

Rye Neighbourhood Plan

Sustainability Appraisal (incorporating Strategic Environmental Assessment)¹

Version	Comments	Date Prepared	By Whom
V1	Initial draft version	RNPSG April 2014	ATBK
V2	Second Draft	RNPSG Jan 2015	ATBK
V3	Third Draft	RNPSG Nov 2015	ATBK
V4	Fourth Draft	March 2017	CT
V5	Fifth Draft	November 2017	CT
V6	Final to accompany Reg 14 NDP	January 2018	CT
V7	Final to accompany submission NDP	September 2018	CT

¹ See also the Flood Risk Sequential and Exception Test Document which sits alongside this appraisal

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Chapter 1 - Introduction

Rye Neighbourhood Plan (RNP)

- 1.1 Rye Civil Parish was designated as a Neighbourhood Area by Rother District Council on 4 November 2013. The Neighbourhood Area covers the whole of Rye Parish administrative area (Map in Appendix A). This was the first formal step in the preparation of a Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations 2012 and using the powers provided by the Localism Act 2011. Rye Town Council has been recognised by Rother District Council as the ‘qualifying body’ under this legislation to prepare a Neighbourhood Plan on behalf of the community of Rye. Rye Town Council has appointed a Steering Group of Councillors and selected citizens to steer the work.
- 1.2 The Rye Neighbourhood Plan, once completed, would be made part of the statutory development plan for the area, which must be taken into account when determining applications for planning permission. The development plan for the area also includes the Rother Local Plan Core Strategy (adopted September 2014) and the Rother Development and Site Allocations Local Plan once it is adopted.
- 1.3 The vision for the Rye Neighbourhood Plan is **‘a thriving town for the 21st Century’** and the strategic objective is:

“to plan a strategic and coherent development of Rye with the aim of improving the economic and social well-being of the community, considering in particular its role as a market town, a centre for tourism, leisure and culture; its enterprise and its commercial and fishing port, all in the context of its historic maritime character, which should be conserved and its vulnerability to flooding”.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.4 A Strategic Environmental Assessment (SEA) looks at the likely impact of any plan which may have significant environmental effects. It provides the mechanism for considering and communicating the likely environmental impacts of the draft plan, and its alternatives, with a view to avoiding and mitigating adverse impacts and maximising the positives. The requirement for a SEA is set out in the EU Directive 2001/42/EC which has been adopted into UK law as the ‘Environmental Assessment of Plans or Programmes Regulations 2004’.

There are three formal stages for a SEA:

- A **screening opinion** to establish whether a SEA is required;
- A **scoping report** setting out how it is intended to carry out the SEA; and
- An **environmental report** which tests the reasonable alternatives for the Neighbourhood Plan policies against agreed environmental objectives.

- 1.5 The Steering Group on behalf of Rye Town Council, sought a screening opinion from Rother District Council on the need for a SEA. The response is included at Appendix B and concluded that SEA is required for the Rye Neighbourhood Plan.
- 1.6 A Scoping Report for the SEA of the Rye Neighbourhood Plan was published in March 2017. This set out the context and objectives, established the baseline information and explained the proposed scope of the SEA. This was the subject of a statutory 5-week consultation with the following organisations:
 - Natural England
 - Historic England
 - Environment Agency
 - East Sussex County Council
 - Rother District Council
- 1.7 In August 2016 Rother District Council published a Scoping Report for the Sustainability Appraisal of the Development and Site Allocations Plan (DaSA) which can be found at <http://www.rother.gov.uk/sa> . A Sustainability Appraisal (SA) incorporates the requirements for SEA but also considers impacts on social and economic objectives. The DaSA Scoping Report stated in paragraph 1.6.1 that it “is developed as a basis for consideration of sites in the Rother District area. Therefore, in addition to being relevant to the RDC Development & Site Allocations Plan, it is also considered applicable to Neighbourhood Plans produced within the District”.
- 1.8 During informal discussions with Rother District Council officers about the draft Neighbourhood Plan and SEA during the Autumn of 2017, it was recommended that the Rye SEA be expanded to a full Sustainability Appraisal and include a sequential test of the sites in respect of flood risk. As a result, this Sustainability Appraisal is based on the DaSA Scoping Report of August 2016. However, the comments and responses received to the March 2017 consultation on the SEA Scoping Report have informed its content where relevant.

This Sustainability Appraisal

- 1.8 This Sustainability Appraisal includes
- Other Plans and Programmes relevant to the Rye Neighbourhood Plan;
 - Baseline information about the area;
 - The Sustainability Issues for the area;
 - The Appraisal Framework;
 - Appraisal of the Rye Neighbourhood Plan; and
 - Monitoring Proposals.

Chapter 2 – Other Plans and Programmes

- 2.1 The Rye Neighbourhood Plan will be influenced by many other existing plans and programmes, some of which will deal with environmental issues in the area. A full list of the key relevant plans and programmes is included at Appendix C. This chapter summarises those which will have the most significant influence on the content of the Neighbourhood Plan.

National Planning Policy

- 2.2 A Neighbourhood Plan is required to have regard to national policies and advice contained in guidance issued by the Secretary of State. Most of this is contained within the National Planning Policy Framework (NPPF) or the National Planning Practice Guidance (PPG).
- 2.3 The NPPF has a presumption in favour of sustainable development at its heart. This means that communities engaged in Neighbourhood Planning must develop plans that support the strategic development needs set out in Local Plans and plan positively to shape and direct sustainable development in their area.

Local Planning Policy

- 2.4 A Neighbourhood Plan is also required to be in general conformity with the strategic policies contained in the development plan for the area of the authority. The approved development plan for this area currently comprises the Rother Local Plan Core Strategy, adopted September 2014. This sets the overall vision and objectives and strategic policies for development in Rother district for the period up to 2028. It sets targets for dwellings and business floor-space over the period. There are also some 'saved policies' from the Rother District Local Plan 2006 which will remain part of the development plan until they are superseded.
- 2.5 The District Council has also published a consultation draft Development and Site Allocations Plan (DaSA) which includes more detailed policies and site allocations. Whilst not yet part of the approved development plan, it is being prepared in parallel with the Rye Neighbourhood Plan and it will be important to ensure that the two documents are not in conflict with each other.
- 2.6 The key Local Plan policies of most relevance to the Rye Neighbourhood Plan are indicated in the following table, however it will also need to be in general conformity with the generic policies in the Core Strategy.

Policy	Content	Impact
Rother Local Plan Core Strategy		
OSS1	Overall spatial strategy including district housing numbers and commitment to “provide for some development in Battle and Rye that helps maintain their small market town