother Environmental Group [23182]

Overview:

The majority of respondents disagree with the preferred sites for residential development within Catsfield. The Parish Council agrees with the preferred sites in principle and the proposed development boundary, but has raised a number of concerns with the detail of proposed policy CAT1.

A number of comments have been made in response to each of the questions by those who agree and by those who disagree with the preferred sites/policy approaches. Under question 67 a number of alternative sites were put forward, although there is no general consensus in terms of which alternative site(s) should be preferred.

There have been no comments on the proposed minor change to the development boundary on Church Lane.

Topics raised by respondents include:

- Housing density is too high on the site subject to proposed policy CAT1
- Increased traffic, adverse effect on highway safety on the site subject to proposed policy CAT1
- Inadequate infrastructure in Catsfield to cope with the proposed level of housing proposed
- Development of the site would cause harm to the rural character of Catsfield
- Increased risk of flooding due to the development of the site subject to proposed policy CAT1
- No need for a pedestrian access to the 1066 Country Walk from the site
- Concerns over historic field boundaries, veteran trees, protected species on the site.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016) there has been the following update to the planning history for one of the preferred sites.

- Land south of Skinners Lane, Catsfield (site reference CA6) was granted planning permission on 22/11/2016 (reference RR/2016/2534/P) for the construction of 9 houses, comprising 4 x 3 bed semi-detached houses, 4 x 2 bed terraced houses, and 1 x 4 bed detached house, with car parking, landscaping and access.

Consequently, there is no need for the proposed allocation at this site to be taken forward and it should not be included in the submission version of the DaSA. There are responses to the DaSA consultation in respect of this site on topics including: the effect on biodiversity; proximity to Catsfield wastewater treatment works; impact on neighbouring amenity; affordable housing; flooding; and the effect on highway safety. These matters, where relevant, were taken into consideration in determining the recent planning application. The comments will not, therefore, be considered further in this Consultation Statement.

This permission leaves an outstanding target of 38 dwellings for Catsfield as at 1.04.2018.

I. General comments relating to the site allocations

<i>Comment</i>	<i>RDC response</i>
The proposed allocations do not accord with the Rural Settlements Study (2008) and Market Towns and Villages Landscape Assessment (2009).	<p>The Rural Settlements Study (2008) and the Market Towns and Villages Landscape Assessment (2009) have informed both the Strategic Housing Land Availability Assessment (SHLAA) and the identification of the preferred sites in the DaSA.</p> <p>The Rural Settlements Study finds that Catsfield has many elements of a sustainable community, as well as having public transport links to the larger towns. It finds there may be potential for the development of land on the western side of the main road and that the</p>

	<p>village may be suitable for allocations of up to 40 new dwellings. This accords with the proposed allocation at the site subject to proposed policy CAT1.</p> <p>The Market Towns and Villages Landscape Assessment divides land adjacent to the village into 3 character areas. Area CAT3 encompasses both of the preferred sites and is assessed as having moderate capacity to accept housing development.</p> <p>Both of the preferred sites are assessed in the SHLAA Review (2013) as being suitable and developable, subject to more detailed investigations.</p> <p>The preferred sites do, therefore, accord with the findings of the Rural Settlements Study and Market Towns and Villages Landscape Assessment.</p>
The allocation for Catsfield is too high, the village will not be able to cope with such an increase in population and its rural character will be damaged.	<p>The Core Strategy identifies a need for a significant level of new housing in the District up to 2028 to meet the needs of communities. This accords with the national need to significantly increase house building, identified in the NPPF. While a large proportion of the District's housing need will be met at new sites at Bexhill, Policy OSS1 of the Core Strategy notes that suitable sites will also be identified in rural villages that contain a range of services. This will facilitate their limited growth and ensure their continued vitality. A target of around 800 new dwellings in the rural villages from new allocations is identified by Policy RA1 of the Core Strategy, and this translates to 47 new dwellings from new allocations at Catsfield. The recent planning permission at land south of Skinners Lane has resulted in a net gain of 9 which can be taken into consideration; therefore, the remaining target is 38 dwellings, which, for the most part, is met through proposed Policy CAT1. The village is considered to have a good range of local services and the proposed number of dwellings, which has been accepted in the adopted Core Strategy, is considered reasonable.</p>
Inadequate infrastructure to	Infrastructure providers have been consulted

support the development (school, medical facilities, sewage system) (Catsfield Parish Council)	<p>and no issues have been raised about inadequate facilities. In respect of schools, the County Council's Education Commissioning Plan 2017-2021 does not forecast any significant shortfalls of primary places for areas of rural Rother, taking account of proposed levels of development in villages.</p> <p>The Clinical Commissioning Group has advised RDC that there are no particular capacity problems for GP surgeries in Rother at the moment although the situation is fluid and can be impacted by the practices' ability to recruit new doctors.</p> <p>In respect of sewerage infrastructure, Southern Water has confirmed that it has carried out a capacity assessment on all sites put forward within the DaSA (as at January 2017). Unless otherwise identified by Southern Water, the sites have been assessed as having adequate capacity and an acceptable impact on sewerage capacity.</p> <p>Furthermore, new housing development is subject to the Community Infrastructure Levy (CIL), monies raised from which are spent on infrastructure in the District (including a proportion which is provided directly to relevant Parish Councils for local requirements).</p>
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II. Comments relating to site CA12 (Land to the rear of The White Hart, Catsfield)

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
Agree in absence of any others (Catsfield Parish Council)	Noted.
There are no objections in principle to the allocation of CA12. The site has high potential for prehistoric, Roman and medieval archaeological remains, so should be subject to archaeological assessment before being allocated in order to comply with paragraph 169 of the NPPF. (ESCC Archaeology)	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary, but it is important that the site's high potential for archaeological remains is identified. This will be added to the supporting text.
<i>Detailed comments on proposed Policy CAT1</i>	

The requirements of the policy are supported. (ESCC Ecology & Landscape)	Noted.
The site is within the High Weald Area of Outstanding Natural Beauty. The policy needs to refer to the consideration of the site's AONB location (Natural England).	Reference to the site within the High Weald AONB is detailed in the supporting text to the policy. It is not necessary to reference it in the policy itself. The policy includes a requirement for the existing landscaped boundaries around the site to be maintained and reinforced in order to help screen development from the wider AONB countryside. The Local Plan will be read as whole in determining any planning application. Policies EN1 of the Core Strategy and DEN2 of the DaSA both seek to conserve and enhance the landscape and scenic beauty of the High Weald AONB and would be applicable to the development of the site.
Where appropriate we would seek recognition of the need to protect underground infrastructure that cross the site so that is non-built over and it can continue to fulfil its function. Easements would be required to allow access for future maintenance and upsizing. (Southern Water)	It is noted that the eastern part of the site is crossed by an underground sewer. Reference to this will be made in the supporting text.
The 'Key constraints/opportunities' section states that buffer planting should be informed by ecological surveys, however, this requirement is not reflected in the policy wording. Given that the site appears to contain well developed scrub, any application for this site must include a thorough ecological survey to assess if the site can absorb the level of development suggested while producing net gains for biodiversity. Potential for protected species on site. (Rother Environmental Group, Sussex wildlife Trust).	Noted. It is not necessary to make a specific reference to the requirement to provide ecological surveys within the policy itself. A planning application would be assessed against the Local Plan as a whole. Policies EN5 of the Core Strategy and DEN4 of the DaSA require development proposals to support the conservation of biodiversity. Furthermore, the Council's Validation List would require an ecological survey and report to be submitted with a planning application for the development of the site.
The lighting would need to be carefully considered to prevent urbanisation of the village. Loss of 'dark skies.' (Catsfield Parish Council)	Noted. This issue would be considered at planning application stage. Any application would be assessed against the Local Plan as whole which includes policies to protect landscape character and prevent light pollution (e.g. Policy EN1 of the Core Strategy, Policies DEN1 and DEN7 of the DaSA).

<p>The density of housing for the site is too high. Harm to the rural character of the village. A development of this size would not be in keeping with a small village like Catsfield. Its community spirit would be undermined. (Catsfield Parish Council)</p>	<p>The concern and the need to avoid over-development are appreciated. The density of the allocation (taking account of the area available for residential development only) is 35 dwellings per hectare. The site is of a reasonably regular shape and in a village centre location. The NPPF identifies the need to make the most effective use of land. On this basis the proposed density is considered acceptable.</p>
<p>The Parish Council is concerned with the provision of parking spaces (Catsfield Parish Council)</p>	<p>Noted. Any new residential development would need to meet its car parking requirement within the site, in accordance with the County Council's guidance, Core Strategy Policy TR4 and DaSA Policy DHG3.</p>
<p>Concern with the impact of additional vehicles arising from the development. There would be an increase of traffic on the B2204 which already has significant congestion on most days. (Catsfield Parish Council)</p>	<p>The Highway Authority (ESCC) has been consulted and has not raised an objection to the proposed allocation. The Highway Authority would comment on the detail of the proposed scheme at planning application stage.</p>
<p>Access to the site onto the B2204 is not safe; currently "The Green" has problems with speeding and dangerous overtaking. (Catsfield Parish Council)</p>	<p>The Highway Authority has not raised an objection to an access in this location. The position of the access is partially dictated by the presence of the existing pedestrian crossing. The details of the access arrangements would be for determination at planning application stage, in consultation with the Highway Authority.</p>
<p>To move the existing pedestrian crossing to any other location would be unsafe.</p>	<p>It is not proposed to move the existing pedestrian crossing. The access to the site would be constructed to the Highway Authority's specification, taking into account the presence of the existing pedestrian crossing.</p>
<p>Priority for affordable housing should be given to village residents and their families. (Catsfield Parish Council)</p>	<p>Noted. The type and tenure of affordable housing would be for determination at planning application stage, based on the need at that time. The Council's Housing Allocations Policy (available on the website) explains how the Council will allocate the social housing to which it has nomination rights.</p> <p>In most cases, an applicant of the Council's housing register will have a local connection to</p>

	<p>Rather in one or more ways (e.g. current residency, family connection, or employment). While “Local Connection” will be awarded to the parish or ward the applicant lives/works/has family in, parishes are grouped in clusters to manage the housing need and demand for vacancies. Those applicants in the greatest housing need in the cluster (not necessarily the parish) will be prioritised. This means that applicants in rural areas with a local connection to a parish are considered to have a local connection to all the parishes in that cluster. This allows applicants in parishes where there is little or no social housing a greater chance of securing social housing in the surrounding parishes and allows applicants in higher housing need a greater chance of securing alternative accommodation.</p> <p>However, anyone in the highest level of housing need (Band A) will be given priority and will not need to meet the “local connection” test. This is to ensure that applicants in the most severe housing need are not prevented from securing accommodation and to prevent homelessness.</p> <p>Therefore, while the Parish Council’s concern is noted and local connection will be considered when allocating new affordable homes, priority for new affordable housing to which the District Council has nomination rights would be given to people in the cluster (which would include, but not be limited to, the parish) and also to people in the most acute housing need.</p>
The site should be part of a Community Land Trust	Noted. The Council is currently providing support for Community Land Trusts and the government is providing funding. However, the particular method of funding the development of the site would be for consideration by a future developer. Land ownership is not dealt with through the Local Plan.
No need for a pedestrian access to the 1066 Country Walk, which would compromise boundaries of site	The 1066 Country Walk runs along the south/west boundary of the site accessed from The Green (B2204). It is considered that an additional access to the path would be beneficial for the whole community, providing a link to the Country Walk from the site without having to travel on the main road and also improving

	<p>permeability and encouraging sustainable travel in line with Core Strategy Policies TR2 and TR3.</p>
Increased flood risk	<p>The site is not in a flood risk zone, and there are no records of surface water flooding. Notwithstanding this, it is acknowledged that the development of a greenfield site has the potential to impact on drainage. Any planning application for the site's development will need to accord with relevant policies of the Local Plan including Policy DEN5 of the DaSA which requires sustainable drainage systems (SuDS) to be utilised unless demonstrated to be inappropriate.</p>
No need for a village green/not suitable location for a village green	<p>Based on the application of Open Space Standards (from the Council's Open Space, Sport and Recreation Study) there is a deficit of amenity green space in Catsfield.</p> <p>In addition to making a significant contribution towards addressing the deficiency, it is considered that the provision of a village green would be beneficial for the whole community as well as providing some green space for the new development and complementing the setting of the adjacent public house (which is a Grade II listed building).</p>
An AONB site should be avoided for major development, reference is made at Chapter 10 paragraph 10.10.	<p>It is accepted that the allocation can be viewed as "major development" in the AONB in the context of the NPPF, due to the number of dwellings proposed relative to the existing number of dwellings in the village.</p> <p>The NPPF notes that planning permission should be refused for major development in the AONB other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. Consideration of such proposals should include an assessment of: (a) the need for the development; (b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and (c) any detrimental effect on the environment, landscape, etc, and the extent to which that could be moderated.</p> <p>The need for the development is demonstrated</p>

	<p>by virtue of the housing target set out in the adopted Core Strategy, of 47 new dwellings from new allocations at Catsfield.</p> <p>In the context of Catsfield, which abuts the AONB, regard has been given to developing alternative site(s) outside the AONB (such as site reference CA8) as well as to meeting the need in another way, i.e. through developing a number of smaller sites that would not individually constitute “major” development in this context. However, the preferred site has been chosen over these alternative options primarily for landscape reasons.</p> <p>The Market Towns and Villages Landscape Assessment (2009) divides land adjacent to the village into 3 character areas: CAT1, 2 and 3. Area CAT1 is to the north-east of the village and is found to be rural countryside in the AONB with a strong sense of place. It would be vulnerable to significant change and development here would detract from the nucleated character of the village. It has high visual sensitivity and low / no capacity to accept housing development. Area CAT2, to the south of the village, is the only character area lying outside the AONB (site CA8 is within this character area). However, this area is found to have a strong sense of place as a pleasant open stream valley and a setting for the village. Area CAT2 is found to be vulnerable to change due to loss of landscape structure. The compact village character needs to be retained and any development in this area would need to respect this and would be limited to brownfield land and infill, and not encroaching on the open stream valley which should be retained as a setting for the village and AONB buffer. It has moderate / high visual sensitivity. Area CAT3, on the other hand, lies largely within the AONB and encompasses both of the preferred sites. However, it is found to not be of high quality and is an enclosed area of mixed uses. It is found to have low/ moderate sensitivity to change and low/ moderate visual sensitivity, therefore, is assessed as having moderate capacity to accept housing development.</p> <p>This means that while the preferred site (CA12)</p>
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	<p>is within the AONB, it is within an area in which change can be accommodated and its development would have a lesser impact on the designated area compared to: (i) a major development at another location within the village outside the AONB; or (ii) several smaller developments elsewhere in the village. Moreover, the site itself is screened from the wider AONB countryside by boundary trees and is well-related to the village. Impacts on the AONB can be mitigated through the retention and enhancement of historic field boundaries. The High Weald AONB Unit has not objected to the allocation, subject to the retention of historic field boundaries.</p> <p>Consequently, it is considered the tests for major developments within the AONB, as set out in the NPPF, are met appropriately.</p>
Need to protect veteran trees and historic field boundaries.	<p>Noted. The policy requires existing landscaped boundaries to be maintained and reinforced.</p> <p>There are historic field boundaries around the site and it is proposed to retain these. On this basis, the High Weald AONB Unit has confirmed it has no objection.</p> <p>None of the trees on the boundaries are considered to be “veteran trees”, however, any development will need to be informed by a tree survey to ensure the protection of existing boundary trees. Reference to this will be made in the supporting text.</p>

III. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
Land at Wilton House (SHLAA Review 2013 site CA3)	<p>The Market Towns and Villages Landscape Assessment (2009) identified the potential to locate development within the area of the CAT3 zone. This includes sites CA3, CA5, CA6 and CA12 as identified in the DaSA.</p> <p>Development of this site</p>	<p>It is accepted that site CA3 is within landscape character area “CAT3” as defined in the Market Towns and Villages Landscape Assessment (2009), and that Assessment found the character area has low/ moderate sensitivity to change and low/ moderate visual sensitivity and therefore, has a moderate capacity to accept housing</p>

	<p>would have least impact on current residents. Outside the flood zone. Adjacent to existing amenity area.</p>	<p>development. The preferred site, CA12, is within this landscape zone.</p> <p>However, site CA3 was assessed and excluded through the SHLAA Review (2013) as a potential site for development for a number of reasons which are still valid. This site is currently in equestrian use which contributes to the rural character of the village and provides for local employment and tourism which is supported by Core Strategy Policy RA2. Unlike the preferred site (which is adjacent), CA3 is not well-enclosed and its development would cause harm to the landscape of the AONB. Development of this site could potentially impact upon the setting of listed buildings to the north-west. There are also access constraints. Contrary to the reason given, it is not adjacent to an area of public open space.</p>
<p>Land off Church Lane (SHLAA Review 2013 site CA4)</p>	<p>The number of dwellings proposed should be spread across CA4, CA8 and CA11 rather than one large allocation at C12.</p>	<p>As noted above, it is accepted that the proposed allocation can be considered to be major development in the AONB in the context of the NPPF. The NPPF notes that major development should be refused in the AONB other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. Consideration of such proposals should include an assessment of matters including the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way.</p> <p>It is accepted that the allocation of a number of small sites could</p>

		<p>be a way of meeting the village's housing need in another way.</p> <p>However, the development of site CA4, an attractive field on rising land, would clearly be out of keeping with the rural character of this part of the village edge, and encroach significantly into the open AONB countryside. The site is within an area considered in the Market Towns and Villages Landscape Assessment (2009) to have high visual sensitivity and low / no capacity to accept housing development. Furthermore, Church Lane is of a narrow, rural nature with a lack of footways which would inhibit safe pedestrian access. Consequently, the development of this site is not considered appropriate.</p>
Land adjacent to Park Gate Bungalows (SHLAA Review 2013 site CA5)	The Market Towns and Villages Landscape Assessment (2009) identified the potential to locate development within the area of the CAT3 zone. This includes sites CA3, CA5, CA6 and CA12 as identified in the DaSA.	<p>Site CA5 is partially within landscape character area "CAT3" as defined in the Market Towns and Villages Landscape Assessment (2009). CAT3 was found to have low/ moderate sensitivity to change and low/ moderate visual sensitivity and therefore, a moderate capacity to accept housing development (the proposed allocation site is regarded as fulfilling this potential). However, development at site CA5 would be far removed from the village. As such, it would be out of keeping with the prevailing rural character and have an unacceptable impact on the High Weald AONB and the rural landscape. There is a pond on site and a public footpath subdividing the site. The lack of footways exacerbates the site's relative isolation by inhibiting pedestrian access.</p>

Land south of Skinners Lane (SHLAA Review 2013 site CA6)	The Market Towns and Villages Landscape Assessment (2009) identified the potential to locate development within the area of the CAT3 zone. This includes sites CA3, CA5, CA6 and CA12 as identified in the DaSA.	This site has now been granted planning permission (RR/2016/2534/P) for the construction of 9 houses with car parking, landscaping and access.
The Brooks, Church Road (SHLAA Review 2013 site CA8)	The number of dwellings proposed should be spread across CA4, CA8 and CA11 rather than one large allocation at C12.	<p>See response under site CA4 above in relation to spreading the number of dwellings across more than one site.</p> <p>Site CA8 is a very large site located to the south of the village which would not be appropriate for development in its entirety as it would represent a disproportionate level of growth for the settlement. Furthermore, the site is visible from many key points in the village and any development, even of a limited portion of the site, would have a detrimental visual impact and harm the rural setting and landscape character of the village. The site is within landscape character area "CAT2" as defined in the Market Towns and Villages Landscape Assessment (2009), which is found to be vulnerable to change due to loss of landscape structure and moderate / high visual sensitivity. Surface water flooding issues are also likely to be present as the site is crossed by a stream.</p>
Land opposite the Primary School (SHLAA Review 2013 site CA11)	The number of dwellings proposed should be spread across CA4, CA8 and CA11 rather than one large allocation at C12.	<p>See response under site CA4 above in relation to spreading the number of dwellings across more than one site.</p> <p>Site CA11 is located at the edge of the settlement to the south-east in an area comparatively</p>

		remote from the village and services. Development would extend into the open countryside and, given the rising topography of this site, any development would be overly exposed, causing harm to the landscape and rural character of the High Weald AONB.
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IV. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
The development boundary should be amended to include part of sites CA4, CA8 and/or CA11 rather than the whole of CA12, to enable the housing allocation to be spread between these sites	<p>The role of the development boundary is to differentiate between areas where most forms of new development would be acceptable and where they would not, thereby focusing growth on sustainable settlements and helping to protect the surrounding countryside from unnecessary and intrusive development.</p> <p>For the reasons detailed in section III above, the development of sites CA4, CA8 and/ or CA11 is not considered appropriate for reasons including harm to the landscape and rural setting of the village. Therefore, these sites are not suitable for inclusion within the development boundary.</p>

Hurst Green

While the Options and Preferred Options version of the DaSA covered Hurst Green and included allocations within it, it has been determined that Hurst Green will not be included in the proposed Submission DaSA, but that the making of the necessary housing allocations, as well as the associated review of the development boundary, will be undertaken by the proposed Neighbourhood Plan for the Parish.

Therefore, there are no RDC responses to the comments made, but the comments themselves are set out as a record to inform the Neighbourhood Plan process.

Chapter	14 – Villages with Site Allocations
Spatial area	Hurst Green
Questions	<p><i>Q71: Do you agree with the preferred sites for development at Hurst Green? If not, which sites should be preferred?</i></p> <p><i>Q72: Do you agree with the requirements of Policy HUR1? If not, how would you wish to see it amended?</i></p> <p><i>Q73: Do you agree with the requirements of Policy HUR2? If not, how would you wish to see it amended?</i></p> <p><i>Q74: Do you agree with the proposed development boundary? If not, how would you wish to see it amended?</i></p>
Number of responses	<p>Q71: 9 (from 3 organisations and 5 individuals)</p> <p>Q72: 13 (from 7 organisations and 4 individuals)</p> <p>Q73: 11 (from 6 organisations and 3 individuals)</p> <p>Q74: 8 (from 3 organisations and 3 individuals)</p>

Organisations who responded include:

East Sussex County Council [23655, 23580, 23946, 23656, 23581, 23947, 23657, 23582, 23948, 23658, 23583]
Hurst Green Parish Council [22589, 22585, 22586, 22587]
High Weald AONB Unit [22079]
Natural England [23454, 23455]
Sussex Wildlife Trust [23408, 23410]
Southern Water [23330, 23331]
Rother Environmental Group [23183]
CPRE Sussex [22674, 22675, 22676]

Overview:

The majority of organisations have not objected to the preferred sites, the requirements of the policies or the proposed development boundary. Hurst Green Parish Council considers that both preferred sites are suitable for development in principle, but that the proposed housing density for each site is too high, particularly in relation to the suitability of the proposed access at site HG18 (Land off Foundry

Close). The Parish Council has suggested a number of alternative sites for allocation/ inclusion in the development boundary.

The majority of individuals who have responded disagree with the preferred sites, in particular HG18 (Land off Foundry Close).

A number of comments have been made in response to each of the questions by those who agree and by those who disagree with the preferred sites/ policy approaches. Under question 71 a number of alternative sites were put forward. All comments and alternative sites are summarised below.

Topics commonly raised by respondents include:

- Effect of additional housing on traffic levels on the A21 through the village;
- The access to site HG18 is dangerous;
- More parking provision required at site HG18;
- The A21 requires upgrading;
- The density of housing at both sites is too high;
- Implications for the forthcoming Hurst Green Neighbourhood Plan;
- Effect on biodiversity from developing the 2 sites.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016) there have been the following updates to the planning history for the preferred sites:

- HG18 (Land off Foundry Close): the site was subject to a planning application for residential development to provide 60 dwellings (RR/2016/1577/P) which was refused in April 2017 and subsequently dismissed at appeal. The reasons for refusing permission, upheld at appeal, were: an adverse impact on the character and appearance of the area, including specific harm to the High Weald AONB including from the loss of a tree-lined ditch and poor design; insufficient parking; harm to local biodiversity (in particular as a result of the submission of insufficient information); and an unacceptable housing mix for the affordable housing.

I. General comments relating to the site allocations

<i>Comment</i>	<i>RDC response</i>
Hurst Green will be subject to a neighbourhood plan (NP), therefore the proposed allocations are irrelevant. Allocating the sites, writing policies that are too prescriptive, and/ or granting planning permissions for them would diminish the value of any future NP.	.
HG17 and HG18 should not be the only preferred sites. It would be better to have the other proposed sites (outlined in blue on the Options map) added to the preferred list and less dense housing shared between them all.	

Development in Hurst Green should be undertaken in areas away from the A21 and over the period of the entire Plan (to 2028), not just the first few years, to allow local infrastructure to establish.	
Additional housing in the village will increase traffic through the village, worsening the existing situation. The A21 needs to be upgraded and this should be properly dealt with first.	

II. Comments relating to site HG18 (Land off Foundry Close) and Policy HUR1

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
The site is separated from the main centre of the village and most amenities by the A21.	
The 75 objections to the recent planning application should be taken into account. People may not realise they needed to object again to the site again in the DaSA.	
The A21 is a very dangerous road, the proposed houses are on the site where the bypass was intended. It would be perverse to use it for housing while the A21 still requires upgrading.	
Major upgrades to nearby junctions with the A21 are required. Currently many people turn left from Station Road and use Foundry Close to turn right towards Hastings as it is dangerous to turn right from Station Road. It can take 5 minutes to turn right out of Foundry Close. A one-way system with another exit could help.	
Although the Highways Authorities have not objected to the access, there has not been extensive monitoring of the traffic flow on the A21 which at peak times is extremely heavy.	
No objection to the allocation.	

<p>HG18 is early post-medieval (1500-1599) regular piecemeal enclosure with historic field boundaries that should be protected. There is also a historic driveway on the southern boundary and it is understood that there may be important archaeological remains on the site that should be investigated prior to a final decision on the development potential of the site (HWAONB Unit)</p>	
<p>Given the site's steep topography, it is likely to have a low/ medium archaeological potential for containing archaeological remains. The planning application would be expected to include an archaeological assessment. (County Archaeology)</p>	
<p>The policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the AONB, in line with the Management Plan, the NCA and LCAs. (Natural England)</p>	
<p>There is no justification to build in the countryside at such a scale.</p>	
<p>The policy is only being proposed because there is an existing planning application for the development anticipated by the policy.</p>	
<p>Agree and support the policy (ESCC Landscape).</p>	
<p><i>Detailed comments on proposed Policy HUR1</i></p>	
<p>The number of houses proposed is too high, having regard to the fact the site is served by a single unsafe access to a busy road (the A21).</p>	
<p>The access would be insufficient to cope with two-way traffic.</p>	
<p>As the stream/ ditch that sub-divides the two lower fields is recommended to be retained for both heritage and ecological</p>	

reasons, this should be reflected in the policy at part (vii).	
It will be necessary to protect underground sewerage infrastructure to ensure it is not built over. The need for easements to allow Southern Water access for maintenance and upsizing will need to be taken into account in the site layout. (Southern Water)	
The site has potential for protected species and the developed area indicated on the Detail Map does not leave much space to accommodate biodiversity on site. The policy should be amended to highlight the potential and the plans submitted should incorporate a biodiversity strategy. The stream and hedgerow between the two fields could be used as the basis of a green corridor and suitably buffered.	
No further vehicular access should be allowed off footpath 31 for safety reasons.	
Unallocated parking for at least 12 vehicles should be included to provide replacement parking for residents who currently park in Foundry Close rather than on the A21.	
More recreational space should be included.	

III. Comments relating to site HG17 (Caravan Tech) and Policy HUR2

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
No objection to allocation. The site is an existing commercial site (HWAONB Unit)	
The site contains either an extant or site of a post-medieval house. If extant then consideration regarding the retention of a non-designated heritage asset would be required (County Archaeologist).	
Agree and support the policy	

(ESCC Landscape).	
The policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the AONB, in line with the Management Plan, the NCA and LCAs. (Natural England).	
The access would be unsafe.	
The identification of this site seems speculative, as the commercial activity on it continues.	
It is a shame to lose a commercial site with associated employment and business opportunities. Ideally at least one business unit should be retained (HG Parish Council).	
Support the allocation, good use of brownfield land and within a residential area with good access.	
<i>Detailed comments on proposed Policy HUR2</i>	
The site is adjacent to Hurst Green Meadows and Woodland Local Wildlife Site (LWS). This should be acknowledged in the policy and a requirement to protect and enhance the LWS should be included.	
It will be necessary to protect underground sewerage infrastructure to ensure it is not built over. The need for easements to allow Southern Water access for maintenance and upsizing will need to be taken into account in the site layout. (Southern Water)	
15 dwellings is excessive for this site and doesn't take into account the countryside location or the future quality of life for residents.	

IV. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
Orchard Farm, A21 (New site: reference SW2. Reduced version	Orchard Farm is on the eastern side of the A21, a short distance north of its junction with the A229. It comprises a farm shop/	

of SHLAA Review 2013 site SW1. For further details refer to DaSA consultation representation ID 23136).	nursery business, together with a café, cold store and other commercial uses. In order to retain commercial activity on the site, it is proposed to develop half the site for residential development, and continue to operate the existing business from the remaining part of the site. This would hopefully improve the viability of the business – and provide some much-needed housing on the other part of this brownfield site. This could provide 10-12 dwellings. Alternatively the whole site could be developed which could accommodate 20 houses.	
Land to the rear of Ridgeway (SHLAA Review 2013 site HG2) (<i>HG Parish Council</i>)	The site could be used to link up Coronation Gardens and Ridgeway and perhaps alleviate some of the vehicle access issues in the former, and allow for a small development, although care would be needed due to the sensitive nature of the ancient woodland at the Coronation Garden end. It is well-screened and secluded.	
Land south of Lodge Farm, A21 (SHLAA Review 2013 site HG6) (<i>HG Parish Council</i>)	To reduce the density of development proposed at HG18. It is a well-screened and secluded site.	
Land south of Station Road (A265), which was originally marked as DS4 in the 2006 Local Plan, to	It is unclear why this area has not been considered, instead of considering only sites HG4 and HG5 which form a small part of the original area marked DS4 in the 2006 Plan.	

the immediate west of SHLAA Review 2013 site HG4. (New site: reference HG19. For details refer to DaSA consultation representation ID 22114 and associated correspondence)		
Land adjacent to The White House, Burgh Hill (SHLAA Review 2013 site HG11)	It would offer the ability to build a number of homes, in a layout and with plot sizes similar to the adjacent houses at South View Close. The current pedestrian access could be easily improved, along with reconsideration following recognition that being a village location, any family moving to Hurst Green will have at least one car.	
Ernest Doe Power, London Road (New site: reference HG20. For details refer to DaSA consultation representation ID 22114).	Similarly to the Caravan Tech site, this could be a prime location for future housing with the development boundary if the owner was happy to relocate the farm machinery business, which could be accommodated outside the village rather than on the A21, perhaps on the site currently occupied by the garden centre and nursery on the A265.	

V. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
If Neighbourhood Plans are to have value, they should be able to respect parish boundaries. This proposal does not, and the	

boundary should stop at the edge of Hurst Green Parish (CPRE).	
The area north of HG17 (Caravan Tech) on the opposite side of the A21 (currently scrub and modern woodland) should be considered for inclusion within the development boundary, it is a small site but well-screened. (For details refer to DaSA consultation representation ID 22587).	
Land to the rear of Ridgeway (SHLAA Review 2013 site HG2) and Land south of Lodge Farm, A21 (SHLAA Review 2013 site HG6) should be considered for inclusion within the development boundary. Both areas are screened and secluded. (For details refer to DaSA consultation representation ID 22587).	
The development boundary should be amended to include Land adjacent to The White House, Burgh Hill (SHLAA Review 2013 site HG11). (For details refer to DaSA consultation representation ID 22124).	
The development boundary should not be enlarged until the A21 is upgraded.	
The major extension to the boundary (as proposed by HUR1) should be placed on hold, pending the completion of the Neighbourhood Plan.	

Iden

Chapter	15. Villages with site allocations
Spatial area	Iden
Questions	<i>Q75 – Do you agree with the preferred site for development at Iden? If not, which site(s) should be preferred?</i> <i>Q76 – Do you agree with the requirements of Policy IDE1? If not, how would you wish to see it amended?</i> <i>Q77 – Do you agree with the proposed development boundary? If not, how would you like to see it amended?</i>
Number of responses	Q75: 8 (from 3 organisations and 4 individuals) Q76: 12 (from 5 organisations and 4 individuals) Q77: 7 (from 2 organisations and 3 individuals)

Organisations who responded include:

East Sussex County Council [23659, 23584, 23748, 23660, 23586, 23585, 23749, 23661, 23587]

Elmsmead Protection Group [22221, 22222, 22223]

High Weald AONB Unit [22080]

Natural England [23456]

Rother Environmental Group [23184]

Sussex Wildlife Trust [23411]

Overview:

With the exception of a local group, the Elmsmead Protection Group, the majority of organisations which have commented have not objected to the preferred site for development, the requirements of the policy or the proposed development boundary. However, the majority of individuals who have responded disagree with the preferred site for development, the requirements of the policy and the proposed development boundary. A number of those who disagree with the preferred site support an alternative site instead.

A number of comments have been made in response to each of the questions by those who agree and by those who disagree with the preferred sites/ policy approaches. In response to Q75, two alternative sites were put forward. All comments and alternative sites are summarised below.

Topics commonly raised by respondents include:

- Access difficulties at the preferred site (ID1a)
- Effect on local residents from developing the preferred site
- Planning history of the preferred site
- Site ID6 (Land at Orchard Farm) should be allocated instead
- Policy requirement for an ecological survey.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016), there have been no updates to the planning history for the preferred site.

I. Comments relating to site ID1a (Land south of Elmsmead) and Policy IDE1

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
The site has high potential for prehistoric, Roman and medieval archaeological remains and will require archaeological assessment prior to being allocated to clarify risk (it is rated amber).	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This will be added to the supporting text and a policy requirement for archaeological assessment will be included.
The access is unsatisfactory: access is via a narrow residential road full of parked cars which joins the B2082 between 2 sharp corners. Difficult for emergency vehicles and construction traffic. People using the hall park in Elmsmead and children play in the street. The site access should be direct to Main Street. Development of the site has been turned down 4 times in the past due to the inadequate access through Elmsmead.	<p>The Highway Authority has considered the site and has noted that the preferred access would be from 'Elmsmead' to connect with the existing carriageway and footway. A suitable access from Elmsmead would need to be constructed which could support a service vehicle for refuse collection. The Highway Authority would prefer to restrict the number of access points off Main Street although a connecting footway / pedestrian access could be achieved.</p> <p>While it is noted the site has been subject to a number of refusals of planning permission, these were in the 1960s and 1970s when Elmsmead was a private road with no footways. Elmsmead is now an adopted road with a standard surface and footways on both sides. Therefore, the situation has changed since the site was assessed in connection with the historical planning applications. The Highway Authority has confirmed that its comments on the current proposal accord with the current guidance, Manual for Streets 1 & 2 (published in 2007 and 2010 respectively).</p>
Development of the site would cause major disruption for the occupiers of neighbouring properties during construction (noise, traffic) and afterwards (traffic, outlook).	<p>Any impacts associated with the construction period would be of a temporary nature and not a reason to resist development of the site. Notwithstanding this, the Council's Environmental Health service has powers to ensure that impacts associated with construction sites do not cause nuisance.</p> <p>While development of the site would be visible to existing residents, it is considered the proposed developable area would allow a</p>

	<p>scheme to be sensitively designed to minimise impacts on amenity. The key constraints and opportunities identifies the need to respect the residential amenities of adjoining properties and that this would impact on the net developable area that can be achieved. The amount of traffic using Elmsmead would increase but the impact would be limited, given the limited size of the site and scale of likely development (12 dwellings). The particular details of a scheme and its impacts on existing residents would be considered as part of any future planning application.</p>
<p>It is inappropriate to allocate a greenfield site, when a brownfield site is available.</p>	<p>The brownfield site referred to is site ID6 (land at Orchard Farm). This was rejected due to its location in an unsustainable location, adverse effect on an employment site and landscape impact. It will be considered further in section II below. Taking all matters into account as detailed in the Site Assessment Methodologies Background Paper (2016), the preferred site is considered the most appropriate. No other, more suitable, brownfield sites have been found to be available for residential development in the village.</p>
<p>The listed status of Rose Cottage, Main Street, has been ignored. Development would harm its setting.</p>	<p>The key constraints and opportunities identifies “Conkers” and “East View” as listed buildings and the need to protect their setting. It is agreed that the listed status of Rose Cottage should also be identified in the supporting text.</p> <p>The site currently has a negligible effect on the setting of Rose Cottage. The cottage is bordered to the north and south by existing development. Mature trees/ scrub on the site boundary separates the cottage from the open field to the west. Its principal elevation facing Main Street would be unaffected by the development and, subject to the retention of a suitable landscape buffer in the north-eastern corner of the site, the development of site ID1a would protect the setting of Rose Cottage. The need to retain a suitable buffer on this boundary will be added to the policy.</p> <p>It is noted there is an error in the preferred site “box” which states East View is to the immediate south of the site and also that the size of the site is 0.94ha but the developable area is 0.43ha. This will be corrected.</p>

<p>The field to the west was drained in the 1960s and the site itself has always been very wet.</p>	<p>The site is not in an area identified as being at risk of flooding, and no obvious drainage issues have been identified within the site. Any planning application for future development within the site would need to demonstrate that it would be appropriately drained.</p>
<p>There is a farm right of way that curves around the westernmost corner of the proposed site.</p>	<p>Noted. This is detailed on the Register of Title from HM Land Registry and affects the proposed site access. A (private) right of way must be retained from Main Street (along Elmsmead) to the field to the west of nos. 10-14 Elmsmead (NW of the proposed site). The use of the proposed access need not affect this right of way although it is agreed it should be identified in the supporting text to the policy.</p>
<p>Increased pressure on existing sewer, which has burst five times in the past 6/ 7 years at land at Mockbeggar Cottage. Southern Water state that renewing the sewer is not part of their policy in the foreseeable future.</p>	<p>Mockbeggar Cottage is 700m south of the site and it is unclear whether the same sewer that passes through its land would serve any new development at site ID1a. In any event, Southern Water has not raised objections to the allocation and has undertaken capacity checks on all of the preferred sites.</p> <p>Southern Water would also be consulted at planning application stage, at which point it would need to be satisfied that the sewerage infrastructure is sufficient to serve the development.</p>
<p>Development will almost inevitably lead to further development in fields to the north and west of the site.</p>	<p>The identified allocation would meet the village's housing target for the Plan period through a logical extension to the existing development boundary while protecting the wider landscape. Additional development, beyond that identified in the allocation, is not proposed. Any future planning application would be assessed against the Local Plan which seeks to strictly limit development outside development boundaries and protect rural character and the landscape of AONBs, as also required by national policy.</p>
<p>Development of the site will negatively impact property values.</p>	<p>While this is commonly raised as a concern by local residents to planning allocations and proposals generally, the effect on property prices is not a planning matter and cannot be considered by the Council.</p>

Detailed comments on proposed Policy IDE1	
With respect to point (vi), an ecological assessment should be undertaken for all developments. If it is specified here but not in other policies, does this undermine other policies?	<p>It is agreed that the wording of part (iv) needs to be amended.</p> <p>Preliminary ecological appraisal work has identified the site's potential for biodiversity. As a result, and to ensure the allocation conserves and enhances biodiversity in an appropriate manner in accordance with Policy EN5 of the Core Strategy and Policy DEN4 of the DaSA, it is appropriate to add a requirement for the retention and enhancement of the existing pond and a suitable "buffer" area around its perimeter, for the benefit of biodiversity. The detail map will be amended to include the pond within the site area. The supporting text and policy requirement will be amended accordingly.</p>
Strongly support the requirement for an ecological assessment which should inform the design and layout of the development to ensure the site remains permeable to species. Opportunities to incorporate biodiversity gains throughout the development should be taken. The requirement of point (iv) should be enforced whether or not the site is developed.	Noted. See above. The wording of part (iv) of the policy is to be amended.
The developed area indicated does not leave much space to accommodate biodiversity on site. The site has the potential to accommodate reptiles, bats, great crested newts and birds and the policy should be amended to highlight this.	Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. The Council's Validation List would require an ecological survey and report to be submitted with a planning application for the development of the site. The report would identify any protected species present and any necessary mitigation/ compensation. The policy is limited to setting out requirements. The explanation and reasoning for the requirements of the policy is set out in the supporting text. The policy, text and detail map are to be amended, as detailed above.

The pond could be incorporated into a SUDS strategy to increase wetland habitat.	Noted. The need for/ appropriateness of this would be for consideration at planning application stage.
The policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the AONB, in line with the Management Plan, the NCA and LCAs.	<p>It is agreed that the village's location within the AONB should be made more explicit in the supporting text.</p> <p>The consideration of the impact on the character of the AONB was a key factor in determining which of the sites in Iden should be preferred, as noted in paragraphs 15.56-57 of the DaSA. The Detail Map identifies the need to retain and enhance an existing hedge/ tree screen on the site's western boundary in order to screen development from the wider landscape, and also plant a new landscape buffer on the site's southern boundary.</p> <p>Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to protect and enhance the landscape of the HWAONB is specifically addressed through Policy DEN2 of the DaSA and Policy EN1 (i) of the Core Strategy.</p>
The requirements of points (i) and (iii) are reasonable and would apply to development of any site.	Noted.
The density is too high for a rural village (approximately 31 dwellings per hectare).	It is considered that the site can accommodate the development without causing harm to the character of the village or the rural landscape of the High Weald AONB.

II. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
Land at Orchards Farm (SHLAA Review 2013 site ID6)	Brownfield site. The buildings are currently used as a joinery workshop/ storage and removal lorry parking and storage and do not meet modern standards of employment accommodation. Both businesses could be relocated to more suitable premises. It is well within the village envelope, there are 17 dwellings further north and several light	The site is in the countryside, 300 metres north of the main body of the village in an unsustainable location. The site is prominent in the open countryside, especially to the west, and residential development here would represent an inappropriate intrusion into a rural area, harming the landscape character of the High Weald AONB. Also, Policy EC3 of the Core Strategy and Policy DEC3 of the DaSA would apply to the site's redevelopment, which seek to retain land and premises currently or last in employment use in such use unless it is

	<p>industrial units. Walking distance to the village centre, closer to a number of facilities than site ID1a. Existing suitable access, visibility splays would be achieved by cutting back hedge. Would provide 12 dwellings of mixed value with 40% affordable, could also include open space/ play area. Screening would be achieved as adjoining land is in the same ownership. Opportunity to improve appearance of site. Most infrastructure already on site.</p>	<p>demonstrated there is no reasonable prospect of its continued use for employment purposes or it would cause serious harm to local amenities. The site is occupied for employment purposes and the loss of employment land would be resisted. An application for planning permission for the site's redevelopment with 18 dwellings (reference RR/2011/154/P) was refused in 2011 for reasons including: the loss of employment premises which are currently occupied, no evidence of marketing, no evidence buildings couldn't be re-used/ reconfigured for alternative commercial occupiers; no justification to allow development outside development boundary; development not in keeping with rural area, adverse effect on High Weald AONB, very prominent in landscape; existing access is substandard; site poorly placed for sustainable transport options.</p>
<p>Land rear of Conkers, Main Street (SHLAA Review 2013 site ID1r)</p>	<p>It would have less impact on existing residents than the preferred site. Development at the rear of the plot, backing onto fields, would maintain privacy for new and existing residents. Access could be gained from Main Street.</p>	<p>Development of this site is not appropriate due to its separation from the village core and the effect on the setting of the adjoining Grade II listed buildings, Conkers (to the east) and East View (to the south-east), including as a result of the need to include a new access from Main Street. Its development would represent an unnecessary and inappropriate loss of open land that contributes to the setting of the listed buildings and to the character of this rural fringe of the village.</p> <p>However, it is appropriate to extend site ID1a by a marginal amount into the northern part of site ID1r in order to allow for an appropriate buffer to the pond to the east of the site for ecological reasons (as detailed in part I above) while still accommodating the village's housing target of 12 dwellings. Subject to the land adjacent to the boundary with Conkers being retained as an undeveloped buffer to the pond, this extension can be achieved without harming the setting of the listed buildings.</p>

III. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
The development boundary should remain as drawn in 2006, with an exception site at Land at Orchards Farm (SHLAA Review 2013 site ID6), to preserve the character of Iden and prevent “creep”. (For details refer to DaSA consultation representation ID 22620)	Noted. Development at site ID6 is not suitable due to its unsustainable location, adverse effect on an employment site and landscape impact, as detailed in Section II above. It is considered that the proposed amendment to the development boundary at site ID1a, which is central to the village and relatively well-contained, would not represent “creep”.

Northiam

Chapter	15. Villages with Site Allocations
Spatial area	Northiam
Questions	<p><i>Q78: Do you agree with the preferred site for development at Northiam? If not, which site should be preferred?</i></p> <p><i>Q79: Do you agree with the requirements of Policy NOR1? If not, how would you wish to see it amended?</i></p> <p><i>Q80: Do you agree with the proposed development boundary? If not, how would you wish to see it amended?</i></p>
Number of responses	<p>Q78: 7 (from 5 organisations and 2 individuals)</p> <p>Q79: 9 (from 6 organisations and 1 individual)</p> <p>Q80: 5 (from 2 organisations and 1 individual)</p>

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22248]

Blue Cross [23965]

CPRE Sussex [22677]

East Sussex County Council [23662, 23588, 23750, 23663, 23589, 23751, 23664, 23590]

High Weald AONB Unit [22081]

Natural England [23457]

Northiam Conservation Society [22073, 22072]

Rother Environmental Group [23185]

Southern Water [23332]

Sussex Wildlife Trust [23412]

Overview:

The split between respondents who agree with the preferred site for development, the requirements of the policy and the proposed development boundary, and those who disagree with them, is relatively even. The majority of those who disagree would prefer the allocation of alternative site(s).

A number of comments have been made in response to each of the questions by those who agree and by those who disagree with the preferred site/ policy approach. Under question 78 a number of alternative sites were put forward. All comments and alternative sites are summarised below.

Topics raised by respondents include:

- The allocation is too small, more housing is required on other sites to meet the housing requirement for the District;
- Development at the Goddens Gill site is unlikely to proceed;
- Northiam has already absorbed a significant amount of new housing;
- Need to enhance biodiversity as part of new development.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016), there have been no updates to the planning history for the preferred sites.

I. General comments relating to the site allocation

<i>Comment</i>	<i>RDC response</i>
Many planning permissions have been granted in Northiam and consequently there is no need to allocate one small site. Six further dwellings will easily be provided in the Plan period through windfalls. This is an example of where the windfall policy for rural Rother does not work: the village should be credited with all new dwellings within their development boundary, not just for sites over 5 in number.	An estimated allowance for windfalls has been included in the total housing need for the District, as set out in the Core Strategy (Policy RA1, figure 12). Therefore, the identified 6 dwellings at Northiam are required in addition to any extras that may come forward as windfalls. The allocation is necessary in order to meet the identified housing need in the Core Strategy.
The 2006 allocation site at Goddens Gill cannot be relied upon to deliver 52 dwellings, therefore the overall housing target for Northiam needs to be increased.	The site at Goddens Gill benefits from an extant permission for 58 dwellings (reference RR/2013/1490/P). Works to implement the planning permission have been recently undertaken on site. Notwithstanding this, there is a high element of uncertainty as to whether the development will be constructed and, consequently, it is now proposed to reallocate the site at Goddens Gill.
The housing target for Northiam is too low and would not “significantly boost the supply of housing” as required by the NPPF. The Core Strategy is based on 2011 population data but this has been overtaken by 2014 data which shows the population has increased. The Core Strategy Inspector required the Council to review this matter and ensure the CS is kept up to date, but this has not happened.	The housing target for Northiam is identified in the adopted Core Strategy and is up to date. It is not the case that the Core Strategy Inspector required the Council to review the effect of any population increase. The Core Strategy review is already beginning.

II. Comments relating to site NO15 (Land south of Northiam Church of England Primary School) and Policy NOR1

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
The site has high potential for prehistoric, Roman and medieval archaeological remains, so should be subject to archaeological assessment before being allocated to clarify risk, in accordance with paragraph 169 of the NPPF. It is rated as Amber. Subject to the results of archaeological assessment prior to site allocation, the boundary may need modification to exclude significant archaeological remains.	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This will be added to the supporting text and policy.
Visual impact to the designated parkland associated with Brickwall would need consideration.	<p>"Brickwall" (a parkland of special historic interest) is on the opposite (eastern) side of the A28. Its boundary at this point is defined by a solid fence and tall hedge, so the parkland is not readily visible from the site or apparent in the streetscene at this location. The principle of development on the western side of the road is established and the development of the site would not have any significant effect on the setting of Brickwall. The tall, protected trees on the front boundary of site NO15 would act as an additional visual buffer.</p> <p>However, any development will need to be of a high design quality, appropriate to the site's location adjacent to the Northiam Conservation Area, and it is agreed that this will be identified in the supporting text.</p>
Agree with allocation but it should be considered for a younger age group, e.g. 1 and 2 beds with a smaller number of specialised housing within the development. There are already 6 flats for older persons at Goddens Gill, it is unclear whether there is a demand for more.	The policy does not specify an age group or dwelling size although any proposal would need to accord with Core Strategy policies including LHN1, which seeks to support mixed, balanced and sustainable communities by requiring housing developments to be of a size, type and mix that reflects current and projected housing needs within the district and locally.
<i>Detailed comments on proposed Policy NOR1</i>	
The site is within the High Weald AONB and the policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the	Noted. The village's location within the High Weald AONB is noted in the "Context" section. The site is within the "Lower Rother Valley" local landscape character area. The key constraints/ opportunities have identified the need to protect the tree belt on the frontage of

<p>AONB, in line with the Management Plan, National Character Area and Landscape Character Assessments.</p>	<p>the site as part of a retained and enhanced landscape buffer, and protected trees to the rear of the site, and this is carried through to part (iv) of the policy. This accords with the vision and strategy identified in the East Sussex Landscape Character Assessment, which includes “the integration of proposed and existing development into the landscape through planting of tree features and woodland to define the village boundaries with the countryside”. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to protect and enhance the landscape of the HWAONB is specifically addressed through Policy DEN2 of the DaSA and Policy EN1 (i) of the Core Strategy.</p>
<p>Enhancements to the existing tree belts should be sought for the benefit of biodiversity.</p>	<p>Any planning application would be assessed against the Development Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. However, given the site’s location within the Biodiversity Opportunity Area (BOA) it is agreed that the potential for biodiversity enhancements should be added to the supporting text.</p>
<p>Southern Water would seek recognition of the need to protect underground infrastructure that cross the site so that it is not built over and can continue to fulfil its function. Easements would be required to allow access for future maintenance and upsizing.</p>	<p>Noted. A sewer line crosses the very northernmost part of the site/ lies slightly north of the site. The detail map indicates the proposed access to be in this area, so it is unlikely to be built upon and should have no implications for the sewer. At planning application stage this constraint would need to be recognised and the site layout designed accordingly.</p> <p>It is agreed that the location of the sewer and the need for its consideration should be identified in the supporting text.</p>
<p>The site has the potential to accommodate protected species. The developed area indicated does not leave much space to accommodate biodiversity on site, in accordance with Policy DEN4. Policy NOR1 should be amended to highlight this potential and to include a requirement for a biodiversity strategy to accompany any future planning application.</p>	<p>The site is not within a designated area or local wildlife site and there are no records of BAP species or protected or rare species within it. It is, however, within the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area (BOA), which is a large area identified as having opportunities to make positive changes for biodiversity.</p> <p>The policy requires the retention of the mature (protected) trees within the site and the</p>

	<p>enhancement of a hedgerow on the roadside boundary, features of value for accommodating biodiversity.</p> <p>The density of the allocation is 17 dwellings per hectare, which would allow for a reasonably spacious development that could accommodate necessary landscaping and biodiversity features. Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. It is agreed that the supporting text should be amended to include reference to the BOA and enhancements to biodiversity.</p>
The policy should include reference to the need for development to respect the amenities of the house abutting the southern edge of the field (Pretious Fields), which overlooks the site.	Noted. The protection of the amenity of existing and future residents will be a material consideration of any future planning application, and is required by Policy OSS4 of the Core Strategy.
Figures 103 and 104 need updating to exclude a strip of land on the southern boundary which belongs to the adjoining property (Pretious Field).	It is not the intention to include any land owned by Pretious Field within the site allocation. The Land Registry plans have been examined and it is agreed that the southern boundary of the allocation site as detailed on the 2 figures should be moved northwards by a marginal amount to reflect the correct ownership boundary.

III. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
St Francis Fields, Main Street (New site: reference NO26. For details refer to DaSA consultation representation 23965)	The site comprises a number of vacant fields and associated buildings that once formed part of the Blue Cross animal welfare centre (closed October 2016). It comprises c. 3.9 hectares, partly on previously developed land. It could accommodate circa 125 dwellings with new public open space that would	<p>This large site approximates to but doesn't correspond entirely to SHLAA sites NO16 and NO19N/E/S. It extends to the east of NO19E and only includes the south-western part of NO16.</p> <p>The site is directly adjacent to and partly within the Conservation Area and in close proximity to a number of listed buildings. Development would be visible in long views to the east and would adversely impact on the countryside and the AONB setting of the village. While the northern part of the site is previously</p>

	<p>not only protect the character and appearance of the natural and built environments, but also provide good quality amenity space.</p>	<p>developed, the buildings/ structures are largely agricultural in appearance, and a housing development of the scale proposed would have an urbanising effect, particularly in views from Beales Lane and Main Street, encroaching into the countryside and adversely affecting the rural setting of this part of the village and the setting of the Conservation Area. Development of these open fields would affect the rural setting of Northiam. It would also be a significant departure from the overriding character of this part of Main Street, where development is largely linear in nature (with the exception of the 2 small developments at Highfields Place and Hylands Close). The scale of development proposed far exceeds the outstanding housing requirement target for Northiam as identified in the Core Strategy.</p> <p>Consideration has been given to whether a smaller area within the site (specifically the previously developed area, currently containing buildings) could be allocated for fewer dwellings. However, it does not appear that an acceptable vehicular access could be achieved. The existing access to the site from Main Street is restricted in width and not suitable for improvement. An access from Beales Lane would not be appropriate due to Beales Lane being a historic routeway and difficult to upgrade to an appropriate standard. The new access proposed would break through a significant hedge and line of large mature trees within the Conservation Area, impacting significantly on the designated area and the setting of adjacent listed buildings, notably The White House to the north-west. The drop in land level to the highway would necessitate engineering works that would further exacerbate the visual impact on the street scene of Main Street. In addition, an access from this location would be far removed from the</p>
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		<p>previously developed part of the site.</p> <p>Overall the site is not suitable for allocation.</p>
Land at Friars Cote Farm buildings (New site: reference NO27. For details refer to DaSA consultation representation ID 23472).	The current housing requirement for Rother is not met, therefore, more housing is required. The proposed amendments to the boundaries would overcome landscape objections set out in the SHLAA. It is well-related to services and represents better potential for non-car use than other sites considered. It would deliver 6 units. The access is considered adequate in respect of the numbers of units now proposed.	<p>This site has been submitted as an amendment to site NO7. The site has been reduced in size and it is unclear whether it is large enough to accommodate 6 or more dwellings. Adequate separation would be retained to the ancient woodland to the north, however, the site remains elevated and separated from the edge of the village in an area of rural character, with an awkward access via a narrow rural lane. Development would cause harm to the rural setting of the village. Any proposal would fall to be considered under Policies RA2 and RA3 which strictly limit new development in the countryside and prioritise agricultural, economic or tourism uses.</p> <p>Land at Friars Cote Farm was an omission site considered at the public inquiry into the Council's 2006 Local Plan. It was rejected by the Inspector due to the harm that would be caused to the rural character of this part of Northiam and, with respect to the previously developed area, the restrictions in terms of size, access, and prominent location. It is not considered the situation has changed since that time.</p>
Land at Friars Cote Farm field (New site: reference NO28. For details refer to DaSA consultation representation ID 23472)	The current housing requirement for Rother is not met, therefore, more housing is required. The proposed amendments to the boundaries would overcome landscape objections set out in the SHLAA. The site is well-related to services and represents better potential for non-car use than other sites considered. It would deliver 15 units.	This site has been submitted as an amendment to site NO8. The site is outside the settlement boundary and would represent a significant and inappropriate encroachment into an open field, harming the rural setting of the village and the landscape of the High Weald AONB.

Land at Egmont Farm, Coppards Lane (New site: reference NO29. For details refer to DaSA consultation representation ID 22116)	More housing is required than has been allocated. Part of the site was promoted for affordable housing by a housing association in 2000, and was supported by the County Council but not the Parish Council.	<p>This site has not previously been submitted. A specific area for development or amount of housing has not been proposed.</p> <p>The site is outside the development boundary on the northern edge of the village. It contains an existing dwelling and a small number of agricultural buildings in its western part but the eastern (larger) part comprises open fields with treed boundaries and a pond. Views are gained from the site across the countryside to the east and the site is visible in long views from the east. Development of the site would adversely affect the rural setting of the village and represent an encroachment into open countryside, causing harm to the landscape and character of the High Weald AONB. The site is not well related to the centre of the village or village services and is in close proximity to sites NO3, NO4, NO18 and NO20 which have been rejected for similar reasons. Development within the eastern part of the site in particular could also suffer disturbance from the industrial estate on the southern side of Coppards Lane.</p>
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V. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
The development boundary should be further revised to include land to the rear of Valencia, Station Road. Its inclusion would be a “natural rounding off” and provide an opportunity for a self-build/ custom-build housing project, subject to other policies in the Local Plan. (For details refer to DaSA consultation representation ID 22666)	It is agreed that the proposed extension of the development boundary is appropriate. It would logically prevent the exclusion of a narrow strip of land between the recently constructed development at “Donsmead”, where the development boundary is proposed for extension, and the position of the existing development boundary on the north-western boundary of “Oakwood”. Given its character and enclosed nature within an established residential curtilage, including this small area of land within the development boundary would not have any adverse effect on the rural setting or character of this part of the village or the

	<p>wider AONB. The far southern end of the land is excluded, however, as this is identified, together with adjoining land at Oakwood to the east, as a Priority Habitat of woodland, also containing a pond.</p>
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Peasmarsh

Chapter	15. Villages with site allocations
Spatial area	Peasmarsh
Questions	<p><i>Q81 – Do you agree with the preferred site for development at Peasmarsh? If not, which site should be preferred?</i></p> <p><i>Q82 – Do you agree with the requirements of Policy PEA1? If not, how would you wish to see it amended?</i></p> <p><i>Q83 – Do you agree with the proposed development boundary? If not, how would you like to see it amended?</i></p>
Number of responses	<p>Q81: 63 (from 3 organisations and 29 individuals)</p> <p>Q82: 33 (from 3 organisations and 26 individuals)</p> <p>Q83: 24 (from 3 organisations and 19 individuals)</p>

Organisations who responded include:

East Sussex County Council [23665, 23591, 23752, 23666, 23593, 23592, 23753, 23667, 23594]

High Weald AONB Unit [22082]

Peasmarsh Parish Council [23161, 22336, 22337, 22339]

Sussex Wildlife Trust [23414, 23415]

Overview:

The majority of respondents, including the Parish Council, disagree with the preferred site for development, the requirements of Policy PEA1 and the proposed development boundary. A number of respondents have submitted the same comments, objecting to the proposed allocation and stating that other sites should be preferred (including SHLAA Review 2013 sites PS3, PS5, PS6 and PS7).

A number of comments have been made in response to each of the questions. Under question 81, a number of alternative sites were put forward. All comments and alternative sites are summarised below.

Topics commonly raised by respondents include:

- Lack of infrastructure and services within the village
- Foul and surface water drainage problems in the village including at the preferred site
- The proposed access at the preferred site is unsuitable
- The proposed pedestrian pathway from Main Street at the preferred site is unsuitable
- No need for an additional open space/ play area in the village
- Adverse effects on residents neighbouring the preferred site.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016), there have been no updates to the planning history for the preferred site.

I. General comments relating to the site allocations

<i>Comment</i>	<i>RDC response</i>
The proposed allocation, together with the re-development of The Maltings, will increase the population of the village by around 10%. This is too large an increase, given the size of the village. Is there evidence of demand for this number of houses? It is unclear who the new houses will be made available for.	The Core Strategy identifies a need for a significant level of new housing in the District up to 2028 to meet the needs of communities. This accords with the national need to significantly increase house building, identified in the NPPF. While a large proportion of the District's housing need will be met at new sites at Bexhill, Policy OSS1 of the Core Strategy notes that suitable sites will also be identified in rural villages that contain a range of services. This will facilitate their limited growth and ensure their continued vitality. A target of around 800 new dwellings in the rural villages from new allocations is identified by Policy RA1 of the Core Strategy, and this translates to 50 new dwellings from new allocations at Peasmars, which is not an unreasonable level of growth over the 17 years of the Plan period, especially having regard to the good range of local services.
There are no doctors' or dentists' facilities within Peasmars and the proposed allocation will put further pressure on facilities in nearby settlements.	The Clinical Commissioning Group has advised RDC that there are no particular capacity problems for GP surgeries in Rother at the moment although the situation is fluid and can be impacted by the practices' ability to recruit new doctors.
The bus service is inadequate. Further development would conflict with the NPPF which requires planners to make fullest possible use of public transport. Future occupiers of the affordable housing in particular may need to rely on public transport.	The distribution of development between settlements has been determined through the adopted Core Strategy. This took account of a number of factors including the availability of public transport. Peasmars has a range of services including a reasonable bus service to Rye.
The village primary school is nearing capacity and could not cope with additional numbers. It also has problems with recruitment. There is no nursery in the village.	While residents' concerns are noted, the County Council's Education Commissioning Plan 2017-2021 does not forecast any significant shortfalls of primary places for areas of rural Rother, taking account of proposed levels of development in villages. The Education Commissioning Plan does not include area forecasts of demand for nursery

	(or “early years”) places due to uncertainties over the impact of the Government’s recent changes to free childcare provision, however, this is not an issue considered to have a significant impact on the level of development planned for Peasmarch.
Over the years there have been a number of drainage issues in the village, in particular foul water, with the Iden wastewater treatment works running near to its maximum capacity. Raw sewage has spilled onto the road at the entrance to The Maltings on several occasions.	Noted. Advice has been sought from Southern Water, which has confirmed that the wastewater treatment works (WTW) at Iden is running well within capacity with no hydraulic issues. Sewage emerging from drains is most likely to be caused by problems in the network (underground sewer pipes) rather than the WTW. These problems can stem from a number of causes such as blockages, groundwater infiltration (eg through cracks in the pipes) or surface water inundation. Any such problems should be reported to Southern Water’s Customer Services team.
Employment opportunities in the village are very limited.	Noted. The village does include some employment floorspace, including at the Malthouse Rural Business Park. While new employment allocations are not identified in Peasmarch, the policy approach of resisting the loss of existing business sites and floorspace to other uses; enabling further floorspace to come forward in suitable locations and subject to meeting environmental criteria; and taking a supportive approach to working at or from home, as set out in Policies EC3 and EC4 of the Core Strategy, should support local job opportunities.
There is no street lighting in the village.	Noted. This is a common feature of rural villages in the District and is not considered to have implications for the level of development proposed in Peasmarch. Any new development would need to be in keeping with the character of the locality and respect the village’s setting within the High Weald AONB.
There are issues with utilities in the village; gas pressure and broadband speeds are already experiencing difficulties, the electricity supply has recently required enhancement (the area is prone to power cuts), the	Noted. The infrastructure providers have been consulted on the Development and Site Allocations Local Plan and will be consulted again in the next round of consultation. No capacity concerns have been raised by the operators in relation to Peasmarch.

telephone system has ongoing problems and mobile coverage is intermittent.	
Further development would conflict with the NPPF which requires planners to recognise the intrinsic character and beauty of the countryside.	Further housing development is necessary in order to meet the needs of communities, in accordance with the targets identified in the adopted Core Strategy and the NPPF which requires planning authorities to boost significantly the supply of housing. The need for housing must be balanced with other objectives including the protection of the character and beauty of the countryside. It is considered the proposed allocation will allow for necessary new development while protecting the character and beauty of the countryside and meeting other objectives.
A single large site will harm the character of the village. Consideration should be given to allocating one or two smaller sites instead. The government is encouraging garden cities.	<p>The proposed allocation at Peasmarsh seeks to provide for a modest, sustainable increase in housing to meet the needs of the community. A number of sites across the village have been considered but only one site is identified as being suitable. It is considered that the development of one or more of the alternative sites would be harmful for reasons including by impacting on the rural character and setting of the village and the landscape of the AONB.</p> <p>Garden cities/ villages are large developments providing many more houses than proposed in this allocation. No opportunities for such significant areas of growth have been identified in Rother for reasons including the high proportion of the District covered by the AONB and other national and international environmental designations. Instead, the approach taken by the Core Strategy is to maintain the existing settlement pattern.</p>
If Peasmarsh must take more housing then sites around the edge should be considered rather than infilling.	A number of sites across the village have been considered but only one site is identified as being suitable. Other sites have been discounted due to factors including distance to village services, harm to rural character, AONB landscape impact, access issues and ancient woodland.

II. Comments relating to site PS24 (Land south of Main Street) and Policy PEA1

Comment	RDC response
<i>The principle of allocating the site</i>	
<p>The entrance to the site is unsuitable. It is too narrow, meaning it will be difficult for construction vehicles and emergency vehicles to gain access. It is also on a hill and on a bend in the road meaning there is restricted visibility onto Main Street. This will cause danger for drivers and pedestrians. There is a BT works opposite the entrance and the Cock Inn and village hall nearby which generate traffic. Drivers do not stick to the 30mph speed limit. It is unclear whether footways would be provided.</p>	<p>The Highway Authority has provided an “in principle” view that the proposed access point can achieve the necessary visibility and that an acceptable layout on the access road can be achieved, with a footway. While, due to land ownership constraints, there would be a narrow section to the access road some 70m into the site, the Highway Authority considers this would not lead to baulking of vehicles in the highway or obstruction of the public highway. The Highway Authority has advised that a priority solution for traffic will be required at this point. The precise details of the access will be determined at planning application stage.</p>
<p>The site suffers from drainage problems. The site drains to the south, rather than to the drains on Main Street, meaning that properties in the lane to the south-east of the site endure flooding in their gardens from the site at times of moderate/ heavy rainfall. A drainage ditch on the edge of the site has become overgrown/ silted up meaning that surface water runs into a pond at Old Redford, where it then follows pipes into the Farleys Way area. Heavier rainfall results in the water overflowing and causing flooding. Building on this land will exacerbate the problems unless a major upgrade of surface water drainage and sewage is conducted. Peasmarsh is full of natural water springs which are exposed during changes to ground levels. Gardens in Farleys Way had to have large stone-filled cages installed underground to resolve the problems caused. The National Home Builders Registration Council (NHBRC) said they would resist any further</p>	<p>Noted. The DaSA recognises that surface water flow paths cross the south-eastern part of the site and that a sustainable drainage scheme (SuDS) is likely to be required in this location as part of any future development. It is therefore proposed to add a specific policy criterion requiring SuDS.</p> <p>The detail of the proposed drainage scheme will be subject to further advice from the Lead Local Flood Authority at planning application stage, which would take account of existing drainage infrastructure and issues in the local area. Development of the site, including an appropriate SuDS, offers the opportunity to address existing drainage issues.</p> <p>The Council does not have a record of the particular issue referred to at Farleys Way. In any event, issues at the Farleys Way development, which lies to the south-east of the preferred site, would not necessarily be relevant to the future development of this site.</p>

applications for new dwellings in the area.	
The site has high potential for prehistoric, Roman and medieval archaeological remains, so should be subject to archaeological assessment prior to being allocated to clarify risk (amber rated).	The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This will be included in the supporting text and a policy criterion added.
The woodland and hedges are home to protected species (bats, voles) and should not be disturbed.	Noted. Part (vi) of the proposed policy seeks the retention of existing ecological/ High Weald AONB character features so far as reasonably practicable, including field boundaries, boundary hedgerows, trees and pond, and part (vii) requires the maintenance and reinforcement of existing landscaped boundaries/ creation of new ones. This accords with Policy DEN4 of the DaSA which requires developments to retain and enhance biodiversity. Any planning application for future development would be subject to an ecological assessment which would identify any protected species present and necessary mitigation.
Development of the site will have significant impacts on the landscape	It is not considered development of the site will have significant impacts on the landscape, although development will be visible in limited views from the south-east. Otherwise, the site is relatively enclosed from view, either by the contour of the landform or by surrounding woodland. Northern sections of the site, where development is proposed, are particularly well-screened from the wider landscape.
Development of the site will adversely affect the amenity of local residents including those in the lane south-east of the site ("Griffin Lane") which enjoy considerable tranquillity, and those either side of the proposed access road.	The protection of the amenity of existing and future residents will be a material consideration of any future planning application. Given the character of the area it is not considered the development of the site will have a significant effect on residential amenity.
Increased traffic will lead to noise, pollution, rubbish and light pollution.	While traffic may be audible to those residents bordering the proposed access, the likely traffic movements would not be to a level that would

	significantly affect amenity. The particular details of a scheme, including lighting, and its impacts on existing residents would be considered as part of any future planning application.
It is unclear where the footpaths will be sited. Most people will drive, regardless.	The draft policy and detail map include proposed pedestrian links from Main Street via an existing private track, and from the south-western corner of the site to an existing public footpath. These links are important to ensure that permeability for pedestrians across the site is prioritised, in order to encourage sustainable travel from the site to the village and wider area to access services.
The site is outside the development boundary agreed in 2006.	Noted. It has not been possible to identify suitable sites within the development boundary to accommodate the necessary housing growth identified in the Core Strategy. Consequently, a limited extension to the development boundary is proposed, to accommodate the proposed residential area only.
The site has previously been rejected (in 1972) and the reasons remain the same.	A record of a refused planning application at the site cannot be found. In any event, the site is considered suitable for development, in principle, for the reasons outlined in the Plan, to meet the current requirement for land for housing in the village. The details of a particular planning application would be considered on their merits.
The site is too large to be completed all at once and should be split into two or three phases to allow the village to grow slowly and problems to be addressed as they arise.	Noted. The manner in which the site would be developed is a matter for consideration at planning application stage. It is not considered that the development proposed is at a level that means that phasing should be a requirement of the policy.
The site entrance requires demolition of a perfectly habitable property and relies on the owners being willing to sell it.	Noted. It is unlikely that a suitable access to the site could be achieved without the demolition of one dwelling. There would still be a net gain in the number of dwellings to meet the housing requirement for the village as identified in the Core Strategy. The availability and achievability of all of the preferred sites has been considered through the site identification process.
Support the allocation (ESCC Landscape).	Noted.

<p>No objection to allocation. The Historic Landscape Characterisation classifies this site as late 19th century regular piecemeal enclosure with historic field boundaries that should be protected.</p>	<p>Noted. The site is bordered by historic field boundaries on its south-eastern and south-western boundaries which would not be affected by the allocation. The need to retain and reinforce existing boundaries is detailed in parts (vi) and (vii) of the proposed policy.</p>
<p><i>Detailed comments on proposed Policy PEA1</i></p>	
<p>The proposed pedestrian pathway currently provides vehicular access for existing residents. It is already hazardous with poor visibility onto the A268. Pedestrians walking on it would make this more dangerous. Furthermore, the lane is owned by the 5 houses adjacent and is used for car parking. A CPO of the land will render the properties unsellable and be a security concern for neighbours. Puddledock, Main Street, has a right of way along the track to enable access to the rear of its land. How will this be maintained? Use of the pathway could lead to noise nuisance and litter.</p>	<p>Noted. The majority of the proposed pathway, excepting the section adjacent to Main Street, is in the control of a single private owner. It does not provide vehicular access to 5 houses (this is the “next” lane to the south-east, which is unaffected by the proposed allocation) but it provides access to a small number of garages, and some neighbours have rights of access across the land. These rights would be unaffected by the use of the land as a pedestrian pathway. The effect on the amenity of existing and future residents would be a material consideration in any future planning application, although it is not considered the use of the land as a pathway would have any significant effect on the amenity of occupiers of nearby properties. Speeds of existing vehicles using the track are likely to be low and the allocation does not propose the use of the track for additional vehicles. The Highway Authority has commented that it is likely that there may be some upgrading required including the provision of pedestrian waiting areas if large agricultural vehicles wish to pass, but that it is important that the enhancements do not promote higher vehicle speeds. This would be for consideration at planning application stage.</p>
<p>It will not be possible to provide an “improved pedestrian linkage connecting to the school and Main Street” unless there is another pathway to School Lane.</p>	<p>The proposed and potential pedestrian links illustrated on the detail map (and in part (iii) of the policy) would link to an existing public footpath to the south of the site, which in turn, links to School Lane. This would provide a pedestrian linkage connecting to the school and Main Street. While it is noted that the provision of the links would necessitate the use of a short stretch of third party land, this is not a reason to omit this important aspiration from the policy. The County Council has the power to create a new right of way if it deems this appropriate.</p>

<p>Sussex Wildlife Trust strongly supports the protection of the traditional orchard and the aims to bring it back into long-term sustainable management. Strongly support requirement (v) and recommend there is a requirement for a long-term ecological monitoring and management plan for the site. Requirement (vi) should include “enhancement” as well as retention to ensure net gains to biodiversity. The requirement for a SuDS scheme should be included in the policy.</p>	<p>Noted. It is agreed that “enhancement” should be added to part (vi) of the policy, although it should be noted that any planning application would be assessed against the Local Plan as a whole, which includes policies that specifically require the protection and enhancement of biodiversity, i.e. Policy DEN4 of the DaSA. It is considered that part (v) sufficiently covers the need for future maintenance for biodiversity interest.</p> <p>Furthermore, Policy DEN5 of the DaSA requires drainage to be considered an integral part of the development design process, with SuDS utilised unless demonstrated to be inappropriate. However, on the basis that there are surface water flow paths crossing the south-eastern part of the site it is agreed that the requirement for SuDS should be added as a specific policy criterion.</p>
<p>The drainage installation (SuDS) should be provided and tested before planning permission is granted for the housing.</p>	<p>Noted. The detail and provision of any future drainage scheme would be for consideration at planning application stage. A requirement to install and test a drainage scheme prior to planning permission being granted for housing would not be reasonable. Instead, it is likely that permission would only be granted on the basis that the planning authority and Lead Local Flood Authority are satisfied that the submitted drainage scheme is appropriate and will be delivered at the relevant time.</p>
<p>The policy should require increased sewerage capacity before development.</p>	<p>Southern Water has confirmed that their site assessment of the allocation indicated that there is adequate capacity within the network to serve the development. This means the nearest point of connection to the development (the closest sewer pipe the developer would wish to connect to) is of a size that can accommodate existing flow plus the added foul flow from the new development. Consequently, Southern Water has advised that a specific policy requirement is not necessary. Southern Water would be consulted at planning application stage and make appropriate recommendations.</p>
<p>Under part (i) of the policy, at least 60% of the houses should be affordable.</p>	<p>While the concerns of local people with regard to the need for affordable housing are noted, a requirement for 60% affordable housing could not be justified. It would not accord with the</p>

	Core Strategy (Policy LHN2) which sets a requirement of 40% on-site affordable housing in the rural areas. It is necessary to achieve a balance between affordable housing delivery and ensuring the viability of an overall scheme.
Under part (ii) of the policy, vehicle access to Main Street should be to the satisfaction of an independent authority not associated with either RDC or ESCC, to guarantee the impartiality of the decision. The policy should require the access to have clear sightlines in both directions.	Noted. It is not necessary for the policy to specify the requirement for clear sightlines because this will be a fundamental requirement of a safe access in any event. The County Council is the local Highway Authority, is independent, and will provide technical advice to RDC.
Under part (iii) of the policy, a permeable pavement should be required within the green corridor because it will otherwise be impassable during the winter months and periods of sustained wet weather due to mud. Use of the green corridor will often be impracticable anyway due to the limited amount of daylight hours and a general lack of street lighting in Peasmarsh. This could lead to increased congestion on the proposed access road.	Noted. The particular design details, including any surfacing and lighting requirements, will be for determination at planning application stage. It will be necessary to balance ease of access with any effects on biodiversity, residential amenity and other considerations. A footway will be included as part of the access road as an alternative pedestrian access to the site, in any event.
Do not agree with parts (iv) and (v) as play areas and orchards need proper supervision to be safe for all to use.	Noted. Part (iv) specifies that the play area should be subject to passive surveillance from residential frontages. It is not considered that further "supervision" is necessary.
With reference to parts (iv) and (v) of the policy, additional play facilities in the village are no longer needed (<i>Peasmarsh PC</i>). Another play area will fragment residents' use of the areas, leading to further maintenance issues. There is already a "Forest School" at the primary school. There is said to be a shortfall of open space in the village, but there is a large existing facility (play area, recreation field, pavilion, bowling green, skateboard area) adjoining The	<p>The Council's Open Space, Sport & Recreation Study (OSSR) (2007) identifies a need for a new play area in Peasmarsh. There is only one public play area in the village, at The Maltings. It is understood that the number of public play areas in the village remains unchanged.</p> <p>The existing play area is over 500m (walking distance) from the proposed allocation. A new play area within the allocation site, in addition to serving the new residents, would also better serve those residents in the western part of the village who are further from The Maltings. Given the distance separation, it is unlikely that the provision of a new play area would</p>

<p>Maltings. There are difficulties with the management and maintenance of these existing facilities. Peasmarsh is already surrounded by open space and walks.</p>	<p>significantly reduce the use of the existing, particularly because the existing play area is adjacent to other facilities including the recreation ground. Local concerns with the maintenance liability are noted, however, the future maintenance of a new play area within the allocation site could be secured as part of a planning permission. It is agreed that this should be required through the policy.</p> <p>Analysis of the provision of other forms of open space in Peasmarsh, compared to the recommended standards identified in the OSSR (i.e. hectares per 1000 population), has found that there is also a deficit in the amount of parks and amenity green space. An accessible area of open space within the site, as proposed, will assist in meeting the need. The retention of the traditional orchard will also offer biodiversity and landscape character benefits, in accordance with policies in the Core Strategy and DaSA.</p>
<p>Under parts (v and vii) of the policy there should be provision for ongoing maintenance of the open space/ biodiversity area/ landscaped boundaries to ensure it doesn't fall to the Parish Council (and ultimately residents) to pay for.</p>	<p>Part (v) of the policy requires funding arrangements to be secured for on-going management of the open space, this would include the maintenance of landscaped boundaries where necessary and appropriate.</p>
<p>Under part (vi) of the policy, the term "as reasonably practicable" is open to interpretation.</p>	<p>The means by which existing features are to be retained would form part of a detailed proposal, to be assessed at planning application stage. Any proposal would also be considered in accordance with other Core Strategy and DaSA policies that seek to protect and enhance biodiversity and the character and qualities of the AONB. It is considered the policy as worded provides the necessary flexibility to develop an appropriate site layout whilst also protecting existing features.</p>
<p>The allocation is emphasising the orchard, play area, biodiversity and the green corridor to try and detract attention from a large and unwelcome development.</p>	<p>The allocation identifies land necessary to meet the housing need for the village, as detailed in the adopted Core Strategy. There is the opportunity to include open space and biodiversity features in order to contribute to local need, enhance the development, and meet wider objectives regarding landscape and biodiversity.</p>

III. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
Land at Tanyard Field (SHLAA Review 2013 site PS3)	Further development behind the recent development of five houses would benefit from good road access which could be made into the bottom of Church Lane. The site has already been partly developed and falls within the planning envelope.	The five dwellings recently constructed filled in a “gap” in existing development fronting Main Street, within the Development Boundary. However, the development of land to the rear would represent an encroachment into the countryside on the south-eastern edge of the village, outside the development boundary, in an area that has been identified by the County Council’s Landscape Assessment as more sensitive in landscape terms and integral to the setting of the village. The site comprises an attractive open field that rises up from Main Street, and development would be visible from Main Street. It would cause harm to the landscape and the rural character of the village setting. Access to Church Lane, as suggested, would necessitate a relatively long access road across an area of ancient woodland which would be harmful in ecological and landscape terms and contrary to local policy and the NPPF.
Land north-east of Tanhouse (SHLAA Review 2013 site PS5)	While it would have a negative impact on the AONB, in all other aspects it is preferable to PS24. It impacts on few properties, it has a safe access and is closer to amenities.	The site is exposed in the landscape and there are clear views across attractive countryside to the west. Development would be harmful to the landscape of the High Weald AONB and the rural character and setting of the edge of the village, and this is considered an overriding reason not to allocate it. Although the site is close to the supermarket and bus stops it is further from other village services. Not considered preferable to PS24.
Land adjacent to superstore – south-east (SHLAA Review 2013 site PS6)	Appears to be rejected purely on AONB grounds despite being accessible and fulfilling many criteria used to justify PS24. Impacts on few properties, has	Despite being adjacent to the supermarket, the supermarket is on a lower ground level and not readily visible from the site. The overriding characteristic of the site is therefore rural. It is on higher ground relative to the wider landscape, and consequently

	better access.	is exposed to wider views across AONB countryside, particularly from southern sections. Overall there are negative impacts in terms of both landscape and rural character. Furthermore, the site is only accessible via other sites that have been rejected (e.g. PS10/ PS7N/ possibly PS5).
Land south of Oaklands, Main Street (SHLAA Review 2013 site PS7s)	Same benefits of access as PS5. Could be developed at a later stage. Less impacts on existing properties than PS24.	The site is not adjacent to any existing development and there is a relative lack of integration with the existing village form at this location. The site reads more as wider countryside. It is only accessible across other sites that have been rejected (e.g. PS10/ PS6/ PS7N)
Land south-east and south-west of superstore (New site: PS26 - combination of SHLAA Review 2013 sites PS5 and PS6. For further details refer to DaSA consultation representations ID 23979, 23978, 23918, 23911, 23908, 23906, 23905, 23901, 23899, 22906, 22879, 22874)	Would avoid some of the adverse consequences that would arise from PEA1. Vehicular access into a slightly widened Tanhouse Lane, just above the existing roundabout, would meet the requirement of safe and easy access to the A268. Although it's outside the planning envelope (like PEA1) it would adversely affect very few houses. There wouldn't be surface water drainage problems associated with the site.	See comments above relating to PS5 and PS6 separately. The development of these 2 sites together would cause harm to the landscape and rural character of this part of the High Weald AONB and harm to the rural setting of the village. Vehicular access to site PS6 would remain difficult without the use of third party land (as it does not appear access would be possible via site PS5, which has in any event been rejected as unsuitable for development). The sites are relatively remote from most village services other than the supermarket.
Land rear of superstore and Oaklands, Main Street (New site: PS27 - combination of SHLAA Review 2013 sites PS5, PS6 and PS7s. For further details	To achieve the desired number of dwellings.	See comments above relating to PS5, PS6 and PS7s separately. Developing a combination of these sites together would represent a harmful encroachment into an area of rural character. It would cause harm to the landscape of this part of the High Weald AONB and the rural setting of the village. Sites PS6 and PS7s in particular are poorly related to the village form. Vehicular access to site PS6 and PS7s would remain difficult without the use of third party land and/ or

refer to DaSA consultation representations ID 23083 and 22336).		by crossing other sites that have been rejected as unsuitable for development.
Land north of Leyland Cottage (SHLAA Review 2013 site PS15)	Should be preferred over PS24	The site is rural in character and its eastern section lies within an area of ancient woodland. Ancient woodland also abuts the northern boundary and the potential access point on Main Street is also wooded. Development within the woodland would be harmful to its ecological, landscape and historical value, contrary to the Local Plan and the NPPF. Development would also be harmful to the character of the AONB. The developable area within that part of the site not covered by ancient woodland would be constrained in size due to the need to maintain an adequate buffer to the adjacent ancient woodland (Natural England's guidance notes the buffer should be 15 metres wide minimum). Furthermore, the County's Landscape Assessment stipulates this part of the village landscape has "low" capacity to accept housing development. Development is neither necessary nor appropriate at the site.
Land at Stream Farm, Main Street (SHLAA Review 2013 site PS18)	It has the advantage of a viable children's play area	A large part of the site is at risk of surface water flooding, including at the likely access points. Access from either Farm Gardens or Main Street would be likely to result in the loss of trees/vegetation and require further culverting of the stream, which could have biodiversity impacts. The site is adjacent to two listed buildings and development could adversely affect their setting. The land is privately owned garden land and does not appear to contain a children's play area.

IV. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
The development boundary should instead be amended to include: Land north-east of Tanhouse; Land adjacent to superstore – south-east; and Land south of Oaklands, Main Street (SHLAA Review 2013 sites PS5, PS6 and PS7s) (for details refer to DaSA consultation representations 23983, 22745, 22742, 22737 and 22339).	Not agreed. See responses to site in Section III above.
Strongly support the exclusion of the traditional orchard from the development boundary; this will help to protect the site in the long term.	Noted. This is proposed.
The development boundary for Peasmarsh, already heavily developed, should not be moved.	The Core Strategy identified a housing target for Peasmarsh, which is a village with a range of services. It has not been possible to identify sites within the 2006 development boundary to accommodate the required number of new houses, and consequently, a modest extension to accommodate the residential section of the allocation site only, is proposed.

Rye Harbour

Chapter	15. Villages with site allocations
Spatial area	Rye Harbour
Questions	<p><i>Q84 – Do you agree with the preferred site for development at Rye Harbour? If not, which site should be preferred?</i></p> <p><i>Q85 – Do you agree with the requirements of Policy RHA1? If not, how would you wish to see it amended?</i></p> <p><i>Q86 – Do you agree with the proposed development boundary? If not, how would you like to see it amended?</i></p> <p><i>Q87 – Do you agree with Policy RHA2 regarding the Harbour Road Industrial Estate and the proposed boundary changes? If not, how would you wish to see it amended?</i></p>
Number of responses	<p>Q84: 5 (from 4 organisations and 0 individuals)</p> <p>Q85: 8 (from 6 organisations and 0 individuals)</p> <p>Q86: 5 (from 3 organisations and 0 individuals)</p> <p>Q87: 8 (from 4 organisations and 0 individuals)</p>

Organisations who responded include:

East Sussex County Council [23668, 23595, 23754, 23699, 23596, 23755, 23670, 23597, 23756, 23671, 23598, 23521, 23515]

Icklesham Parish Council [22782, 22783, 22784, 22785]

Natural England [23456, 23458, 23459]

Rother Environmental Group [23184, 23186]

Rye Town Council [22173]

Southern Water [23333]

Sussex Wildlife Trust [23416, 23417, 23418, 23420]

Overview:

The majority of respondents have not objected to the preferred site for development, the requirements of the policies or the proposed development boundary. Some respondents have made suggestions for amendments to the policies, principally to address nature conservation matters.

This is with the notable exception of Natural England which has indicated the following:

- Site RH10 (subject of policy RHA1) may form functional habitat for the bird species of the Ramsar site, and if this is confirmed, it is given the same level of protection as the Ramsar site.

- The majority of the proposed extension to the Harbour Road Employment Area is within the Rye Harbour SSSI and is therefore not suitable for allocation. Natural England has since confirmed that this second comment can be disregarded as the proposed extension to the employment area correlates with a site subject to a

planning permission to which Natural England raised no objections, subject to conditions and the creation of saltmarsh habitat.

Comments made in response to each of the questions are summarised below. Under question 84 no alternative sites were put forward.

Topics raised by respondents include:

- Effect of development on the nationally and internationally designated sites;
- Effect of development within the employment area on safeguarded waste management operations and minerals wharfs;
- Effect of developing the 2 sites on archaeology.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016), there have been no updates to the planning history for the preferred residential site (RH10). In August 2016 planning permission (RR/2016/1772/P) was granted for a new industrial unit in the south-eastern corner of the proposed addition to the employment area.

I. General comments relating to the site allocation

<i>Comment</i>	<i>RDC response</i>
Support the exclusion of sites designated as SSSI. These would clearly not be suitable for development and their allocation would be contrary to the Core Strategy and NPPF.	Noted. Site RH10 is wholly outside the SSSI. The proposed extension to the employment area is partly within Rye Harbour SSSI but is subject to an extant planning permission (RR/2013/1538/P) which was the subject of detailed discussions with Natural England and as a result the impact on the SSSI was deemed acceptable. Natural England has confirmed its comments on the planning permission still stand.
Support the policy approach for 40 dwellings in Rye Harbour and confirm this is reflected in the Rye Neighbourhood Plan (Rye Town Council).	Noted.

II. Comments relating to site RH10 (Land at the Stonework Cottages, Rye Harbour) and Policy RHA1

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
The site may form functional habitat for the bird species of the Ramsar site, and if this is confirmed, it is given the same level of protection as the Ramsar	Noted. An ecological survey has since been carried out which found that the land should not be considered as functional habitat for the Ramsar site because it does not support the qualifying habitats or species. The survey

site. Detailed surveys/ survey data will be required. (Natural England)	report recommended that a buffer in the form of trees, shrubs and fencing should be retained between the edge of development and the Ramsar site, and this will be reflected in the policy.
The site is within the Impact Risk Zone for the Dungeness, Romney Marsh and Rye Bay SSSI. The policy needs to refer to the site's position adjacent to the SSSI, and if likely to have a significant effect on the SSSI, appropriate mitigation measures need to be specified. (Natural England).	Noted. It is agreed that the supporting text and policy need to be amended to include reference to the SSSI.
The site is within the Impact Risk Zone for the Rye Harbour SSSI. The text needs to be amended as the SSSI is north of the allocation. If the allocation is likely to have a significant effect on the SSSI, appropriate mitigation measures need to be specified. (Natural England).	Noted. It is agreed that the text needs to be corrected with regard to the location of the SSSI.
The site is also adjacent to the SPA and Ramsar site and this should be acknowledged in the Policy. While there are no scrub/ grassland habitats within the site it may still contain species that are notified features of the designated sites. Appropriate surveys need to be carried out.	<p>Noted. It is agreed that the text needs to be amended to include reference to the complex of protected sites.</p> <p>With regard to the need for surveys, any planning application would be assessed against the Local Plan as a whole, which includes policies that require the conservation and enhancement of biodiversity and geodiversity and the protection of designated sites, including Policy EN5 of the Core Strategy and Policy DEN4 of the DaSA. However, the ecological survey found that the site does support reptile species and consequently, a policy criterion will be added to require ecological surveys and a biodiversity strategy.</p>
The need to protect underground infrastructure that cross the site should be recognised. Easements will be required to allow access for future maintenance and upsizing. This will need to be taken into account in the layout of the site (Southern Water).	A sewer line crosses the northern part of the site. It is agreed that this should be referenced in the supporting text.
Agree with requirements of policy (ESCC Landscape, ESCC Ecology)	Noted.

The site contains industrial archaeology remains relating to railways and gravel extraction. Consideration would be required of any extant historic buildings on site (County Archaeologist)	Noted. As a major development, any planning application for the development of the site would need to be accompanied by a heritage statement which considers any archaeological impacts. Furthermore, the planning application would be considered in accordance with Policy EN2 of the Local Plan and the NPPF.
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III. Comments relating to the employment area and Policy RHA2

<i>Comment</i>	<i>RDC response</i>
Support the policy, although it is important to remember this is an industrial settlement (County Archaeology)	Noted.
Rye Oil and SRM Ltd are both waste management operations safeguarded under Policy WMP6 of the Waste & Minerals Plan (2013) and Policy SP6 of the Waste and Minerals Sites Plan (2017). The site is referenced as SP-WCA/H (Church Fields, Rye Harbour Road) in the Sites Plan. A small part of this safeguarded site is within the Harbour Road Employment Area (Policy RHA2). Future development should not prejudice operations at this site and it is suggested that reference to this is made in the policy (ESCC Waste Planning).	ESCC Waste Planning has subsequently corrected their comment and confirmed that there is only one small waste operation at Rye Harbour (at Rye Oil), which is safeguarded under Policy WMP6 of the Waste and Minerals Plan. ESCC would wish to ensure its ongoing operation is not affected by future proposals. Waste and Minerals Sites Plan Policies SP6 and SP-WCA/H (Churchfields, Rye Harbour Road) should not have been cited as the Churchfields site is no longer a waste management operation. It is agreed that the need to safeguard existing waste operations should be recognised in the supporting text and policy.
The employment area covered by Policy RHA2 incorporates two wharves. Policies WMP15 of the Waste & Minerals Plan and Policy SP9 of the Waste & Minerals Sites Plan are relevant. At this stage it is not possible to determine the exact type of development which could result through Policy RHA2 and the impact it could have on wharf capacity. Additional criterion should be added to the policy to require proposals to demonstrate that the capacity for landing, processing, handling and associated storage of minerals at wharves is safeguarded and that there is no net loss of capacity within Rye Port (ESCC Minerals	Noted. It is agreed that this should be recognised in the supporting text and policy although it is noted that one of the wharves has not been operational in many years and may no longer be usable. Whether its safeguarding continues will be a matter for the Waste & Minerals Plan review.

Planning).	
Most of the proposed extension to the boundary of the employment area is within the Rye Harbour SSSI (Saltmarsh by Rye Harbour Road). The site would not, therefore, be suitable for allocation as part of the employment area (Natural England).	<p>The site is subject to an extant planning permission (RR/2013/1538/P) which was the subject of detailed discussions with Natural England and as a result the impact on the SSSI was deemed acceptable. Natural England has confirmed that their comments to the DaSA consultation are intended as guidance as to existing constraints but that their advice previously provided in relation to the planning permission still stands.</p> <p>Natural England has advised that while there are no plans to review the SSSI status in the foreseeable future, as and when it does come up for review this will include consultation with the landowner and statutory bodies (including the Local Authority). Natural England has confirmed that the most recent casework associated with the granting of planning permission for port related and industrial development on this site in 2015 (RR/2013/1538/P) and the provisions of that planning permission for compensatory salt marsh will come into consideration when a review is undertaken.</p>
Requirement (iii) of the policy should be strengthened to reflect the ecological sensitivity of the area and include a requirement for an ecological monitoring and mitigation plan to improve the biodiversity value of development (SWT).	Policy RHA2 relates generally to development within the Employment Area. It is anticipated that this will largely affect brownfield land and in many cases, involve development within existing established industrial sites. Where there are opportunities for improving the biodiversity value of sites, this will be covered by other policies in the Local Plan (including Policy EN5 of the Core Strategy and Policy DEN4 of the DaSA), against which all planning applications would be assessed. For this reason it is not necessary to include additional criterion in this policy. Part (iv) of Policy RHA2 requires the impact on designated sites to be considered in any event.
Parts (i) and (ii) of the policy should be strengthened to require: (i) the “agreement” of the Highway Authority; and (ii) a scheme of mitigation and a scheme to provide surface water drainage to be prepared by the competent	Noted. The policy wording will be amended to provide further clarification although the precise wording will need consideration.

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IV. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
Support the proposed development boundary (ESCC Landscape, Ecology, Archaeology, Icklesham Parish Council, SWT).	Noted.
There is a typographical error at paragraph 15.98 (reference to Northiam).	Noted. Agreed this needs to be corrected.

V. Late representations

<i>Comment</i>	<i>RDC response</i>
The Environment Agency has commented on Policy RHA1 (Land at Stonework Cottages): The site lies in Flood Zone 3. Development will be subject to a site specific Flood Risk Assessment (FRA) as outlined but we support the proposal to restrict all habitable rooms to first floor only.	Noted. This will be included in the supporting text and policy.
The Environment Agency has commented on Policy RHA2 (Harbour Road, Employment Area): Support this proposal. Development will however, be subject to site specific FRAs.	Noted. The need to take flood risk into account is recognised at part (v) of the policy. It is agreed that part (v) should be amended to clarify the requirement.
The Environment Agency has commented: "We note the comments on contamination on the Rye Harbour road development, similar constraints may also be pertinent to other site allocations with previous industrial or commercial uses".	Noted. As detailed in the relevant section of the Consultation Statement, it is proposed to amend DaSA policy DEN7 (Environmental Pollution) and its associated explanatory text to include reference to contaminated land together with other forms of environmental pollution, which will require it to be taken into account in all development proposals. Planning applications are considered in accordance with the Local Plan as a whole, which contains general policies relating to the environment, including Policy DEN7 (as amended). Furthermore, the Council's National and Local List of Planning Application Requirements confirms that a land contamination assessment

	will be required to be submitted for any application relating to sites where contamination is known or suspected, or the development is in the vicinity of such land, and ground works are proposed. There are known contamination issues in the Rye Harbour area resulting from previous land uses and also the shallow water table, and given the environmental sensitivities of the area it is appropriate to identify contamination specifically in the site policies.
The Environment Agency has commented: “The Rye Harbour Road allocation should also consider if a strategic drainage strategy is relevant, to enable further development without increasing risks of historic contamination becoming mobile into nearby habitats or controlled waters.”	Noted. The policy requires pollution risks to be managed appropriately through the development process.

Westfield

Chapter	15. Villages with site allocations
Spatial area	Westfield
Questions	<p><i>Q88 – Do you agree with the preferred sites for development at Westfield? If not, which site(s) should be preferred?</i></p> <p><i>Q89 – Do you agree with the requirements of Policy WES1? If not, how would you wish to see it amended?</i></p> <p><i>Q90 – Do you agree with the requirements of Policy WES2? If not, how would you wish to see it amended?</i></p> <p><i>Q91 - Do you agree with the requirements of Policy WES3? If not, how would you wish to see it amended?</i></p> <p><i>Q92 – Do you agree with the requirements of Policy WES4? If not, how would you wish to see it amended?</i></p> <p><i>Q93 – Do you agree with the proposed development boundary? If not, how would you like to see it amended?</i></p>
Number of responses	<p>Q88: 8 (from 5 organisations and 2 individuals)</p> <p>Q89: 8 (from 5 organisations and 1 individual)</p> <p>Q90: 10 (from 6 organisations and 2 individuals)</p> <p>Q91: 9 (from 5 organisations and 2 individuals)</p> <p>Q92: 9 (from 4 organisations and 3 individuals)</p> <p>Q93: 8 (from 4 organisations and 2 individuals)</p>

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22644]

BHH & Associates [23267, 23268]

East Sussex County Council [23672, 23599, 23757, 23673, 23600, 23758, 23674, 23601, 23945, 23759, 23602, 23760, 23675, 23603, 23761, 23676, 23604]

High Weald AONB Unit [22083]

Natural England [23460, 23461, 23462]

Rother Environmental Group [23187, 23188, 23189, 23891]

Sussex Wildlife Trust [23421, 23422, 23424, 23425, 23426, 23427]

Westfield Parish Council [22117, 22119, 22118, 22120, 22121, 22122]

Overview:

The majority of organisations who have responded, including environmental groups and the Parish Council, agree with the proposed allocations and the proposed policies. A small number of respondents disagree with one or more of the allocations, some of whom would prefer an alternative site to be allocated.

A number of comments have been made in response to each of the questions by those who agree and by those who disagree with the preferred sites/ policy approaches. Under question 88, 3 alternative sites were put forward. All comments and alternative sites are summarised below.

Topics commonly raised by respondents include:

- The need for allocations to include benefits for biodiversity;
- Impacts on traffic in the village generally;
- The achievability of the preferred sites.

Updates to planning history:

Since the base date of the DaSA Options and Preferred Options (1 April 2016) there have been the following updates to the planning history for the preferred sites:

- Site WF26 (Westfield Down – DaSA Policy WES1):
 1. Planning application RR/2017/1293/P (Approval of reserved matters following outline approval RR/2009/322/P for residential development incorporating up to 39 dwellings and formation of new vehicular access) was submitted in June 2017 and remains under consideration.
 2. Planning application RR/2018/761/P (Change of use of land from agricultural to sports and community use) was approved on 9/5/18. This relates to the land identified for recreational use in DaSA Policy WES1.
 3. Planning application RR/2018/766/P (Construction of off-site drainage works required in association with the residential development approved under planning ref: RR/2009/322/P) was submitted in March 2018 and remains under consideration.
- Other sites: no updates.

I. General comments relating to the site allocations

<i>Comment</i>	<i>RDC response</i>
There is considerable uncertainty as to whether the proposed allocations at Westfield Down and the former Moorhurst Care Home will come forward for development within the Plan period so there is a need for a contingency approach to allocate additional housing land at Westfield over and above these sites.	Development at all of the preferred sites, including Westfield Down and the former Moorhurst Care Home, is considered to be achievable within the Plan Period. An application for the approval of reserved matters at Westfield Down was submitted in 2017 and remains under consideration. The County Council, as landowner of the Moorhurst site and part-owner of the Westfield site, is supportive of the allocations and is actively considering the future of the sites.

II. Comments relating to site WF26 (Land at Westfield Down) and Policy WES1

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
The site was subject to a previous Local Plan allocation and has had outline planning permission since 2014, so there must be doubt as to whether the site will deliver the anticipated 39 dwellings during the Plan period and should not be relied upon.	Development at the site is considered to be achievable within the Plan Period and is currently subject to a planning application for the approval of reserved matters. There are also planning applications currently under consideration for related recreational facilities and drainage works. This illustrates the landowners' active intention for the site to be developed. The County Council, as part-owner, is supportive of the allocation.
The site has high potential for prehistoric, Roman and medieval archaeological remains, so should be subject to archaeological assessment before being allocated (ESCC Archaeology).	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This will be added to the supporting text and policy.
No objection to proposed allocation. The site is classified in the Historic Landscape Characterisation as 19 th century private planned enclosure (HWAONB Unit).	Noted.
The Parish Council fully supports the allocation and has been working closely with all parties involved in the development of this site.	Noted.
<i>Detailed comments on proposed Policy WES1</i>	
Agree with requirements of policy (ESCC Ecology)	Noted.
The policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the AONB, in line with the Management Plan, NCA and LCAs (NE).	The location of Westfield within the High Weald AONB is detailed in the supporting text to the policy. It is not necessary to reference it in the policy itself. The proposed layout of the site, with the housing development limited to the southern section, takes account of the site's landscape impact as this part of the site is more visually contained in terms of its wider landscape setting. Furthermore, the policy includes requirements for screen tree planting on the site's northern boundary in order to

	ensure the character and appearance of the wider AONB is protected.
The policy should include wording relating to boundary features working for the benefit of biodiversity (SWT).	Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. However, it is agreed that the supporting text should be amended to include reference to biodiversity.
Strongly support the inclusion of wording to support biodiversity gains but these should not be limited to bird and bat boxes. Instead, biodiversity gains should be implemented depending on the findings of up to date ecological surveys submitted at the time of the application. The policy should require up to date ecological surveys. Any bird or bat boxes should be supported by the incorporation of natural features (SWT).	Noted. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. However it is agreed that further detail on potential biodiversity enhancements should be added to the supporting text.
The area set aside for recreational use should be considered on a multi-functional basis to include biodiversity enhancements that wouldn't interfere with the recreational use, for example, the field margins could be maintained with flower-rich grasses. This would be in line with Policy DEN4.	Any planning application would be assessed against the Local Plan as a whole, together with national policy and guidance. The need to conserve or enhance biodiversity is specifically addressed through Policy DEN4 of the DaSA and Policy EN5 of the Core Strategy. However it is agreed that further detail on potential biodiversity enhancements should be added to the supporting text.
Support traffic calming measures on the A28 and the strengthening/ widening of footways (Westfield PC).	Noted. Part (v) of the policy requires an appropriate access. It is agreed that the need for new pedestrian linkages should also be included as a policy criterion. The particular access arrangements and any necessary works to the A28 would be for determination at planning application stage, in consultation with the Highway Authority.
Support the policy as it is already what is set out in the S106 agreement for the site.	Noted.

III. Comments relating to site WF23 (former Moorhurst Care Home) and Policy WES2

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
There is considerable uncertainty as to whether the site will come forward for development within the Plan period, given the fact it was previously granted permission for a 48 bed residential care unit which was not implemented and has since expired.	Development at the site is considered to be achievable within the Plan Period. The proposed allocation of retirement living/ sheltered accommodation is a different form of development to the residential care unit permitted previously. The County Council, as landowner of the site, is supportive of the allocation.
The site is at the northern fringe of the village and not well-connected to services.	It is acknowledged in the supporting text that the site is removed from the current development boundary, however, it will become more integrated within the village in the event of the Westfield Down site opposite being developed. It is within 250 metres of the doctor's surgery. Furthermore, part (v) of the policy includes requirements to improve the connectivity of the site, including an upgraded footway and bus stop.
The site is relatively small and it is not clear how 40 dwellings will be accommodated.	The proposed allocation is for retirement living/ sheltered housing rather than general-needs housing. By its nature, this type of residential accommodation has a reduced requirement for vehicle parking and external space, including gardens (although the particular requirement for amenity space is detailed in part (iv) of the policy). Furthermore, it is likely that the development would, at least in part, comprise apartments, and this would not be out of keeping, in principle, with the previous use of the site (a care home). The proposed density of 50 dwellings per hectare is comparable to, or slightly less than, similar schemes which have been permitted in the District in recent years ¹⁵ and is considered achievable at this site.

¹⁵ E.g. Planning permission RR/2013/1490/P (58 age-restricted dwellings at land off Goddens Gill, Northiam) had an approximate density of 51 dwellings per hectare; planning permission RR/2014/687/P (27 retirement living apartments at Hillborough House, Bexhill) had a density of approximately 56 dwellings per hectare. RR/2014/687/P (27 retirement living apartments at Hillborough House, Bexhill) had a density of approximately 56 dwellings per hectare.

The footpath on the opposite side of the road is narrow and could be particularly hazardous if the site is developed for retirement/ sheltered housing.	Noted. This is addressed by part (v) of the policy, which requires an upgraded footway along the A28 together with safe means of accessing it from the site.
The proposed tenure would not provide a balanced housing mix or be well integrated into the community.	The proposed allocation seeks to meet an identified demand for a particular type of residential accommodation. Together with the other allocated sites in the village, an overall balanced housing mix will be achieved.
No objection to proposed allocation (HWAONB Unit).	Noted.
This redundant site could be a trust care place under a Community Land Trust scheme.	Noted. The Council is currently providing support for Community Land Trusts and the government is providing funding. However, the particular method of funding the development of the site would be for consideration by a future developer. Land ownership is not dealt with through the Local Plan.
The Council will need to ensure that there is sufficient demand in this rural location for sheltered housing/ retirement living. There is an existing sheltered scheme in Westfield, in a more central location to village amenities.	<p>The adopted Core Strategy identifies a need for a significant level of new housing in the District up to 2028 to meet the needs of communities. Policy OSS1 notes that suitable sites will be identified in rural villages that contain a range of services.</p> <p>As noted in Chapter 8 of the DaSA, while there is already a range of housing options in the District for older people, this provision will need supplementing to meet the increasing level of demand, as the “bulge” of baby-boomers currently aged 45 – 74 moves through the age cohorts.</p> <p>It is necessary for a proportion of the new housing allocations to specifically address the need for housing for older people. Westfield is one of the larger villages in the district, with a range of services including a doctors surgery, village hall and bus service, and is considered appropriate for the allocation as proposed.</p> <p>The County Council, as landowner, is supportive of the allocation.</p>
The Parish Council is in favour of this site (and the other preferred sites) over others previously suggested. It will have little impact on parking issues at the school.	Noted.

It will be good if the development creates local employment.	Noted.
<i>Detailed comments on proposed Policy WES2</i>	
This is the site of a late 19 th century mansion with the medium potential for remains from earlier periods. Any planning application would be expected to include an archaeological assessment in line with section 128 of the NPPF.	Noted. The Council's Validation List requires the submission of a heritage statement – archaeological report – with planning applications for major development (10 or more dwellings), in accordance with Policy EN2 (vi) of the Core Strategy, which seeks to ensure development includes appropriate archaeological research and investigation.
The policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the AONB, in line with the Management Plan, NCA and LCAs (NE).	The location of Westfield within the High Weald AONB is detailed in the supporting text to the policy. It is not necessary to reference it in the policy itself. The site is a brownfield site which is reasonably well screened from the surrounding countryside by virtue of both topography and mature boundary trees. The policy identifies the need to retain and enhance boundary trees and hedges.
The policy should include wording to require up to date ecological surveys and to highlight the potential of the site to accommodate protected species. The developed area indicated does not leave much space to accommodate biodiversity on site. Boundary features working for the benefit of biodiversity should be incorporated. Any plans submitted should incorporate a biodiversity strategy.	Any planning application for development at the site would be considered in accordance with the Local Plan as a whole, which includes policies that require the conservation and enhancement of biodiversity (specifically EN5 of the Core Strategy and DEN4 of the DaSA). It is agreed that the biodiversity value of retaining and enhancing the boundary trees and vegetation should be identified in the supporting text.
It would be interesting to see if the allocation could consider how the former formal gardens could be integrated into the layout of the development site. This could enable the retention of features of interest. (SWT)	Noted, although the garden is not designated for its historic interest.
Agree with requirements of policy (ESCC Ecology, ESCC Landscape)	Noted.

IV. Comments relating to site WF6e (Land off Goulds Drive) and Policy WES3

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
There is no access from Goulds Drive due to ransom strips.	It is noted that to access the site from Goulds Drive it would be necessary to cross land in private ownership. However, the Highway Authority has advised that in principle, an alternative access could be formed from Stonestile Lane. It is agreed the policy should be amended to include the option of forming an access from either direction.
The Planning Inspector approved a higher housing density and direct access from Stonestile Lane. The site should be developed with the adjacent 3ha to the south so that planned infrastructure roads can be provided to divert traffic away from the school and residents.	<p>The comment appears to relate to a dismissed appeal on planning application RR/2004/155/P (9 houses on a slightly smaller site) in 2005 which appeared to have a marginally higher density.</p> <p>The proposed density of the allocation is considered appropriate, having regard to the density of adjoining development and the need to retain/ relocate boundary hedgerows.</p> <p>As noted above, the Highway Authority has indicated that in principle, an access from Stonestile Lane could be achieved. The policy will be amended to reflect this.</p> <p>The site offers the opportunity to develop the last remaining part of a previously allocated site within the development boundary to meet the village's current housing target set out in the adopted Core Strategy. Developing further land to the south is not appropriate or necessary to achieve this aim. Land to the south will be considered further in part VI below.</p>
The site has high potential for prehistoric, Roman (including a major Roman road) and medieval archaeological remains relating to the historic core of Westfield Moor, so should be subject to archaeological assessment before being allocated.	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified. This will be added to the supporting text and policy.
No objection to proposed allocation (HWAONB Unit, Westfield PC).	Noted.

Detailed comments on proposed Policy WES3	
The policy needs to refer to the consideration of the site's AONB location. The allocation needs to protect and enhance the character of the AONB, in line with the Management Plan, NCA and LCAs (NE).	The location of Westfield within the High Weald AONB is detailed in the supporting text. It is not necessary to reference it in the policy itself. The site is well screened from the adjoining countryside by boundary hedges and trees and the policy identifies the need to maintain and reinforce these. The creation of a new access from Stonestile Lane will necessitate the removal of a length of boundary hedgerow on the lane, and the provision of a footway. However, the policy proposes that the hedgerow is replanted at the rear of the footway, subject to highways visibility requirements, which would minimise the visual impact on the streetscene. Subject to the measures identified in the policy, no significant impacts on the landscape or scenic beauty of the AONB are foreseen.
The southern section of the site lies within the Hastings Fringes Biodiversity Opportunity Area (BOA). Strongly support the requirement for an ecological assessment. This should inform the design and layout of the development to ensure the site remains permeable to species. Opportunities to incorporate biodiversity gains throughout the development as per the ecological surveys and aspirations of the BOA should be taken.	Noted. The BOA is identified in the supporting text. Any planning application for development at the site would be considered in accordance with the Local Plan as a whole, which includes policies that require the conservation and enhancement of biodiversity (specifically EN5 of the Core Strategy and DEN4 of the DaSA).
The policy should include wording to highlight the potential of the site to accommodate protected species. The developed area indicated does not leave much space to accommodate biodiversity on site. Any plans submitted should incorporate a biodiversity strategy.	Noted. Any planning application for development at the site would be considered in accordance with the Local Plan as a whole, which includes policies that require the conservation and enhancement of biodiversity (specifically EN5 of the Core Strategy and DEN4 of the DaSA).
Agree with requirements of policy (ESCC Ecology, ESCC Landscape)	Noted.

V. Comments relating to site WF27 (Land connecting Moor Lane and the A28) and Policy WES4

<i>Comment</i>	<i>RDC response</i>
<i>The principle of allocating the site</i>	
Do not agree with allocation. Land to the south-east of the corridor should be developed and the planned original road built along the corridor (hence existence of corridor) to link up the village, reduce traffic and pollution outside the school and through the village. This would be in line with previous plans.	It is understood that the open tract of land was once safeguarded for a possible Westfield bypass; however, any proposal to construct a bypass was abandoned by the County Council a number of years ago and will not be taken forward. The development of land to the south-east will be considered in section VI below.
The allocation is not needed. There is already an established footpath to the south of Goulds Drive that could be developed for the exact same purpose.	Noted. It is acknowledged there is an existing public footpath that leads from Stonestile Lane, on the southern boundary of site WF6e, to the A28. The County Council has advised that there are a number of issues that would need to be resolved in order to provide a pedestrian/ cycle link in this location. This raises considerable doubts as to whether the proposed pedestrian/ cycle link is achievable, or, indeed, appropriate in this location. Given the existing public right of way and the fact that cyclists may already use Moor Lane and Church Lane/ Westfield Lane, it is not proposed to take the allocation forward. Instead, it is considered that the land should be allocated as allotments, of which there is a shortfall in the village, with the exclusion of a small area in the northern section which instead can be included within the development boundary. This would respect the character of the village and have no adverse effect on the High Weald AONB.
The green corridor will reduce the security of adjacent properties, increase noise, reduce property values and prevent any extension of residential gardens.	While the concerns are noted, it is not considered that the provision of a footpath/ cycle link would have a significant effect on the security of adjacent properties or on noise levels. Any effect on property values is not a planning matter. Any residential garden extension would require planning permission and the consent of the landowner in any event. However, as noted above, it is now proposed not to take the allocation forward.

The site has high potential for prehistoric, Roman (including a major Roman road) and medieval archaeological remains relating to the historic core of Westfield Moor, so should be subject to archaeological assessment before being allocated.	<p>Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's high potential for archaeological remains is identified.</p> <p>However, as noted above, it is now proposed not to take the allocation for a footway/ cycleway forward.</p>
No objection to allocation. The site is classified in the Historic Landscape Characterisation as post medieval (1500-1599) private planned enclosure. (HWAONB Unit).	Noted.
The green corridor will be a very welcome addition to the pedestrian/ cycle link through the village. More green corridors are needed in the District.	Noted. However, for the reasons detailed above it is now proposed not to take the allocation for a footway/ cycleway forward.
Detailed comments on proposed Policy WES4	
Agree with requirements of policy (ESCC Ecology, ESCC Landscape)	Noted.
The supporting text notes that there are locally present protected species, therefore, part (iii) of the policy should be amended to read: <i>"ecological improvements are based on up to date ecological surveys and are implemented in accordance with these findings and those of the Hastings Biodiversity Opportunity Area and Rother Green Infrastructure Strategy"</i> . (SWT)	Noted. However, as noted above, it is now proposed not to take the allocation for a footway/ cycleway forward.

VI. Alternative sites

<i>Site</i>	<i>Reason given by respondent</i>	<i>RDC Response</i>
Land immediately to the rear (west) of the former Moorhurst Care Home, A28 (New site: reference WF28. For details refer to DaSA consultation representation ID 23267).	There is considerable uncertainty as to whether the proposed allocations at Westfield Down and the former Moorhurst Care Home will come forward for development within the Plan period, therefore there is a need for a contingency approach to allocate additional housing land. This site is available, suitable and deliverable to accommodate at least 79 dwellings.	<p>The site boundaries largely follow those of SHLAA Review 2013 site WF10 (previously considered), with the exclusion of one property, Marden Ash, on the eastern boundary.</p> <p>The site is located on elevated land on the northern fringe of the village, outside the settlement boundary. The character of the site and immediate surroundings are markedly different to the southern part of Cottage Lane which is more intensively developed. Although there is housing on the western side of Cottage Lane (opposite the site), the overall character of the area is rural, and the site makes an important contribution to this. Land north of the site is open countryside, typical of this part of the High Weald AONB, and the site forms a buffer between this and the village. The agricultural buildings in the north-western corner are typical of the rural landscape and in keeping with the character of the area but the site's development for housing would change its character considerably to the extent that harm would be caused to the landscape setting of the village and the character of the High Weald AONB. The site is accessed via narrow country lanes of rural character. It was subject to a number of planning refusals for residential development between the 1960s and 1980s and was most recently subject to two appeals in the late 1980s which were dismissed for reasons including harm to rural character. While some time has passed since these decisions, there have been no significant changes in circumstances that would justify supporting the development of this site. The Highway Authority</p>

		commented in 1989 that Cottage Lane is unsuitable to serve a development by reason of its narrow width, poor alignment and lack of footways. The Highway Authority has confirmed that Cottage Lane has not changed in its character since that date and the point of access from the highway is in the position that has been deemed unsuitable. While an access through the "Moorhurst" site could potentially be explored, the site allocation is considered unacceptable for other reasons.
Tanyard Farm House, Fishponds Lane (SHLAA Review 2013 site WF13)	<p>The SHLAA concluded that the site is suitable and developable for 40 dwellings. The landscape concerns now expressed do not seem to be well founded given that the East Sussex Landscape Assessment says there is scope for the landscape to accommodate additional development in the area of WF13.</p> <p>Historic field boundaries could be retained in any development proposal. The medieval field pattern around Tanyard Farmhouse no longer exists. The barn to the rear is an ordinary building probably late Victorian of no particular architectural merit. It could be retained in any event. The surface water flood risk is very low and could easily be ameliorated in any scheme. The site is better located than WF23 (Moorhurst Care Home) and has a greater site area to allow a more</p>	<p>The SHLAA (2013) is an 'evidence-base' document which does not allocate land for housing nor pre-empt or prejudice any future decisions about particular sites. It is an aid to plan making and not a statement of Council policy. The SHLAA identified the site as suitable and developable subject to more detailed investigations. Now that such investigations have taken place, it is determined that the site is not suitable for development.</p> <p>The site reads as part of the wider rural setting and several High Weald AONB features are present. The area of Tanyard Farmhouse (in the southern part of the site) is a historic farmstead and the remainder of the site forms part of an associated medieval field pattern. The Farmhouse itself and a traditional barn are considered to be non-designated heritage assets and their settings in turn influence the prevailing rural character of the backlands. The whole curtilage setting is worthy of retention as its loss would be harmful in heritage terms and to the historic rural setting and this would affect the site's development capacity in the event that development on the medieval fields was accepted.</p>

	integrated and mixed development.	Development of the site would be harmful to the character of the AONB. The village's housing target can be met on the preferred sites, which are all considered achievable in the Plan Period, and consequently, there is no need to allocate this less suitable site.
Land east and west of Stonestile Lane (new site: references WF29E and WF29W. For details refer to DaSA consultation representation ID 22549 and associated correspondence).	This land should be developed and the planned original road built along the proposed green corridor (WF27) together with a road to link the A28 with Stonestile Lane, maybe even to Moor Lane to divert traffic away from school and residents and reduce air pollution within the village. The land could be suitable for the development of an industrial area with suitable road access for HGVs.	This large site, which could accommodate in excess of 100 dwellings, is on the southern fringe of the village outside the development boundary. The western section is exposed and elevated, visible in long views from open countryside to the south. The eastern section is lower lying but visible from land (including public footpaths) to the north-west. Both parts of the site are attractive open fields with mature trees and hedges alongside the boundaries, typical of this part of the High Weald AONB. The site slopes down from north to south, away from the village. Development would be visible in long views from the countryside to the south and would cause harm to the rural character of the area and the landscape of the High Weald AONB. At present the Goulds Drive development, together with the remaining part of the 2006 Local Plan allocation area (proposed DaSA policy WES3), adjacent to the northern boundary of the site, forms a clear edge to the village. Extending development further southwards as proposed would represent an unjustified and harmful encroachment into the countryside. While there is a complex of buildings in the eastern part of the site associated with Moor Farm, these are agricultural in appearance and are in keeping with the character of the area. Moor Farmhouse itself is an 18th century, grade II listed building and development could adversely

		affect its setting. There are other grade II listed buildings north of the field on the eastern side of Stonestile Lane. Overall, development of the site is not considered appropriate and is not justified.
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VII. Comments on the proposed development boundary

<i>Comment</i>	<i>RDC response</i>
Agree and support all of the village boundary and other policies (ESCC Landscape)	Noted.
Strongly support the exclusion of sites containing ancient woodland and/ or designated for their biodiversity value. To allocate such sites would be contrary to the policies within the Rother Core Strategy.	Noted. No such allocated sites are proposed to be included within the development boundary.
Support the retention of gaps between settlements as they are important in delivering ecosystem services to local communities.	Noted.
The development boundary should be extended to include land immediately to the rear (west) of the former Moorhurst Care Home. This would provide a logical rounding of the northern part of the village. (For details refer to DaSA consultation representation ID 23268).	Not agreed. See comments on this site under Section VI above.
The development boundary should be adjusted to include site Tanyard Farm House, Fishponds Lane (SHLAA Review 2013 site WF13). (For details refer to DaSA consultation representation ID 23200).	Not agreed. See comments on this site under Section VI above.
Paragraph 15.115 of the DaSA refers to a “football pitch”. This land is in fact a Parish Field and is under the control of the Charity Commission, albeit administered for them by Trustees.	Noted.

Paragraph 15.115 of the DaSA refers to “not incompatible”, which seems to be a double negative.	The comment has been considered but the text as drafted is considered correct.
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Other villages with development boundaries in the 2006 Local Plan

Chapter	16 - Other villages with development boundaries in the 2006 Local Plan
Spatial area	Brede and Cackle Street, Icklesham, Norman's Bay, Pett and Friar's Hill, Pett Level, Staplecross, Three Oaks, Winchelsea and Winchelsea Beach.
Questions	<p><i>Q94: Do you agree with the recommendation regarding the development boundary at Brede and Cackle Street? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p> <p><i>Q95: Do you agree with the recommendation to retain the development boundary at Guestling Green in its existing form? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p> <p><i>Q96: Do you agree with the recommendation to retain the development boundary at Icklesham in its existing form? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p> <p><i>Q97: Do you agree with the recommendation to remove the development boundary at Norman's Bay? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p> <p><i>Q98: Do you agree with the recommendations regarding the development boundaries at Pett and Friar's Hill? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p> <p><i>Q99: Do you agree with the recommendation to remove the development boundary at Pett Level? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p> <p><i>Q100: Do you agree with the recommendation regarding the development boundary at Staplecross? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p> <p><i>Q101: Do you agree with the recommendation to retain the development boundary at Three Oaks in its existing form? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p>

	<p><i>Q102: Do you agree with the recommendation to retain the development boundary at Winchelsea in its existing form? If not, please explain how you wish the development boundary to be applied to settlement?</i></p> <p><i>Q103: Do you agree with the recommendation to remove the development boundary at Winchelsea Beach? If not, please explain how you wish the development boundary to be applied to this settlement?</i></p>
Number of responses	<p>Q94: 4 (from 4 organisations)</p> <p>Q95: 5 (from 3 organisations and 1 individual)</p> <p>Q96: 6 (from 5 organisations and 1 individual)</p> <p>Q97: 7 (from 4 organisations and 3 individuals)</p> <p>Q98: 4 (from 4 organisations)</p> <p>Q99: 3 (from 3 organisations)</p> <p>Q100: 5 (from 5 organisations)</p> <p>Q101: 4 (from 4 organisation)</p> <p>Q102: 5 (from 5 organisations)</p> <p>Q103: 5 (from 5 organisations)</p>

Organisations who responded include:

East Sussex County Council [23762, 23677, 23526, 23937, 23764, 23679, 23938, 23765, 23680, 23939, 23766, 23981, 23940, 23767, 23682, 23941, 23768, 23683, 23942, 23769, 23684, 23943, 23770, 23685, 23944, 23771, 23686]

Icklesham Parish Council [22786, 22787, 22788]

Sussex Wildlife Trust [23921, 23923, 23924, 23925, 23926, 23927, 23929]

AMI Structural Ltd [23133]

Overview:

The majority of those who responded agree with the proposed development boundary for each settlement.

A number of comments have been made in response to each question. These have been listed below under each settlement.

I. Comments on the proposed development boundary for Brede and Cackle Street (Q.94)

<i>Comment</i>	<i>RDC response</i>
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to	Noted. Development boundaries around settlements are a well-established planning policy tool, the principle of which is set out within the Core Strategy (Policy OSS2). Whilst the importance of green infrastructure is recognised, the policy focus for this is not through the use of development boundaries. Policy DEN4 supports the conservation of biodiversity and multi-functional green space,

the local communities (NPPF section 109). (Sussex Wildlife Trust)	recognising the value of “green corridors”.
The proposed development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)	Noted.

II. Comments on the proposed development boundary for Guestling Green (Q.95)

<i>Comment</i>	<i>RDC response</i>
The proposed development boundary is supported. (ESCC Ecology, Flood Risk Management)	Noted
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to the local communities (NPPF section 109) (Sussex Wildlife Trust).	Noted. Development boundaries around settlements are a well-established planning policy tool, the principle of which is set out within the Core Strategy (Policy OSS2). Whilst the importance of green infrastructure is recognised, the policy focus for this is not through the use of development boundaries. Policy DEN4 supports the conservation of biodiversity and multi-functional green space, recognising the value of “green corridors”.
We requested that the planning boundary is moved from the centre of our garden to the bottom end of garden. It appears on these plans that the development boundary has been moved as requested.	<p>The development boundary has not been moved.</p> <p>The boundary has been reviewed to see if there is any scope for small-scale development boundary amendments, where there may be development opportunities. The development boundary does not necessarily follow defined curtilages, particularly where it is considered that it may lead to inappropriate backland development.</p> <p>The proposed amendment would constitute an unnecessary intrusion into what is in effect an open field beyond the established village envelope.</p> <p>No changes are proposed to the development boundary at Guestling Green.</p>

III. Comments on the proposed development boundary for Icklesham (Q.96)

<i>Comment</i>	<i>RDC response</i>
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to the local communities (NPPF section 109). (Sussex Wildlife Trust)	Noted. Development boundaries around settlements are a well-established planning policy tool, the principle of which is set out within the Core Strategy (Policy OSS2). Whilst the importance of green infrastructure is recognised, the policy focus for this is not through the use of development boundaries. Policy DEN4 supports the conservation of biodiversity and multi-functional green space, recognising the value of “green corridors”.
The proposed development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)	Noted.
The proposed development boundary is supported. (Icklesham Parish Council)	Noted.
No additional development should be allowed in Icklesham because there are few services and little employment, and too much social housing.	It is proposed to retain the development boundary for Icklesham. The village has a range of services and is served by public transport. Further development within the development boundary is considered acceptable in principle in accordance with DaSA Policy DIM2.

IV. Comments on the proposed removal of the development boundary for Norman's Bay (Q.97)

<i>Comment</i>	<i>RDC response</i>
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to the local communities (NPPF	Noted, however, the comment is not relevant because the proposal is to remove the development boundary at Normans Bay.

section 109). (Sussex Wildlife Trust)	
The proposal to remove the development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)	Noted
The proposed development boundary is supported (Icklesham Parish Council)	Noted.
I agree with the recommendation to remove the development boundary at Normans Bay because the area is unsuitable for more intensive development. I would like to request that the one-for-one policy RA3 is strictly enforced A resident was permitted recently to build two houses on a plot which had previously only contained a bungalow.	Noted. The effect of removing the development boundary will be that the entire settlement will be regarded as 'countryside' for planning policy purposes, to which 'countryside' policies including Policies RA2 and RA3 of the Core Strategy will apply. Development in the countryside is strictly limited to that which supports local agricultural, economic or tourism needs and maintains or improves the rural character. New dwellings are permitted only in extremely limited circumstances.
<p>I do not agree that development boundaries at Normans Bay should be removed.</p> <p>The areas (1) between the two current development boundaries, and (2) to the east of the current eastern development boundary are rare and valuable areas of natural coastline and hinterland.</p> <p>The area adjacent to the beach immediately to the east of the easterly development boundary is an area known locally as "The Green.</p> <p>Any development would detract from the visual aspect of that part of the village but would also particularly damage the view to the sea.</p>	<p>The comment appears to have misunderstood the meaning of the Development Boundary for Normans Bay. The purpose of removing the development boundaries at Normans Bay is to restrict development to that which accords with specific Local Plan policies (e.g. to support rural tourism) or that for which a countryside location is demonstrated to be necessary.</p> <p>In other words, by deleting the development boundary for Normans Bay the whole area at Normans Bay will be considered 'countryside' in policy terms and consequently development will be more restricted than at present.</p>

V. Comments on the proposed development boundary for Pett and Friar's Hill (Q.98)

<i>Comment</i>	<i>RDC response</i>
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to the local communities (NPPF section 109). (Sussex Wildlife Trust)	Noted. Development boundaries around settlements are a well-established planning policy tool, the principle of which is set out within the Core Strategy (Policy OSS2). Whilst the importance of green infrastructure is recognised, the policy focus for this is not through the use of development boundaries. Policy DEN4 supports the conservation of biodiversity and multi-functional green space, recognising the value of "green corridors".
The proposed development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)	Noted.

VI. Comments on the proposed removal of the development boundary for Pett Level (Q.99)

<i>Comment</i>	<i>RDC response</i>
The proposal to remove the development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)	Noted.

VII. Comments on the proposed development boundary for Staplecross (Q.100)

<i>Comment</i>	<i>RDC response</i>
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to the local communities (NPPF section 109). (Sussex Wildlife Trust).	Noted. Development boundaries around settlements are a well-established planning policy tool, the principle of which is set out within the Core Strategy (Policy OSS2). Whilst the importance of green infrastructure is recognised, the policy focus for this is not through the use of development boundaries. Policy DEN4 supports the conservation of biodiversity and multi-functional green space, recognising the value of "green corridors".

The proposed development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)	Noted.
<p>There is an opportunity for additional residential development (10 dwellings) on land south of Northiam Road, Staplecross.</p> <p>The land is contained in the landscape by established boundary features and the falling ground means that dwellings sited on the land could have a low impact on the wider surroundings. The development could be regarded as a logical rounding off to the settlement. The additional number of dwellings proposed is modest but would contribute to supporting local services in a sustainable way.</p> <p>It is requested that the development boundary is amended to include this area.</p> <p>(AMI Structural Ltd (Mr A Crouch)</p>	<p>The site lies within the High Weald Area of Outstanding Natural Beauty where great weight must be given to conserving landscape and scenic beauty. The proposal to extend and include this site within the Staplecross development boundary is considered to be an unnecessary and unjustified 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.</p> <p>Furthermore, the Local Plan Core Strategy identifies 25 dwellings as a housing target for Staplecross over the Plan Period to 2028. This target has already been met, with the grant of planning permission for 26 dwellings on the land east of Cricketers Field (references RR/2014/1256/P, RR/2016/647/P and RR/2016/2952/P). The scheme is currently under construction.</p> <p>Consequently, having regard to the adverse landscape impact that such a proposal would have, as well as the limited size of Staplecross and its level of facilities and services, it is not considered appropriate to extend the development boundary as proposed, or allocate this additional land for housing development in the village.</p>

VIII. Comments on the proposed development boundary for Three Oaks (Q.101)

<i>Comment</i>	<i>RDC response</i>
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to the local communities (NPPF section 109). (Sussex	<p>Noted. Development boundaries around settlements are a well-established planning policy tool, the principle of which is set out within the Core Strategy (Policy OSS2).</p> <p>Whilst the importance of green infrastructure is recognised, the policy focus for this is not through the use of development boundaries. Policy DEN4 supports the conservation of biodiversity and multi-functional green space, recognising the value of “green corridors”.</p>

Wildlife Trust)	
The proposed development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)	Noted.

IX. Comments on the proposed development boundary for Winchelsea (Q.102)

<i>Comment</i>	<i>RDC response</i>
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to the local communities (NPPF section 109). (Sussex Wildlife Trust)	Noted. Development boundaries around settlements are a well-established planning policy tool, the principle of which is set out within the Core Strategy (Policy OSS2). Whilst the importance of green infrastructure is recognised, the policy focus for this is not through the use of development boundaries. Policy DEN4 supports the conservation of biodiversity and multi-functional green space, recognising the value of “green corridors”.
The proposed development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)	Noted.
The proposed development boundary is supported. (Icklesham Parish Council)	Noted.

X. Comments on the proposed removal of the development boundary for Winchelsea Beach (Q.103)

<i>Comment</i>	<i>RDC response</i>
We support the retention of gaps between settlements. While these gaps are often retained for reasons of coalescence and visual sensitivities, we highlight that the Sussex Wildlife Trust also sees the need to recognise the importance of these green gaps in delivering ecosystem services to the local communities (NPPF section 109). (Sussex Wildlife Trust)	Noted, however, the comment is not relevant because the proposal is to remove the development boundary at Winchelsea Beach.

<p>The proposal to remove the development boundary is supported. (ESCC Ecology, Archaeology and Flood risk Management)</p>	<p>Noted.</p>
<p>Object to the deletion of the development boundary. It should be kept. The rationale does not sit happily with the recommendations for Rye Harbour which has broadly the same level of flood risk. You should either keep both development boundaries or delete both. (Icklesham Parish Council)</p>	<p>It is acknowledged that the majority of land within the existing Development Boundaries for both Rye Harbour and Winchelsea Beach is within Flood Zone 3 and that the Council's Strategic Flood Risk Assessment (SFRA) Level 1 (August 2008) finds that both settlements are defended to the 1 in 200 year extreme tidal event standard.</p> <p>However, the Council's SFRA Level 2 (June 2008) provides modelling for both settlements. This shows flood depth and hazard that may be experienced at potential development sites, identifying locations at which breaches would be likely to occur in the event of a flood. The extent of flooding, flood depth and hazard at Winchelsea Beach is found to be considerably higher than at Rye Harbour.</p> <p>In its response to the DaSA consultation (February 2017), The Environment Agency (EA) has confirmed it has no objections to the two proposed allocations for development at Rye Harbour, providing that development proposals are subject to a site specific flood risk assessment (see DaSA representation no DASA-2017-L7 E and F).</p> <p>While the EA has not offered specific comments on the proposal to remove the Development Boundary at Winchelsea Beach, in commenting previously on Policy VL12 of the 2006 Local Plan (Land at Victoria Way and south of Harbour Farm, Winchelsea Beach), the EA offered advice on the South Foreland to Beachy Head Shoreline Management Plan (SMP). In relation to the Winchelsea Beach area the policy is to "hold the line" for the present day and medium term and consider managed realignment in the future. This means that the EA will maintain the flood defences at Winchelsea Beach to the same standards for the medium term, but it may not be possible to maintain the same level of flood protection in the future because of climate change. This means that managed realignment could result in some of the Winchelsea Beach</p>

	<p>area becoming undefended from flooding in the longer term, aside from being in Flood Zone 3 now.</p> <p>This, combined with the higher hazard rating and greater extent of flooding shown by the modelling in the SFRA at Winchelsea Beach illustrates the reasons for the different approaches taken to the 2 settlements.</p> <p>The general concern about building in areas of higher flood risk is appreciated and it is noted that the Plan only proposes one brownfield and unkempt site at Rye Harbour for housing.</p>
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Gypsies and Travellers

Chapter	17 – Other Policies – Gypsies and Travellers
Question	<p>Q104: Do you agree with the preferred sites for permanent Gypsy and Traveller pitches across the District? If not, which site(s) should be preferred?</p> <p>Q105: Do you agree with the requirements of Policy GYP1, including the boundary as defined on the Policies Map? If not, how would you wish to see it amended?</p> <p>Q106: Is the Council's approach to Transit provision appropriate? If not, how should the Council provide for transit provision in-conjunction with other local authorities in the county?</p>
Number of responses	<p>Q104: 10 (from 1 organisation and 5 individuals)</p> <p>Q105: 4 (from 1 organisation and 3 individuals)</p> <p>Q106: 3 (from 2 organisations and 1 individual)</p>

Organisations who responded include:

CPRE Sussex [22678]

East Sussex County Council [23688, 23772, 23778 , 23779]

Heine Planning Consultancy [22051, 22052]

Rye Town Council [22174]

Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22637]

Salehurst & Robertsbridge Parish Council [22372]

Sussex Wildlife Trust [23429]

Overview:

A small number of comments were received that were generally supportive of the policies. A small number of comments were received objecting to the inclusion of Gypsy and Traveller pitches at North Bexhill. No objections were received in related to the proposed allocation at Battle.

Q104: Do you agree with the preferred sites for permanent Gypsy and Traveller pitches across the District? If not, which site(s) should be preferred?

Main issues raised	RDC Response
Yes, agreed (CPRE Sussex , Salehurst & Robertsbridge Parish Council, Salehurst & Robertsbridge Neighbourhood Plan Steering Group)	Noted
We agree with the plans for both preferred sites and think that the location of these meets the needs	Noted

of the community and does not have a detrimental effect on the landscape (ESCC - Traveller Liaison Team).	
<p>I do not object to the allocation of land at Loose Farm Lane and Bexhill, but do not agree with the preferred sites for permanent GT pitches for the following reasons-</p> <p>1-fails to address existing need. 2-fails to meet the immediate need from sites with temporary consent. 3-fails to provide sufficient choice of site by location. 4-Inequitable approach to site provision. 5-Uncertainty when the Bexhill sites will be delivered.</p> <p>Policy should be amended to include sites with temporary consents at BL4-Coldharbour Farm and SP6/7-Bramble Farm.</p> <p>Policy fails to address need in an appropriate way and is contrary to PPTS/NPPF (Heine Planning Consultancy)</p>	<p>The sites to be allocated through the DaSA meet the outstanding need identified through the Core Strategy (taking into account what already has planning permission). It is acknowledged that there is one site with temporary planning permission within the District (Bramble Farm) but this is not considered a sustainable location for a Gypsy and Travellers site. It is also considered to have an adverse impact on the High Weald AONB. The site at Coldharbour Farm has also been considered by Planning Inspectors to be an unsustainable location for development and have an adverse impact on the High Weald AONB.</p> <p>The North Bexhill site will be a strategic requirement associated with the development as set out in Policy BEX3.</p>
Rye Gritting Depot is listed but not a preferred option - Support policy approach (Rye Town Council)	Noted.
The sites would need to be assessed in relation to archaeological potential and areas of significant remains scoped out. (ESCC- Archaeology)	Noted. Where sites have been identified with medium-high potential for archaeological remains supporting text will be included within the relevant site chapter.
All three North Bexhill options have a traveller park. I most adamantly oppose this. In 2007/08 we had a series of very unpleasant experiences with travellers living in that area.	Noted.

Q105: Do you agree with the requirements of Policy GYP1, including the boundary as defined on the Policies Map? If not, how would you wish to see it amended?

Main issues raised	RDC Response
Yes agree with the requirements including the boundary as defined on the policy map (ESCC - Traveller Liaison Team)	Noted.
Yes (ESCC – Ecology)	Noted.
The site has a medium potential to contain prehistoric, Roman and medieval remains. Planning application would be expected to include an archaeological assessment in line with NPPF (ESCC- Archaeology)	Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary but it is important that the site's medium potential for archaeological remains is identified. This will be added to the supporting text.
We strongly suggest the policy includes wording relating to up to date ecological surveys and boundary features working for the benefit of biodiversity are incorporated as per are general comments at the start of this section (Sussex Wildlife Trust).	The policy is limited to setting out requirements. The explanation and reasoning for the requirements of the policy is set out in the supporting text.

Q106: Is the Council's approach to Transit provision appropriate? If not, how should the Council provide for transit provision in-conjunction with other local authorities in the county?

Main issues raised	RDC Response
Yes	Noted
Page 346 17.17: "a nine pitch transit site with a resident site manager". This point is not correct as there is no longer a resident site manager. Although a site manager attends regularly (Monday-Friday). (ESCC - Traveller Liaison Team)	Noted. The reference to a resident site manager will be removed from the text.
We agree that it does meet current transit provision, but we are not always able to move large encampments to this transit site as there are only nine pitches. (ESCC - Traveller Liaison Team)	Noted.

This approach fails to appreciate the need for more transit provision to ensure families are able to travel for work as required by PPTS. The absence of UEs should not determine whether there is a need (Heine Planning Consultancy)	The evidence shows that although the formal transit provision at Bridie's Tan appears to be in consistent use, there are regular vacancies on the site, but, on average it is only occupied 39% of the time. Analysis of unauthorised encampments across the county show that unauthorised sites occur in all local authority areas, but there does not appear to be an immediate need for another transit site at this time.
There is a clear need to make provision to ensure that Travellers can meet the planning definition in PPTS (Heine Planning Consultancy).	
It is not good enough for Councils to say they will work with others local authorities to allocate land- because none do (Heine Planning Consultancy).	The LPAs in East Sussex will regularly review the use of Bridies Tan and whether there is an additional need for further transit pitches in the County. The commitment has been made by all LPAs and the County.
Bridies Tan is not suitable to meet all needs. Transit provision needs to be properly planned and managed (Heine Planning Consultancy).	It is not clear why Bridies Tan is considered not to meet the transit provision need. It is one of very few such sites across the south-east. The site is run and managed by ESCC.

Guestling Green

Chapter	Other Policies
Spatial area	Guestling Green
Questions	<p><i>Q107: Do you agree with the preferred site for development at Guestling Green? If not, which site(s) should be preferred?</i></p> <p><i>Q108: Do you agree with the requirements of Policy GUE1? If not, how would you wish to see it amended?</i></p>
Number of responses	<p>Q107: 3 (from 2 organisations)</p> <p>Q108: 4 (from 3 organisations)</p>

Organisations who responded include:

East Sussex County Council [23689, 23773, 23774, 23692]

Icklesham Parish Council [22789]

Natural England [23463]

Southern Water [23326]

Overview:

Those who responded agree with the preferred sites for development (GU4: Land at former highway depot, Chapel Lane), with the requirements of the draft policy (GUE1) and with the proposed development boundary.

The former Guestling Green highway depot has been sold to highway resurfacing company and will no longer be available for redevelopment to a replacement doctor's surgery. As such this proposal will be removed from the DaSA Local Plan. Alternative provision is proposed to be considered as part of the Policy FAC2: Land east of Waites Lane, Fairlight Cove, subject to support from the Clinical Commissioning Group (CCG) relating to a clear business case.

Marley Lane – Land at Felon’s Field, Sedlescombe Parish

Chapter	17 – Other Policies
Site	Marley Lane – Land at Felon’s Field, Sedlescombe Parish
Question	Q109: Do you agree with the Policy (MAR1)? If not, how would you wish to see it amended?
Number of responses	4 (from 3 organisations and 0 individuals)

Organisations who responded include:

East Sussex County Council [7232]

Natural England [7228]

Rother Environmental Group [6702]

Blue Cross [6002]

Overview:

A small number of comments received that were generally supportive of the policy. No objections were received. It was commented that the policy should refer to the AONB location and that benefits to biodiversity and SuDS should be required.

Q109: Do you agree with the Policy (MAR1)? If not, how would you wish to see it amended?

Main issues raised	RDC Response
Site carries a ‘green’ archaeological rating. Any proposals should be subject to archaeological planning conditions previously included. (ESCC Archaeology)	Noted. The comment appears to relate to a planning permission granted by the County Council (RR/2014/473/C) in 2014. The County Archaeologist commented on that application that the site has potential archaeological interest due to its location within an area of medieval and post-medieval activity and that planning conditions requiring archaeological investigation were required. It is agreed that this should be highlighted in the supporting text. Update supporting text to reflect the site’s archaeological potential.
Agree with the requirements of Policy MAR1. (ESCC Ecology)	Noted. No change proposed.
Policy MAR1 needs to refer to the consideration of the site’s AONB location, so that the allocation enhances the character of the AONB, in line with the High Weald AONB Management Plan and	The site’s location within the AONB is detailed in the supporting text to the policy and it is not necessary to reference it in the policy itself. The policy has taken account of the AONB location and requires at part (i) the retention and strengthening of boundary tree belts for

landscape character assessments. (Natural England)	landscape and biodiversity reasons. No change proposed.
Recommend that criterion (i) includes 'for the benefit of biodiversity', and that criterion (iv) requires the use of SuDS. (Sussex Wildlife Trust)	Any planning application would be considered in accordance with the Local Plan as a whole, which includes policies relating to biodiversity and SuDS. It is agreed that the biodiversity benefits of policy criterion (i) should be made more explicit in the supporting text and that SuDS should be referenced in part (iv) for consistency with other policies. Amend supporting text and part (iv) of the policy as detailed.

Re-instatement of the railway link from Robertsbridge to Bodiam

Chapter	17 – Other Policies
Spatial area	Robertsbridge to Bodiam
Questions	Q110: Do you agree with a policy to support the continued allocation for the re-instatement of the railway link from Robertsbridge to Bodiam along its original route?
Number of responses	Q110: 71 (from 6 organisations and 63 individuals)

Organisations who responded include:

East Sussex County Council [7232]

Natural England [7228]

Sussex Wildlife Trust [7224]

Sedlescombe Parish Council [5902]

Rother Valley Railway Heritage Trust [5521]

Salehurst and Robertsbridge Parish Council [5274]

Overview:

Since the base date of the DaSA Options and Preferred Options (1 April 2016), planning permission (reference RR/2014/1608/P) has been granted for the reinstatement of the Rother Valley Railway from Northbridge Street, Robertsbridge, to Junction Road, Bodiam (decision date 22/3/2017).

Consequently, there is no need for the proposed allocation at this site (Policy RVR1) to be taken forward and it should not be included in the submission version of the DaSA.

The Policy options consulted upon were: Option A: to roll forward Policy EM8 of the 2006 Local Plan in a similar form but acknowledging that the responsibility for the work is now in the name of the Rother Valley Railway (RVR) with the line seen as extending from Robertsbridge to Bodiam; or Option B: to cease to show any positive commitment to the scheme.

Responses were overwhelmingly in favour of Option A. Comments made in support of Option A included: economic benefits will arise from increased tourism and access; increase in local employment; local improvement to public transport provision by connecting the Rother Valley with the South East and London by train, and a resultant reduction in car use; the proposal supports the implementation of the Local Plan through the re-instatement of infrastructure; and RVR have already made significant investment and progress has already been made.

There was only one respondent opposed to the policy, who raised concern with increased parking in Robertsbridge, and questioned the appropriateness of including

a policy supporting the reinstatement of the rail link as it would be a tourist attraction and not a necessity for the District.

East Sussex County Council, Natural England and the Sussex Wildlife Trust commented that the policy should consider impacts on ecology and biodiversity, including priority habitats.

These matters, where relevant, were taken into consideration in determining the recent planning application. The comments will not, therefore, be considered further in this Consultation Statement.

Other comments

Chapter	17. Other policies
Policy	N/A
Policy Options	N/A
Question	<i>Q111: Do you have any comments on this scope or content of the new Local Plan that are not covered by other questions?</i>
Number of responses	63 (from 18 organisations and 10 individuals)

Organisations who responded include:

AmicusHorizon Ltd (Rother Homes) [22249, 23842, 23843]
Blue Cross [23964]
The Beech Estate [23877, 23878]
CPRE Sussex [22681, 22680, 22679]
Catesby Estates Ltd [23821]
East Sussex County Council [23933, 23693, 23524, 23517, 23515, 23512, 23482]
Hastings Badger Protection Society [23040]
Marine Management Organisation [22723, 22722, 22721, 22720, 22719]
Natural England [23409]
The Rector and Scholars of Exeter College [23465]
Rother Environmental Group [23896, 23895, 23894, 23893, 23892, 23890, 23885, 23884, 23883]
Salehurst & Robertsbridge Neighbourhood Plan Steering Group [22642, 22641, 22640, 22639, 22638]
Sussex Wildlife Trust [23932, 23931, 23930, 23920, 23919]
Taylor Wimpey [23360]

Catsfield Parish Council [23285]
Sedlescombe Parish Council [23258, 23257]
Salehurst and Robertsbridge Parish Council [22378]
Rye Town Council [22150]

Overview:

A wide range of comments on various topics have been received. Common themes include biodiversity, housing and neighbourhood planning. A range of additional policies are suggested. It is appropriate to address some comments under other questions that relate to those topics.

Main issues raised	RDC Response
<i>Suggestions for additional policies</i>	
<p>There are no specific policies relating to the design of development. Core Strategy policy EN3 is very broad. RDC should consider producing a SPD that provides the level of guidance expected and ultimately ensures consistency in decision making.</p>	<p>Policy EN3 of the Core Strategy together with Appendix 4 (which expands on the Key Design Principles), is considered to provide a usable set of principles, adaptable to any development. Policy DHG5 of the DaSA provides more detailed design guidance for extensions, alterations and outbuildings to existing dwellings. The main design issue relevant to the DaSA is regarded as relating to residential development, especially in terms of the impact on the High Weald AONB. The High Weald AONB Unit is currently in the process of producing a Design Guide with input from the District Council. Further design guidance is not ruled out.</p> <p>No changes proposed.</p>
<p>A policy on green infrastructure/ ecological networks is suggested to ensure consistent integration of this infrastructure within development. (SWT)</p>	<p>Addressed under question 20.</p> <p>See response under question 20.</p>
<p>An Ancient Woodland policy should be included within the plan, to reflect the ethos of the NPPF (para 117). (SWT)</p>	<p>Addressed under question 20.</p> <p>See response under question 20.</p>
<p>A soils policy is needed to protect the soils of “best and most versatile” land (Natural England).</p>	<p>This is covered by Policy OSS3 (viii) of the Core Strategy. A further policy is not considered necessary.</p> <p>No changes proposed.</p>
<p>The Plan should include a policy on confirming the need for investment in the Green Infrastructure Network. (Sal & Rob PC)</p>	<p>Addressed under question 20.</p> <p>See response under question 20.</p>
<p>The Plan should include a policy to assist in the reuse of contaminated land, which should require updating work on the RDC monitored Register of Contaminated Land. (Sal & Rob PC)</p>	<p>The Environmental Protection Act 1990 places a duty on the Council to publish a contaminated land strategy, inspect its area in accordance with the strategy and to keep a public register of prescribed particulars regarding remediation notices, remediation statements or declarations, appeals and notifications in relation to land formally determined as 'contaminated land'. At present, there are no formally determined Contaminated Land sites in the district and so there are no entries on the public register.</p>

	<p>This is not considered to be a particular issue in the District and therefore a policy is not necessary.</p> <p>In any event, it is proposed, under question 23, that a section on contaminated land is added to Policy DEN7 (Environmental Pollution).</p> <p>No changes proposed.</p>
A detailed policy on footways, bridleways and cyclepaths should be included. Developments should be required to contribute to maintaining, improving and creating new routes, including connecting path networks. All site allocations in villages should maximise accessibility to local services through improved/ new walking/ cycling infrastructure.	<p>Maintenance and improvement of the Public Rights of Way network is covered by separate legislation. However, in relation to development, this is covered by Policies TR2 and TR3 of the Core Strategy. Particular needs and opportunities relating to specific sites are identified in the individual sites allocation policies.</p> <p>No changes proposed.</p>
A policy to encourage wind and solar energy is required, which makes solar mandatory for all commercial and industrial buildings. There should be additional requirements for the incorporation of renewable/ low-carbon energy for all developments.	<p>Addressed under question 3 (Wind turbines).</p> <p>See question 3.</p>
A policy to promote sustainable construction should be included (REG)	<p>A specific policy is not considered necessary as construction is covered by the Building Regulations. Policies within the DaSA and Core Strategy, including those covering water efficiency and renewable energy support sustainable construction.</p> <p>No changes proposed.</p>
Development should not be allowed on the Pevensy Levels.	<p>Addressed under question 20.</p> <p>See response under question 20.</p>
"Green barriers" should be created between Bexhill and Hastings and Bexhill and Eastbourne.	<p>Noted. Policy DEN3 of the DaSA confirms the retention of the Strategic Gap between Bexhill and Hastings/ St Leonards, following on from the 2006 Local Plan. The Pevensy Levels, with its national and international designations, has the effect of restricting development between Bexhill and Eastbourne. Furthermore, the retention of "development boundaries", as</p>

	<p>set out in Policy DIM2, seeks to focus new development within defined settlements boundaries in order to prevent encroachment into the countryside.</p> <p>No changes proposed.</p>
Use brownfield sites before other sites	<p>Noted. The sites allocated in the DaSA together with the policies within the Core Strategy and the DaSA promote the use of brownfield sites where these are in sustainable locations, having regard to the need to protect the environment and character of the countryside, especially the High Weald AONB. The District Council is further promoting the residential development of brownfield sites through the Brownfield Sites Register. However, given the extensive requirements for housing and other development in the District it is inevitable that some greenfield sites will be used.</p> <p>No changes proposed.</p>
There should be a requirement for developers to provide training or apprenticeships and to use local people to work on developments. (Amicus)	<p>Noted. This may be appropriate on some significant schemes, in accordance with Policy EC1 of the Core Strategy, but would need to be determined on a case-by-case basis. It is not proposed to make it a policy requirement.</p> <p>No changes proposed.</p>
<i>Natural/ Historic Environment</i>	
Preliminary ecological appraisals should be carried out for all the preferred sites before they are officially allocated to ensure that any issues relating to ecology are identified before the examination stage. The developed areas indicated do not leave much space to accommodate biodiversity. (SWT)	<p>Addressed under question 20.</p> <p>See response under question 20.</p>
All relevant planning applications should include a full ecological survey and report that covers all resident protected species of wildlife. Ecological surveys take several months. Some ecological enhancement measures are inappropriate, such as poorly installed bird/ bat boxes.	<p>Addressed under question 20.</p> <p>See response under question 20.</p>

Will the green infrastructure study progress into a clear strategy identifying delivery mechanisms? (SWT)	<p>Addressed under question 20.</p> <p>See response under question 20.</p>
<p>The majority of site policies use the term “some” when describing capacity. A maximum figure is preferable, although if not possible, the word “approximately” should be used, with the following wording: <i>“the final number of dwellings/ employment size selected must be based on up-to-date environmental information that demonstrates the current ecosystem delivery of the site and its capacity to absorb the proposed level of development”</i>. (SWT)</p>	<p>Capacities refer to “some” in association with a specific number. This approach gives suitable flexibility and is a best estimate, with the final number to be determined at planning application stage.</p> <p>No changes proposed.</p>
When the retention and enhancement of boundary planting is required (as in most of the allocations), additional wording should be used to recognise its role in contributing to biodiversity as well as for screening purposes (SWT)	<p>The development plan should be read as a whole and any planning application for development at one of the allocation sites (or elsewhere) will be required to accord with Policies DEN4 of the DaSA and Policy EN5 of the Core Strategy, which require developments to retain, protect and enhance habitats of ecological interest and integrate biodiversity into schemes.</p> <p>The information accompanying each allocation site identifies key constraints and opportunities, including those relating to biodiversity. Therefore, the additional wording is unnecessary.</p> <p>No changes proposed.</p>
With reference to rivers and watercourses, proposals should only be permitted if they conserve or enhance water quality and/ or biodiversity and incorporate measures to prevent pollution to rivers and watercourses. (REG)	<p>Noted. This is covered by Policies SRM2 and EN5 of the Core Strategy.</p> <p>No changes proposed.</p>
The evidence base for the assessment of flood risk is not well documented. Evidence should be provided that flood risk has been appropriately assessed in the context of the proposed site allocations. (ESCC)	<p>Addressed under question 21 (Sustainable drainage).</p> <p>See response under question 21.</p>

The Plan is rather lacking in relation to heritage and archaeology. It is important that allocation sites highlighted by the County Archaeologist as “amber” or “red” are fully assessed. The recommendations about archaeological interest and risk which have been submitted by the County Archaeologist (Jan 17) for each of the site allocations should appear in the texts for each site in Part 2 of the DaSA. In this way an early understanding of the key issues will be available to those using the plan documents. (ESCC)	<p>Noted. The County Archaeologist has since agreed that an archaeological assessment prior to allocation is not necessary for the “amber” rated sites but it is important that the site’s high potential for archaeological remains is identified. This will be added to the supporting text for the affected sites, and where appropriate, a requirement included in the policy.</p> <p>Amend site allocations as necessary.</p>
Activities taking place below the mean high water mark may require a marine licence.	<p>Noted. The potential for a marine licence is recognised at paragraph 2.17.</p> <p>No changes proposed.</p>
<i>Transport and other infrastructure</i>	
The DaSA should strengthen the Transport policies of the Core Strategy to better support sustainable transport. (REG, Salehurst & Rob NP Steering Group)	<p>The Transport policies of the Core Strategy are considered effective. Particular requirements relating to allocation sites are noted under the individual sites.</p> <p>No changes proposed.</p>
Appropriate provision for car parking is required in those villages and towns with a railway station, acknowledging the problems caused by commuter parking.	<p>Noted. The Transport policies in the Core Strategy promote sustainable transport. While problems caused by inappropriate on-street parking are generally matters for ESCC and/or the police to consider, Core Strategy Policy TR4 highlights the parking requirements of developments. The identification of local issues in those areas subject to a neighbourhood plan is a matter for that process.</p> <p>No changes proposed.</p>
Rother should remind the government that its failure to provide a by-pass is preventing further large-scale development.	<p>Noted. The DaSA and Core Strategy seek to ensure the District’s development needs are met.</p> <p>No changes proposed.</p>
Improve the A259 before any further development.	<p>Addressed under question 35.</p> <p>See response under question 35.</p>
The section on the Core Strategy (Part A, 2) should highlight that it contains the overarching policies	The DaSA includes infrastructure directly related to developments proposed which is necessary to make them acceptable in planning

on infrastructure, particularly IM2. References to specific infrastructure measures being provided through development contributions under site policies should be removed as infrastructure funding should be left to the Infrastructure Delivery Plan and CIL. Funding and specific requirements and the CIL regime are subject to change. The DaSA should be silent on these matters as it cannot be comprehensive and current. (ESCC)	terms. No overlap with the CIL Regulations 123 List is identified. No changes proposed.
Paragraphs 6.21 and 6.22 are flawed. The requirement for an energy strategy is not unduly onerous. A target for energy reduction should be set, to cut CO2 emissions by 20% over and above the building regulations requirement. (REG)	To be addressed under question 5 (Energy statements). See question 5.
Consent from the Marine Management Organisation is needed for offshore electricity-generating stations.	Noted. No changes proposed.
<i>Neighbourhood planning</i>	
The DaSA should include sites within neighbourhood plan areas, as some neighbourhood plans have made little progress since designation, these can always be withdrawn at a later date if not needed. There is too much uncertainty as to how/ when housing will be delivered in these areas which could undermine RDC's ability to meet its housing requirement.	It is for the neighbourhood plans to allocate sites in their areas. The neighbourhood plans, including proposed allocations, will be subject to independent examination. The relevant legislation requires a neighbourhood plan to be in general conformity with the strategic policies contained in the development plan for the area. In the event that there is insufficient progress on a neighbourhood plan, consideration would be given to how best to bring necessary allocations forward. No changes proposed.
Paragraph 5.5: The ability of RDC to satisfactorily co-ordinate the outcomes of NPs to secure sufficient housing development sites within their set timetable is questioned (CPRE).	Noted. The District Council is committed to the adoption of neighbourhood plans and has allocated further resources to assist the neighbourhood planning process. The Neighbourhood Plans section of the DaSA will be updated prior to submission to accurately reflect the up-to-date situation.

<p>The expectation of the DaSA that all neighbourhood plans will have completed Regulation 14 by August 2017 is unachievable. RDC needs to put significant resources into supporting neighbourhood plans (Sedlescombe PC).</p>	<p>Noted. The District Council is committed to the adoption of neighbourhood plans and has allocated further resources to assist the neighbourhood planning process. However, the main factor affecting the progress of neighbourhood plans will be the approach and efficiency of the relevant Town or Parish Council.</p> <p>The Neighbourhood Plans section of the DaSA will be updated prior to submission to accurately reflect the up-to-date situation.</p>
<p>The DaSA should not allow Neighbourhood Plans to de-allocate sites (including Grove Farm, Robertsbridge) or allocate new sites that have not been tested at examination.</p>	<p>The neighbourhood plan process is set out in legislation, which requires a set of basic conditions to be met, including that the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area. It is for the neighbourhood plans to allocate sites in their areas. The neighbourhood plans, including proposed allocations, will be subject to independent examination.</p> <p>No changes proposed.</p>
<p>Paragraph 12.9 appears to encourage development on sites previously chosen by Rother which have now been dismissed by the NP process. This paragraph shows that RDC is not fully engaged in the NP process. The second sentence should state that regard will be had to the existence of the NP and acceptance of its planning principles (Sal&Rob NP steering group & 1 other)</p>	<p>The DaSA does not include allocations for those areas subject to neighbourhood plans. The paragraph applies to neighbourhood plans (and those organisations preparing neighbourhood plans) as well as the DaSA itself. All sites allocated in neighbourhood plans and the DaSA will be subject to independent examination. The weight given to emerging neighbourhood plans will depend on their progress and other factors, with full weight following referendum,</p> <p>No changes proposed.</p>
<p>Paragraph 5: The Salehurst & Robertsbridge NP is now at Regulation 16 stage.</p>	<p>Noted.</p> <p>The Neighbourhood Plans section of the DaSA will be updated prior to submission to accurately reflect the up-to-date situation.</p>
<p><i>Housing</i></p>	
<p>There are no diagrammatic layouts of the proposed housing sites and therefore the ability of the sites to accommodate the number of</p>	<p>It is for developers seeking to bring these sites forward to design an appropriate scheme, having regard to the site constraints and opportunities identified in the DaSA.</p>

<p>dwelling allocated cannot be judged (with reference to the 2 sites at Beckley/ Four Oaks).</p>	<p>Developable areas are shown and it can be seen that the approximate numbers given reflect normal densities.</p> <p>No changes proposed.</p>
<p>Under the community land trust plan there should be 20/25 new houses in every village. Every Parish Council should be invited to find a site to build houses for local people. Affordable housing is needed for young people in villages.</p>	<p>Noted. The DaSA has allocated land for housing in those villages with the ability to accommodate additional development, in line with the Core Strategy (and neighbourhood plans will do the same in those areas subject to neighbourhood plans). The numbers proposed are dependent on the particular constraints and opportunities of the sites and their locations and consequently, a standard figure of 20-25 houses in every village would not be appropriate. The DaSA and Core Strategy recognise the need for affordable housing and, together with the neighbourhood plans, seek to address the need. Policy LHN3 of the Core Strategy relates to rural exception sites supported or initiated by Parish Councils.</p> <p>No changes proposed.</p>
<p>With reference to paragraph 12.4 and figure 14, how will the residual requirements be met? Does it mean that an extra 1,044 homes need to be found in Bexhill (for example), above those documented in the options and preferred options document of December 2016?</p>	<p>No. This is covered in paragraphs 12.13-12.14 which note that the proposed allocations in the DaSA will meet the respective requirements (i.e. the residual requirements identified in the tables), taking account of completions and outstanding planning permissions. It is for the neighbourhood plans to meet the respective requirements in those villages subject to a neighbourhood plan.</p> <p>No changes proposed.</p>
<p>Although rural areas need affordable housing, houses for affordable rent should only be allocated to those areas with public transport links, otherwise units are hard to let. Affordability for the residents and the providers is key to a sustainable scheme. Locations and demand needs to be looked at fully. (Amicus)</p>	<p>Addressed under question 8 (affordable housing).</p> <p>See question 8.</p>
<p>In relation to older persons and specialist housing for older persons, there isn't an indication of age groups between either specialist or sheltered. This should be defined. (Amicus)</p>	<p>Addressed under question 9 (housing).</p> <p>See question 8.</p>

<i>References to other plans</i>	
Reference to the National Planning Policy for Waste (NPPW), with particular reference to paragraph 8, should be included in section 2 (strategic framework). (ESCC)	<p>Noted. Agreed that the policy should be referenced in paragraph 2.14. The purpose of section 2 is to give an overview of the relevant policy framework rather than detailing the implications of specific policies, therefore, it is not necessary to give particular reference to paragraph 8 of the policy.</p> <p>Include a reference to the National Planning Policy for Waste in the Introduction section.</p>
Specific reference to policies WMP21, WMP3a-e and WMP4 of the Waste and Minerals Plan should also be included in section 2, with an indication of the implications of these policies for the development proposed within the DaSA. Paragraph 2.15 should refer to the provisions of the Waste and Minerals Sites Plan (WMSP) that apply to Rother, as set out in SP8, 9 and 10 of the WMSP. In particular, the two areas of safeguarded wharves at Rye Port (which are incorporated in the area allocated by Policy RHA2) have not been specifically referenced. (ESCC)	<p>The purpose of section 2 is to give an overview of the relevant policy framework rather than detailing the implications of specific policies, therefore, it is not necessary to give particular reference to policies of the Waste and Minerals Plan or Sites Plan.</p> <p>Amend paragraph 2.15 to reflect the fact that the WMSP has now been adopted.</p> <p>Address the comment on the wharves at Rye Port under question 87 (policy RHA2).</p>
The Marine Management Organisation is in the process of developing marine plans for the South Inshore and Offshore Plan areas. Marine plans are a material consideration for development in marine and coastal areas and apply up to the mean high water springs mark, which include property boundaries. You may wish to make reference in the Plan to the MMO's licensing requirements and relevant marine plans or the Marine Policy Statement to ensure that regulations are adhered to.	<p>Noted. This is included at paragraphs 2.16-2.17.</p> <p>No changes proposed.</p>

<i>Comments about specific sites</i>	
If BX116 (Land off Spindlewood Drive) is considered suitable for development, the land should be divided into reasonably sized plots to be sold individually.	<p>Addressed under questions 11 (self-build housing) and 35 (Spindlewood Drive).</p> <p>See question 11 and 35.</p>
Local residents have not been informed by RDC about the proposals on the site at Buddens Green, Beckley/ Four Oaks.	<p>The DaSA as well as the current planning application at this site was subject to the usual, statutory public consultation process. The proposed allocation forms part of the public consultation of the DaSA.</p> <p>No changes proposed.</p>
Any vision for development in Beckley/ Four Oaks should respect the characteristic gaps and views in the village.	<p>Addressed under question 58 (Beckley Four Oaks development boundary)</p> <p>See response under question 58.</p>
3 sites are submitted for allocation for residential development in Battle.	<p>Noted. The sites are within the Battle Neighbourhood Plan area and as such are for the Neighbourhood Plan Group to consider. The respondent has been advised.</p> <p>No changes proposed.</p>
Netherfield Place Farm is put forward for consideration as a housing site.	<p>Noted. The site is within the Battle Neighbourhood Plan area and as such is for the Neighbourhood Plan Group to consider. The respondent has been advised.</p> <p>No changes proposed.</p>
<i>Comments on other documents</i>	
Comment on the Playing Pitch Strategy: Catsfield has good recreational/ sports facilities. The Playing Pitch Strategy has been produced on a severe lack of understanding of the playing field's use. It is not just a playing/ sports field, it is open to the public as well. A lot of time/ money is spent on maintaining the ground (Catsfield PC).	<p>The assessments within the Playing Pitch Strategy (PPS) do score Catsfield playing field poorly, especially with regards to the maintenance programme. This is based on a standard methodology for assessing playing pitches which is endorsed by Sport England and the relevant National Governing Bodies for the relevant sports in the PPS. The Report highlights ways to improve the maintenance for the benefit for sports use, but does acknowledge that the site is also open to the public for other uses.</p> <p>No changes proposed.</p>
Comment on the Playing Pitch Strategy: Sedlescombe Sports field has been incorrectly referred to as Oakland Park. Currently the field is run by the Sedlescombe	<p>The assessment makes a recommendation that if stakeholders are prepared to pursue that Sedlescombe Rangers could take greater responsibility for the maintenance of the sports pitches. The points made about the lease terms</p>

Sports Association (SSA) whose mandate is to promote a wide variety of sports. The document suggests control should be given to the Sedlescombe Rangers. This would be contrary to the mandate of the SSA and beyond the terms of their lease with the Parish Council (the ultimate owner). Only a small percentage of the rangers is made up of children from Sedlescombe (Sedlescombe PC).	for the sports pitches are noted. No changes proposed.
Various comments on Core Strategy policies (Rother Env Group)	The comments are noted, however, there is not currently the opportunity to revise Core Strategy policies. The Core Strategy will be subject to a future review. No changes proposed.
<i>Other comments</i>	
The Core Strategy sets the vision and overall targets for Rother District to 2028. The DaSA is based on the Core Strategy but it does not identify the “vision” referred to in the CS.	It is not necessary to repeat the vision or strategic objectives because the Core Strategy and DaSA will be read together. Paragraph 2.3 confirms that the DaSA is expected to help achieve the Core Strategy’s vision and strategic objectives. No changes proposed.
It cannot be lawful to require people submitting comments by post or email to use the “proper form”.	Comments on the DaSA were accepted in any written form, including letters or emails that did not use the form. Provision was also made for comments to be made online through the Council’s dedicated online consultation system. It was not a requirement that comments had to be made on a “proper form”. No changes proposed.

Late representations

Main issues raised	RDC Response
With respect to traffic volume on the A259 through Bexhill, the DaSA relies upon the Core Strategy evidence base specifically referring to consultants Mott McDonald Transport Capacity Assessment 2011 with 2012 update. This report is now reaching the end of its useful shelf life (5 years old +) and may be deemed insufficient in terms of	Agreed. An updated transport assessment has been recently undertaken on the Council’s behalf, which factors in the construction of the North Bexhill Access Road, as well as the Link Road. This will be published alongside the Proposed Submission DaSA and provides reassurance of the capacity of the road network, including the A259, subject to a number of improvements.

robustness/up to date to demonstrate soundness. It is advised that the Council consider updating their evidence base (Highways England).	
All figures quoted in the site allocations e.g. housing are given as “at least”. Transport evidence to demonstrate the maximum that individual / cumulative sites can be developed to without unacceptable impacts on the combined road networks (strategic and local) should be provided (H E).	The DaSA’s residential site allocations are actually expressed as “some” XX dwellings. This reflects site assessments and provides a sound basis for transport capacity modelling.

5. Duty to Cooperate – engagement with relevant bodies on strategic matters

Legislative framework and purpose

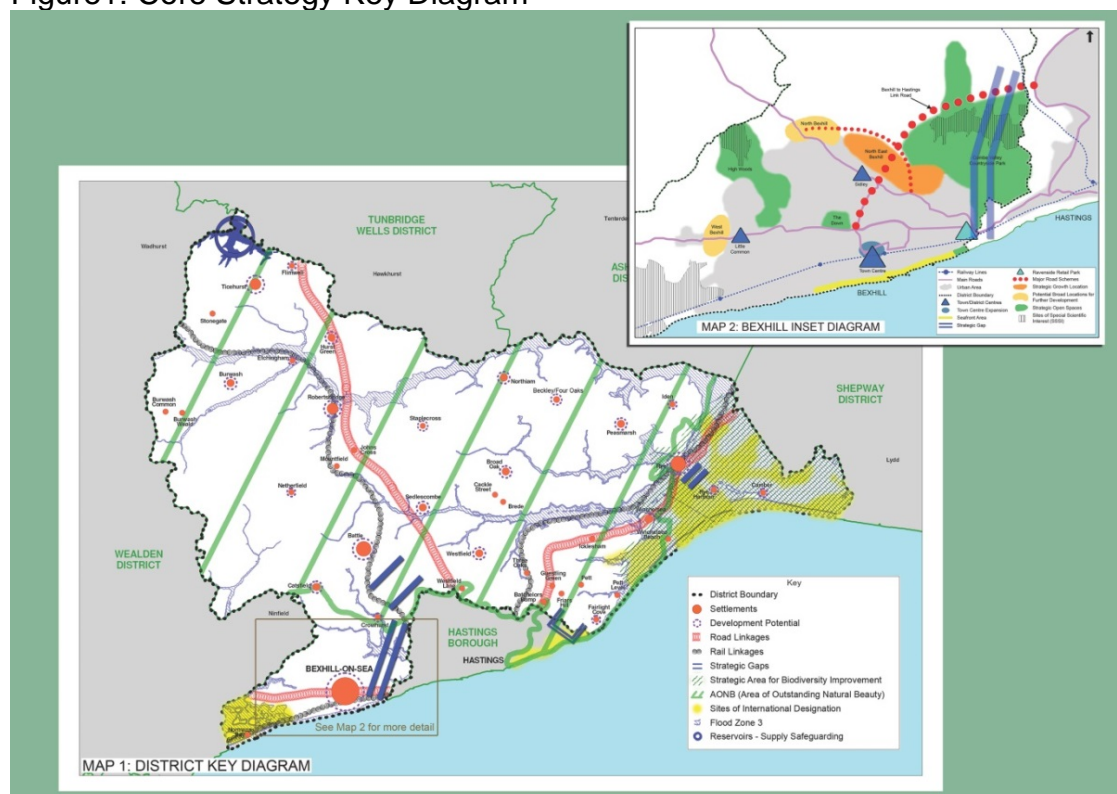
- 4.3. There is a duty on local planning authorities, under Section 110 of the Localism Act 2011 and Paragraph 33A of the Planning and Compulsory Purchase Act 2004, to cooperate with each other, and with other prescribed bodies on strategic matters that cross administrative boundaries.
- 4.4. A strategic matter is defined in the Localism Act as
- (a) sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas, and
 - (b) sustainable development or use of land in a two-tier area if the development or use -
 - (i) is a county matter, or
 - (ii) has or would have a significant impact on a county matter.
- 4.5. The NPPF, 2012 identifies strategic priorities as covering policies to deliver:
- the homes and jobs needed in the area
 - the provision of retail, leisure and other commercial development
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
 - the provision of health, security, community and cultural infrastructure and other local facilities
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape
- 4.6. In essence, the duty recognises that, for certain matters, producing effective policies requires cross boundary cooperation. The scale of cross-boundary working will depend of the matters under consideration. Regard should be had to housing market and travel to work areas, as well as river catchments and ecological areas that go beyond a single local planning authority's area.
- 4.7. The more recent NPPF, 2018 requires local planning authorities to demonstrate effective and on-going joint working through the preparation and maintenance of 'statements of common ground'. This will apply to local plans submitted after 24th January 2019.

Strategic matters and Core Strategy context

Neighbouring Councils

- 4.8. Figure 1 below, the Core Strategy Key Diagram, shows the relationship between Rother district and the areas of its neighbouring district/borough councils. As well as bounding the administrative areas of Ashford, Folkestone & Hythe (formerly Shepway), Hastings, Tunbridge Wells and Wealden, it is also noted that Rother, (along with Hastings, Lewes, Eastbourne and Wealden), falls within a two-tier local authority area with East Sussex County Council.

Figure1: Core Strategy Key Diagram



Functional areas

- 4.9. Of particular note from Figure 1 is the fact that Rother district envelops Hastings Borough. Hastings is the centre of both the travel-to work area covering most of the district, while Hastings and Rother have been identified as a single housing market area. The fact that Hastings is virtually joined to Bexhill-on-Sea, by far the largest town in Rother district, reinforces this relationship.
- 4.10. Figures 2 and 3 below, which respectively show the travel to work flows and volume of housing migration flows, reflect this close relationship.

Figure 2: Labour flows

Gross travel to work flow, to and from Rother (Census 2011)	
To and from	Persons
Ashford	837
Eastbourne	2,462
Folkestone & Hythe	410
Hastings	10,338
Tunbridge Wells	2,005
Wealden	3,117

4.11. This table shows the gross two-way travel to work flows between Rother and its neighbouring authorities as well as Eastbourne, for residents aged 16 and over in employment during the week before the 2011 Census. These figures show that flows to/from Hastings represents by far the largest commuting relationship, being greater than all other neighbouring authorities combined.

Figure 3: Gross migration flows

Gross migration flow, to and from Rother (Census 2011)	
To and from	Persons
Greater London	1,261
Ashford	250
Eastbourne	444
Folkestone & Hythe	141
Hastings	2,339
Tunbridge Wells	543
Wealden	880

4.12. The table in Figure 3 shows the gross number of people moving into and out of Rother in the year leading up to the 2011 Census. It can be seen that the relationship that Rother has with Hastings is much greater than with other districts and illustrating that Hastings and Rother can be seen as a single housing market area. The (mainly inward) flow of people from Greater London as a whole is also notable.

4.13. While these strong relationships with Hastings have informed the emphasis on dialogue with the Borough Council, it is noted that the DaSA has been prepared to be in general conformity with the adopted Core Strategy. Hence, the scale and broad distribution of housing and business development is not itself a matter that has been within the ambit of inter-authority discussions at this time.

Figure 4: Housing market areas (from SHMA)

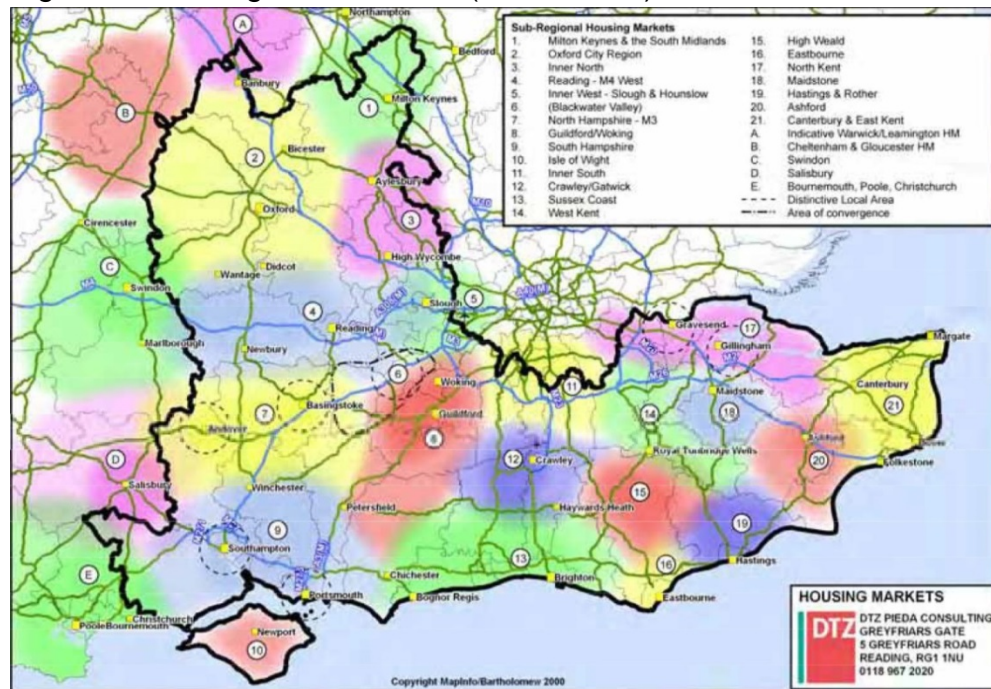
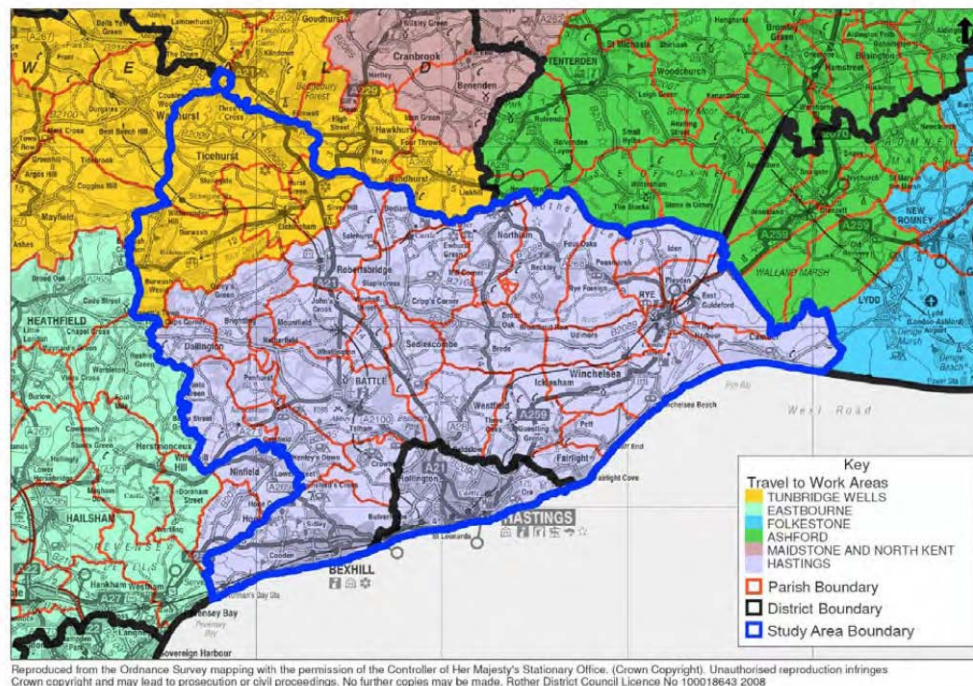
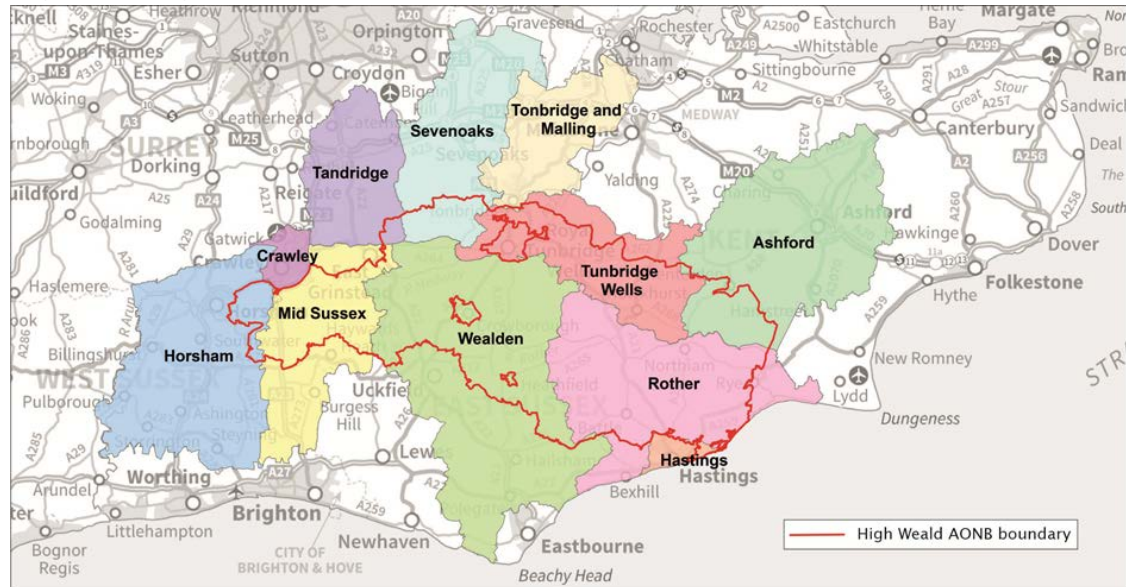


Figure 5: Travel to work areas (from Employment Land Review)



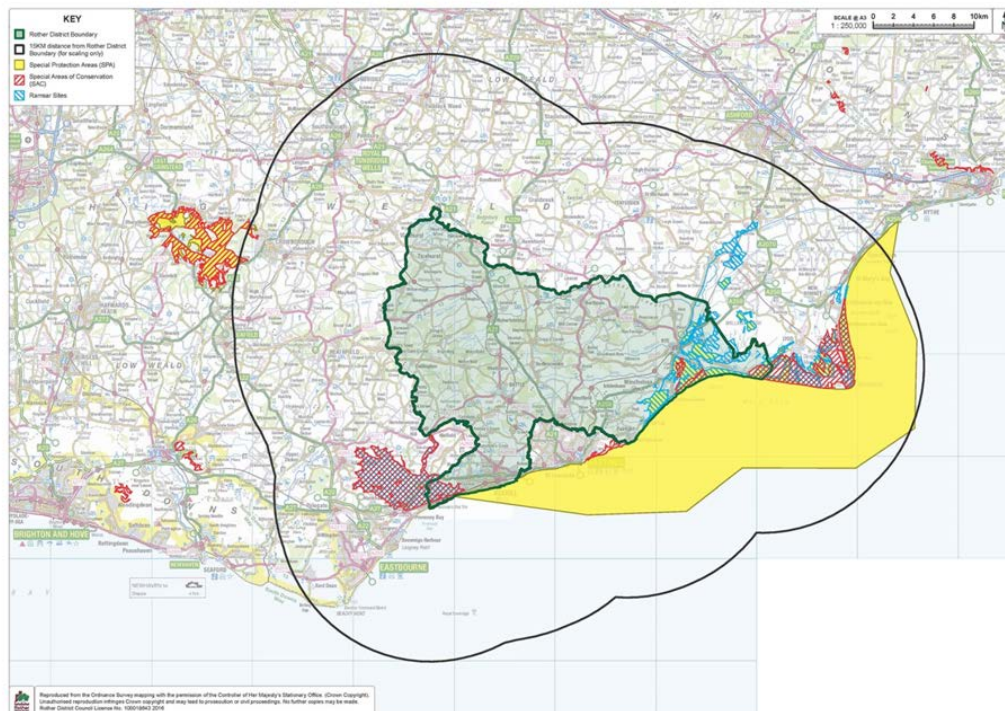
4.14. While Figure 1 above shows the extent of the High Weald Area of Outstanding Natural Beauty (AONB) across Rother, amounting to about 83% of its land area, Figure 6 below shows that the AONB covers a much larger area. Given that this is a nationally important designation, it is therefore important that there is proper coordination of measures to conserve and enhance its landscape and scenic beauty.

Figure 6: High Weald AONB



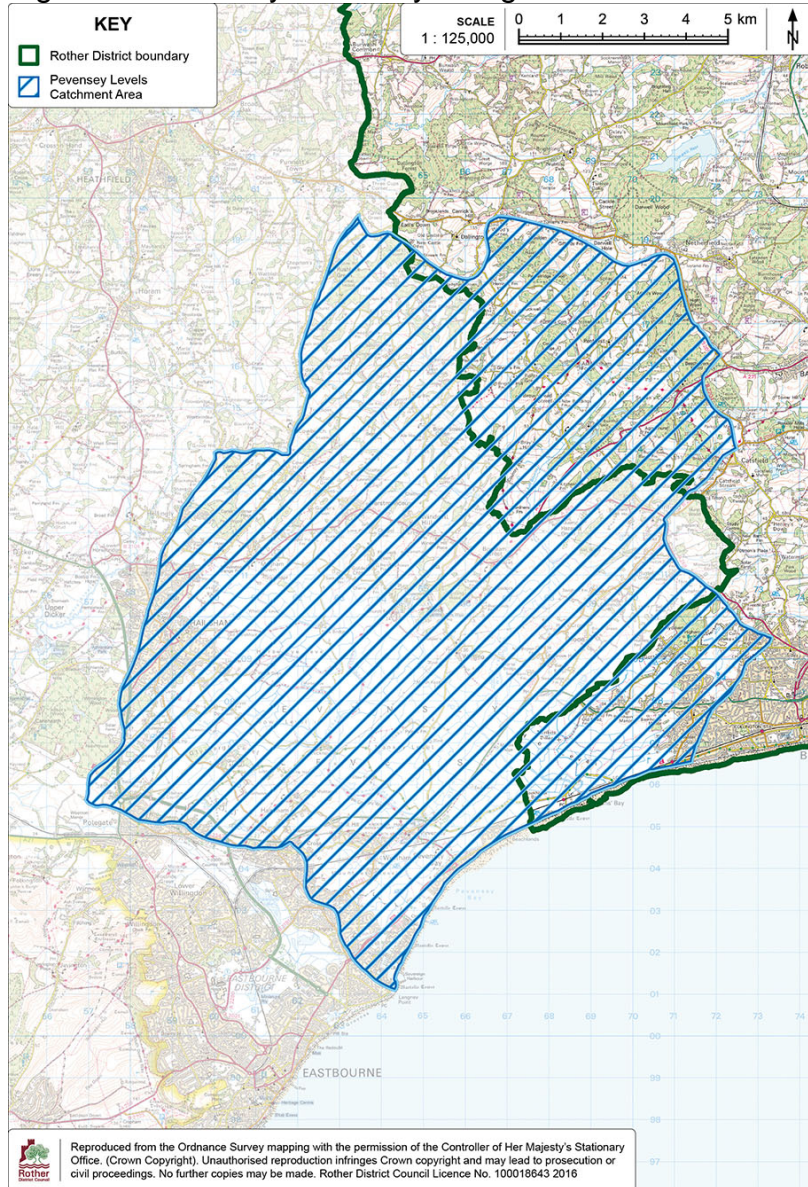
4.15. Ecological designations overlap the district boundary, most notably the Natura 2000 sites to the south-west and south-east, extending into Wealden District and Folkestone and Hythe District respectively. These are shown on Figure 7 together with others in the locality.

Figure 7: Natura 2000 sites



- 4.16. River catchment areas are also significant, not least as the south-eastern and south-western parts of the district are low-lying. To the east, the rivers Rother, Brede and Tillingham all meet at Rye, while to the west of Bexhill and Battle, the land drains into the Pevensey Levels. The latter area – see Figure 8 below - is of national and international ecological interest, which relates to its water levels and quality.

Figure 8: Pevensey Levels hydrological catchment



Strategic infrastructure

- 4.17. Transport infrastructure serving a broader area includes the A27/A259 and A21 trunk roads, the South Coast and London-Hastings railway lines. There is also an initiative to extend the high speed Javelin rail service from Ashford to Hastings and Bexhill, led by the local MP, which if secured would have significant strategic implications.

- 4.18. In terms of water resources, Bewl Water, situated at the northern edge of the district (as shown on Figure 1) astride the boundaries with Tunbridge Wells Borough and Wealden District, is a major reservoir, the expansion of which would require close cooperation between the operators and the three councils.
- 4.19. The most notable area of strategic 'green infrastructure' in Rother is the Combe Valley Countryside Park, between Hastings and Bexhill, extending into Hastings Borough and up to the village of Crowhurst.
- 4.20. Health facilities are mostly provided locally, with the exception of general hospitals. Even so, the Clinical Commissioning Group (CCG) is a prescribed body under the duty to cooperate.

Urban development

- 4.21. Hastings is virtually built up to its boundary, with some fringe urban areas extending into Rother. Hence, development and associated infrastructure proposals close to the administrative boundary may well amount to a strategic matter, depending on its scale and extent of impacts.
- 4.22. Apart from the Hastings-Bexhill interface, no other towns or villages extend over or abut Rother's boundary with adjoining districts.

Coastal development and processes

- 4.23. Rother falls within the scope of the South Foreland to Beachy Head Shoreline Management Plan (SMP) prepared by the Environment Agency on behalf of DEFRA. The SMP is a non-statutory, policy document for coastal defence management planning.
- 4.24. The new South Inshore and South Offshore Marine Plan, published by the Marine Management Organisation (MMO) (July 2018), also relates to Rother's coastline. The intertidal zone (between mean high water and mean low water) is covered by both the land-use and marine planning systems. As well as beach areas this includes the waters of estuaries, rivers or channels so far as the tide flows at mean high water spring tide – including the River Rother at Rye Harbour/ Rye.
- 4.25. Development allocations and topic policies identified in the DaSA are not anticipated to have any significant impacts on the intertidal zone. The MMO was consulted on the DaSA at Options and Preferred Options stage, and Council officers have attended a recent workshop organised by the MMO that introduced the Marine Plan.

Waste and minerals development

- 4.26. The Waste and Minerals Plan for East Sussex, South Downs and Brighton and Hove (February 2013) sets out the strategic policy decisions for waste and minerals in the Plan Area. The Waste and Minerals Sites Plan (February 2017) identifies sites for waste and minerals development and safeguards existing sites. These Plans forms part of the statutory 'Development Plan' for Rother District.
- 4.27. During the DaSA Options and Preferred Options Consultation, the County Council, as Waste and Minerals Planning Authority, commented that the District Council should identify the need to safeguard the wharves and a waste management operation at Rye Harbour. As a result and following liaison, this has been included in the Proposed Submission document. Comments were also made on the relationship between the waste management operations at Pebsham, the Combe Valley Countryside Park (CVCP), and the Strategic Gap. Consequently, the boundary of the CVCP has been amended to exclude an additional waste use.

Other strategic matters

- 4.28. The above summary is not exhaustive of all potentially strategic matters, especially having regard to the fact that cooperation is also expected with the Local Enterprise Partnership, which has a key role to boost the economic well-being of the wider area.

Core Strategy context and scope of the DaSA

- 4.29. The “strategic policies” for Rother district have already been determined by the Local Plan Core Strategy, adopted in September 2014. It sets the overall scale and distribution of development, with specific housing and business floorspace targets for each town and housing targets for individual villages.
- 4.30. As well as an ‘overall spatial strategy’, there are area strategies for Bexhill, Hastings Fringes, Rye and Rye Harbour, Battle and the Rural Areas.
- 4.31. The Core Strategy also contains 35 strategic policies under seven themes relating to:
- Sustainable resource management
 - Communities
 - Local housing needs
 - Economy
 - Environment
 - Transport and accessibility
 - Implementation and monitoring

4.32. Therefore, insofar as the DaSA has been prepared to be in general conformity with the Core Strategy and the key strategic issues were addressed through the preparation of that Plan, then this limits the potential for cross-boundary issues. Notwithstanding this, there are policy areas within the scope of the DaSA that impact on the strategic matters.

4.33. Part A of the DaSA, which contains 'development policies' on a range of topics, includes some policies that have been treated as "strategic". These are:

- a) Affordable housing thresholds
- b) Rural exception sites policy
- c) Strategic gaps

4.34. There are also elements of other policies that have cross-boundary relevance:

- a) the Biodiversity policy, and its supporting Habitat Regulations Assessment
- b) the Sustainable Drainage policy in respect of the Pevensey levels hydrological catchment

4.35. In addition to the policy approach for the Combe Valley Countryside Park, as mentioned above, the proposed site allocations within or close to the built-up area of Hastings have been treated as potentially having cross-boundary implications.

4.36. Having regard to the scope of the DaSA, it is concluded that the main areas of policy development to be considered in relation to meeting the duty to cooperate relate to:

- i) Policies relating to the management of access and recreation pressures on the Dungeness Complex of Natura 2000 wildlife sites
- ii) Consideration of relevant Natura 2000 sites
- iii) Policies relating to the High Weald Area of Outstanding Natural Beauty
- iv) Policies for areas and sites close to the urban edge of Hastings
- v) Consideration of strategic infrastructure, notably transport
- vi) Approach to wider sustainability issues

Overview of cooperation relating to the DaSA

Dungeness Complex of Natura 2000 sites

- 4.37. Rother District Council and Folkestone & Hythe District Council (within whose area most of the designated sites lie) have been working in partnership in relation to this Complex for several years. The Joint HRA for the respective Core Strategies identified a need for a 'sustainable access strategy to management recreation pressures'. In response to this, both Councils' Core Strategies contain commitments for the development of such a strategy.
- 4.38. Further to commissioning survey work that informed the Core Strategy, the two Councils have continued to work together in jointly commissioning the development of a draft strategy to ensure that any greater recreational usage resulting from the planning policies of either Council do not adversely impact on the integrity of these internationally important wildlife sites.
- 4.39. Following engagement with Natural England and the consideration of its comments on an initial draft report, a draft strategy was prepared in October 2017. This is available to view on the Council's website under www.rother.gov.uk/HRA. A joint public consultation has since been undertaken, with notifications sent to a number of stakeholder bodies, including Natural England and the Environment Agency.
- 4.40. The Councils continue to work together and are currently in the process of considering the comments made. The intention is for the strategy to be in place before the Examination of the DaSA.

Consideration of relevant Natura 2000 sites

- 4.41. Subsequent to the HRA for the Core Strategy, the Council undertook a further "HRA Initial Screening Report" (August 2016) for the DaSA and emerging Neighbourhood Plans. This was consulted upon and agreed with Natural England. The principal conclusion was that the DaSA Local Plan, either in isolation or in combination with other plans and policies was not likely to result in significant adverse effects on the integrity of European sites or associated sensitive areas - subject to the requirement for continued conformity with Core Strategy policies.
- 4.42. Subsequent to this Screening Report, in December 2017, a marine extension to the Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) was designated. Also, regard was given to emerging information on air quality affecting the Ashdown Forest SAC, which suggested that the impact of development in Rother on it should be reassessed. In addition, it was noted that the Lewes Downs SAC was not embraced by the earlier Screening, but there is a recent view (also by Wealden District Council) that development in Rother may impact upon it.

- 4.43. Hence, the Council has undertaken an up-to-date HRA that considers both the emerging Development and Site Allocations Local Plan and Neighbourhood Plans in preparation in the district in terms of their likely effects on the integrity of all Natura 2000 sites within the locality of Rother, including the Pevensey Levels SAC and Ramsar Site, the Dungeness Complex of designated sites and the Hastings Cliffs SAC, as well as the Lewes Downs SAC. These are shown on Figure 7 below.
- 4.44. Information from neighbouring districts was gained through the work of the Ashdown Forest Working Group (AFWG), which comprises of all potentially affected Councils (which this Council has joined on a precautionary basis), together with Natural England, and focuses on air quality matters.
- 4.45. The Council is a signatory to the 'Ashdown Forest Statement of Common Ground', March 2018. Its purpose is to address the strategic cross boundary issue of air quality impacts on the Ashdown Forest Special Area of Conservation (SAC) arising from traffic associated with new development. It provides evidence on how the authorities have approached the Duty to Co-operate, clearly setting out the matters of agreement and disagreement between members of the AFWG.
- 4.46. Natural England was asked to comment on the Council's HRA at each stage and has "signed off" the final document.
- 4.47. The HRA, dated September 2018, is published on the Council's website at www.rother.gov.uk/HRA. It concludes that Rother's Plans are not likely to result in significant adverse effects on European sites, subject to certain mitigation measures in appropriate circumstances, notably in relation to developments towards the south-eastern end of the district which may generate further recreational pressure on the Dungeness Complex of Natura 2000 sites and developments in the hydrological catchment of the Pevensey Levels.
- 4.48. These conclusions tie in with work with Folkestone & Hythe District Council on the SARMS, as described above, as reflected in policy DEN4 of the Proposed Submission DaSA. Policy DEN5 relates to development in the catchment of the Pevensey Levels. It is noted that Wealden District Council has put forward a related policy in its Proposed Submission Local Plan and, although worded differently due to proposed major developments in its part of the catchment, it is still consistent in its intent. The wording of the DaSA policy has been developed in liaison with Natural England, the Environment Agency and the Lead Local Flood Authority.
- 4.49. Consideration has been given to Wealden District Council's position, as expressed through its recently published Proposed Submission Local Plan, that there is a need for mitigation in respect of air quality impacts on the Special Areas of Conservation (SACs) in the area – Ashdown Forest, Lewes Downs and Pevensey Levels. This became clear on publication of its Plan and the Council is using the established Ashdown Forest Working Group as well as its own consultants to assess the merits of its argument.

- 4.50. However, the Council's consultants do not believe that the DaSA's proposals, in combination with those of emerging Neighbourhood Plans and the local plans of other Councils would have an adverse effect on the integrity of these Natura 2000 sites. This finding is consistent with recent HRAs for Lewes, Tunbridge Wells and the South Downs National Park and, moreover, with the expressed views of Natural England on all the relevant plans.
- 4.51. While the duty is not a duty to agree, the Council will continue to work, principally through the Ashdown Forest Working Group, to reconcile this difference of view.

Policies relating to the High Weald Area of Outstanding Natural Beauty

- 4.52. As Figure 4 above shows, most of Rother district is a large, central part of the AONB. The management of the AONB is overseen by a Joint Advisory Committee made up of representatives of the constituent councils, including this Council. It is responsible for the preparation of the statutory 'Management Plan', which sets out objectives and targets for conserving and enhancing its landscape and scenic beauty.
- 4.53. In terms of planning policies, the Core Strategy makes due reference to the need to protect and where possible enhance 'the distinctive landscape character, ecological features and settlement pattern of the High Weald AONB'. This is carried forward in the DaSA, following discussion with the High Weald Unit (the JAC's executive), by a specific High Weald AONB policy, which refers to the Management Plan as the overarching reference.
- 4.54. The Council has until recently chaired both the JAC and the Officer Steering Group and has been responsible for putting forward a paper, duly adopted by the JAC, advising LPAs of their responsibilities in relation to the conservation of the AONB. During this tenure, it also promoted and financially contributed to the production of a guide of the sensitive use of colour on materials in the High Weald.
- 4.55. Joint working is currently continuing, with a quinquennial review of the Management Plan, as well as through the preparation of High Weald landscape-specific design guidance. In both processes, Council officers take active roles.

Policies for areas and sites close to the urban edge of Hastings

- 4.56. Rother and Hastings Councils put forward a joint approach to development in Hastings and Bexhill to advance their shared future prosperity through the respective Core Strategies. This included the establishment of the Countryside Park as well as mutually agreed transport infrastructure improvements, with the now constructed Link Road as the first priority.

4.57. This has been carried forward through respective “part 2” plans. In particular:

- Hastings Borough Council has supported the Countryside Park definition; both Councils, together with East Sussex County Council, are represented on the Park’s Board.
- There has been dialogue between the Councils on policies for employment development and an Urban Fringe Management Area, both of which straddle the boundary, resulting in complementary policies in each Council’s Local Plan.
- The housing allocation in the DaSA at Woodlands Way, off The Ridge, Hastings has followed close cooperation in respect of a related planning application; its acceptability in principle is reflected by the proposed policy.
- The major business development allocation to the north east of Bexhill reflects the findings of the joint Hastings and Rother Employment Land Review as serving the labour market area.

4.58. In addition to the above, in view of the close social and physical relationship between Rother and Hastings, a joint Playing Pitch Strategy was commissioned jointly to assess the supply and demand for playing pitches for both Districts, with the consultants’ report published in October 2016. This has informed the allocation of sites for this use in Bexhill in the DaSA.

Consideration of strategic infrastructure, notably transport

4.59. Highways England, which is responsible for the A21 and A259 truck roads, has been consulted on emerging proposals. Of note, it has also advised on a concurrent planning application for land off Spindlewood Drive, Bexhill which is close to the A259, having regard to a transport assessment that considers the full scale of additional traffic associated with the planned growth of the town.

4.60. Aside from the site-specific transport and access issues, on which the County Council, as local highway authority has been engaged at each stage of plan-making, the town-wide transport assessment for Bexhill has been undertaken as a joint commission by this Council and the County Council.

4.61. The construction of the North Bexhill Access Road, first identified in the Core Strategy and key to opening up land for the proposed business park (policy BEX1 refers) and land at North Bexhill (policy BEX3 refers) has been the product of cooperation between the two Councils and the local regeneration company and the support of the South East Local Enterprise Partnership (LEP).

4.62. The LEP operates in a “federated” manner, with the local group being ‘Team East Sussex’. The Council is represented on this at Director level.

- 4.63. In terms of rail, the Council has actively engaged in strategic plans, including the South East franchise renewal process and in developing and presenting the case with other Councils and the MPs for high speed trains to reduce journey times to London. These matters are on-going.
- 4.64. Information was provided to the water companies on the scale and distribution of development as part of the Core Strategy. The relevant water resources management plans have been kept under review, particularly in respect of Bewl Water, but there are no current plans for its extension, so this has not been pursued further. At the same time, the South East has been defined as a 'water stress area' by the Environment Agency; the DaSA responds to this strategic issue by proposing adoption of the optional water efficiency standard.
- 4.65. East Sussex County Council is the Lead Local Flood Authority and has been engaged on surface water issues, which has informed the approach toward sustainable drainage in the Pevensey Levels catchment and the identification of the Fairlight and Pett Level area as one where particular attention needs to be given to run-off from new development. In terms of foul drainage, there have been regular meetings with Southern Water, with a particular focus on developing a strategic drainage solution to major growth to north of Bexhill, with the outcome that it is now undertaking design work for this to enable the relevant allocations.
- 4.66. The County Council is also the local education authority and it has been regularly advised of likely dwelling numbers; as these are in line with the Core Strategy, the need for additional capacity, specifically in terms of a new primary school in Bexhill, has been factored into plans. The County Council has forecast that there will be a one-year shortfall of one form of entry for Year 7 across the two secondary schools in Bexhill by 2022/23 but that it will work with the schools to ensure there is sufficient capacity at the appropriate time to meet the predicted demand for places.
- 4.67. Discussions with the Clinical Commissioning Group have also been on-going and have informed the inclusion of provision for a new surgery at Fairlight.
- 4.68. The Infrastructure Delivery Plan was updated in 2015 to meet the needs of the scale and distribution of development in the Core Strategy and now carried forward in the DaSA. It will be further updated shortly.

Approach to wider sustainability issues

- 4.69. The 'sustainability framework' used in the preparation of the Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) was developed collaboratively by a countywide SA/SEA group attended by all local authorities in East Sussex, the Environment Agency and Natural England.
- 4.70. The SA baseline has been brought up to date, drawing on information provided by the statutory environmental bodies, as seen in Appendices 1 and 2 of the SA.

4.71. In order to ensure that due consideration is given to all relevant wider strategies, as well as to ensure consistency with national and regional norms, the SA has been subject to overview by AECOM's specialist consultancy.

Liaison on general planning policy matters of wider interest

4.72. The 'East Sussex LDF Officers Group' provides a valuable forum for ensuring effective and complementary planning across the county. It is attended by policy officers from each District Council, the County Council (as minerals and waste authority) as well as from Brighton and Hove City Council and the South Downs National Park Authority. Presentations/discussions at the Group over the last year have included ones in relation to older people's housing, public health, relationships between the Local Enterprise Partnership, Housing Investment Fund and emerging cross-county working, housing projections, Gypsy and traveller sites provision transport policies and programmes, green infrastructure and local wildlife sites.

4.73. In addition, an 'East Sussex Strategic Planning Members Group' was established in recent years. This brings together the planning portfolio Member of all of the East Sussex councils, together with the South Downs National Park Authority. Its operation is governed by a Memorandum of Understanding. Latterly, invitations have been extended to Tunbridge Wells and Brighton and Hove Councils.

Engagement processes and events

4.74. Close working between adjoining local planning authorities, and with other public bodies, is well established. Evidence of key processes and events in support of the above overview will be provided with submitted DaSA for information.

4.75. Of course, these statutory consultees have been consulted at each stage of the development of the DaSA and their views carefully considered and responded to, as seen in section 4.

Conclusions

4.76. This Section demonstrates the extent of consultation and co-operation that the Council has undertaken with other planning authorities and public bodies in preparing its DaSA Local Plan. It shows that close working between adjoining local planning authorities, and with other public bodies, especially the statutory environmental bodies, is well established.

4.77. It is highlighted that the DaSA constitutes "part 2" of the Council's Local Plan, with the principal strategic policies already set out in the adopted 'Core Strategy', which was itself subject to examination in relation to the duty to cooperate.

4.78. In furtherance of the Core Strategy policies, some DaSA policies are also found to have a cross-boundary dimension. Most notable are:

- Policies relating to the management of access and recreation pressures on the Dungeness Complex of Natura 2000 wildlife sites
- Policies for areas and sites close to the urban edge of Hastings
- Policies relating to the High Weald Area of Outstanding Natural Beauty
- The consideration of strategic transport infrastructure initiatives
- The consideration of in combination impacts on relevant Natura 2000 sites

4.79. With the objective of effective planning in mind, it is noted that there is a good overall alignment between the policies of the adopted Core Strategy and the emerging DaSA with those of adjoining local planning authorities. The only significant “misalignment” in respect of the approach in the recent Proposed Submission Wealden Local Plan and that of the DaSA in terms of whether there is a need for mitigation in respect of air quality impacts on the Natura 2000 sites. While Wealden District Council considers it necessary, the DaSA HRA has found this not to be the case. Moreover, this finding is supported by recent HRAs for Lewes, Tunbridge Wells and the South Downs National Park and, moreover, has been endorsed by Natural England. The Council will continue to work, principally through the Ashdown Forest Working Group, to reconcile this difference of view. At the same time, it is noted that the duty is not a duty to agree.

4.80. There are also a wider range of policies where, although local in nature, may be seen in relation to their consistency with policies in neighbouring areas which face similar issues. Water efficiency is a recent example.

4.81. It is concluded that the Council has fulfilled its duty to cooperate on matters of strategic importance and has gone further in liaising with the relevant bodies on matters of common interest. Officers have been constructive in engaging with other councils and prescribed bodies, as appropriate for the nature of the DaSA Local Plan.

Appendix 1: Extract from Statement of Community Involvement (2015)

A – Local groups, including Bexhill Town Forum and individuals This group includes residents, community groups, voluntary groups and specific interest groups (for example chambers of commerce, conservation societies) as well as interested individuals.

B – Parish and town councils, adjoining parish councils Town and parish councils have a particular role to play in representing the views of their communities in the planning process.

C – Utility and service providers This group includes water, sewerage, gas and electricity companies, health providers and emergency services.

D – Government bodies/neighbouring local authorities and collaborative bodies This group includes the South East Local Enterprise Partnership, the High Weald Joint Advisory Committee and the East Sussex Local Nature Partnership, as well as East Sussex County Council, neighbouring district and borough councils and relevant Government departments.

The 'duty to cooperate' introduced in the Localism Act 2013 and reflected in the NPPF, gives added emphasis to constructive and ongoing cooperation with neighbouring councils and other public bodies to ensure that strategic issues are appropriately addressed across local authority boundaries. There needs to be particular collaboration with Hastings Borough Council given common economic and housing markets.

E – East Sussex and Rother Local Strategic Partnerships

F – National organisations and agencies There are a range of national organisations and agencies which have specialist expertise to input. Examples of such groups are Heritage England, English Nature, the Environment Agency, Highways England and the Sports Council.

G – Developers, landowners, planning consultants

Appendix 2: Public Notice – 9th December 2016

Featured in Hastings & St Leonards Observer, Bexhill Observer, Battle Observer and Rye Observer.

Planning and Compulsory
Purchase Act 2004
Notice under Regulation 18 of the
Town and Country Planning (Local
Planning) (England) Regulations
2012 (as amended)



Rother
District Council

**ROTHER DEVELOPMENT AND SITE
ALLOCATIONS LOCAL PLAN
OPTIONS AND PREFERRED
OPTIONS CONSULTATION**

Rother District Council has approved the 'Development and
Site Allocations Local Plan - Options and Preferred Options'
for public consultation (hereafter the 'DaSA Local Plan').

The DaSA Local Plan follows on from the Council's adopted
Core Strategy, and details how the Council expects to meet
the development targets set out in the Core Strategy, as well
as provide guidance for the effective management of
development in relation to key issues.

The DaSA Local Plan and its accompanying Sustainability
Appraisal Report will be placed on deposit for public
consultation for 10 weeks commencing 12th December 2016
to 20th February 2017. During this time, representations can
be made on these documents. The DaSA Local Plan and
supporting documentation can be viewed on the Council's
website (www.rother.gov.uk/dasa) and will be made available
for public inspection, during normal working hours, at the
following deposit points until 20th February 2017.

- Rother District Council Town Hall, Town Hall Square,
Bexhill-on-Sea, TN39 3JX
- Battle Help Point, 6 Market Square, Battle, TN33 0XB
- Rye Help Point, 30a High Street, Rye, TN31 7JG

Further copies of the DaSA Local Plan itself can also be
found at Bexhill, Battle and Rye Libraries.

Paper copies of the DaSA Local Plan may be purchased
from the deposit points, on the Council's website or by post
from the address below (price £30.00, plus £8.30 p&p).
Cheques should be made payable to Rother District Council.

Any person or organisation may make a representation on
the document. Those wishing to submit representations are
encouraged to use the Council's web-based consultation
system, which can be accessed from the Council's website
at www.rother.gov.uk/dasa. Alternatively, you can send in
your representations by post or via email
(planning.strategy@rother.gov.uk), but they should be
submitted using the proper form, which can be found on the
Council's website or obtained at the deposit points (listed
above). These representations should be sent to the Service
Manager – Strategy and Planning, DaSA Local Plan
Consultation, Rother District Council, Town Hall, Bexhill-on-
Sea, East Sussex, TN39 3JX.

Please note that copies of all comments received will be
available for the public to view and cannot be treated as
confidential. A Help-Note has been produced to explain the
process and can also be found at www.rother.gov.uk/dasa or
at the deposit points.

Representations cannot be treated in confidence. Regulation
22 of the Town and Country Planning (Local Planning)
(England) Regulation 2012, as amended, requires copies of
all representations to be made publicly available. The
Council will also provide names and associated
representations on its website but will not publish personal
information such as telephone numbers, emails or private
addresses.

Representations may be accompanied by a request to be
notified at a specific address (postal or electronic) of the
following: that the DaSA Local Plan has been submitted for
independent examination under Regulation 22 of the Town
and Country Planning (Local Planning) (England)
Regulations 2012, as amended; the publication of the
recommendations of any person appointed to carry out an
independent examination of the DaSA Local Plan; and the
final adoption of the DaSA Local Plan.

Comments received will be considered and will be used to
inform the next stage, which is production of a 'Submission
Version' of the Plan. That will also be subject to a further
consultation period, currently planned for autumn 2017.

All representations must be received by the Council no
later than 17:00 on Monday 26th February 2016. Any
submissions received after this deadline cannot be
considered.

Dr. Anthony Leonard
Executive Director of Business Operations

Date: 9th December 2016

Appendix 3: Press Release – 3rd February 2017

Featured in Hastings & St Leonards Observer, Bexhill Observer, Battle Observer and Rye Observer.

Time is running out to join consultation

Laura Cooke
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@lauracooke21

There are just over two weeks left for residents to give their views on a plan that will shape future of development in the district.

Rother District Council launched a 10-week consultation in December asking for views on its draft Development and Site Allocations Local Plan.

With a target to build 5,700 new homes by 2028, the plan includes options and preferred options to show people the realistic choices that exist to meet the need for housing.

The document also

identifies opportunities to create employment space.

As well as commenting on the sites suggested in the document, the council is encouraging people to submit their own preferences by 5pm on Monday, February 20.

The draft local plan suggests possible sites for development of homes in Bexhill and a number of villages.

It doesn't cover areas where a neighbourhood plan is being prepared, which will also have to identify new sites for housing.

Cllr Gillian Johnson, Rother District Council's portfolio holder for strategic planning, is urging members

of the public to have their say and get involved with the consultation.

She said: "There is still time for residents to give their views on the sites currently included in the plan, and any alternatives they want to suggest, and help shape the final document which will guide development in the district over the next decade.

"We need to ensure that we meet the need for homes in the district, that we create commercial space as well as other uses to boost business in Rother.

"But it is vital that development takes place on the most suitable sites, fits in with existing communities and that the right level of

infrastructure is in place.

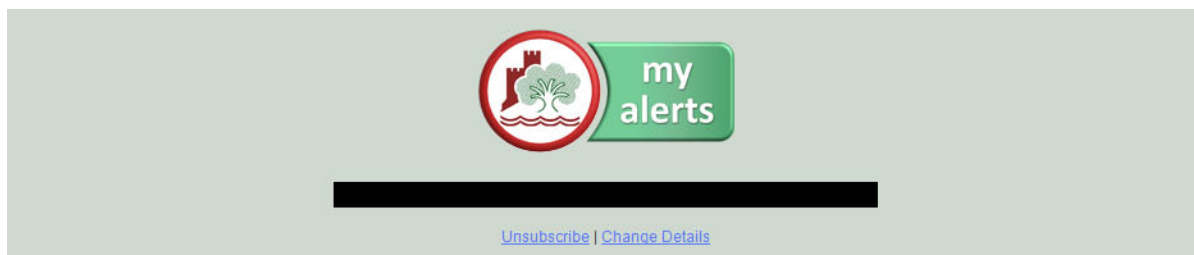
"This is an important document and I would encourage residents to tell us what they think and help us make sure the planning policies we put in place enhance the district for future generations."

Residents can view the Development and Site Allocations Local Plan and take part in the consultation by visiting www.rother.gov.uk/consultation.

Feedback from the consultation will help shape the local plan which will be the subject of further consultation as well as undergo an independent examination before it is finally adopted.

Appendix 4: My Alerts Notifications

My Alerts notification – sent out on 16th December 2016



Views sought on development plan for Rother

A new plan identifying potential sites and other topics to help meet Rother's development requirements is out for public consultation. It covers the whole District except where Neighbourhood Plans are being prepared. The 10-week consultation runs until Monday 20th February.

[Find out more](#)



Housing surveys coming soon

A social research company, Opinion Research Services, is carrying out surveys about housing and stock conditions across the District from January to March. If you are contacted, we would encourage you to become involved. Each and every survey response will help shape the delivery of affordable housing and tackle inadequate housing stock over the coming years.

[Find out more](#)



Universal Credit replacing Housing Benefit for some residents

Working age residents who wish to make a new claim for help with their housing costs and who live in an area covered by the Hastings Jobcentre will no longer be able to claim Housing Benefit. Instead, they will need to claim Universal Credit from the Department for Work and Pensions.

[Find out more](#)

My Alerts reminder notification – sent out 28th January 2017



Cultural Fusion - an evening of dance and music

Pestalozzi International Village, Sedlescombe, is hosting a night filled with cultural dance and music, with performances from Pestalozzi students and local groups, on Thursday 9th February 7-9pm. The students will be performing alongside pupils from Battle Abbey, Claremont and other local groups. Tickets are limited, so please book in advance. There will be refreshments provided and a raffle.

[Find out more](#)



3 weeks left to have your say on development plans

There are three weeks, of the 10-week public consultation, left to give views on a plan that identifies potential sites to help meet Rother's development requirements as well as draft policies on a number of topics. The draft proposals cover the whole District except where Neighbourhood Plans are being prepared. The consultation runs until 5pm on Monday 20th February.

[Find out more](#)



Housing surveys now in your area

A social research company, Opinion Research Services, is carrying out surveys about housing and stock conditions across the District until March. If you are contacted, we would encourage you to become involved. Each and every survey response will help shape the delivery of affordable housing and tackle inadequate housing stock over the coming years.

[Find out more](#)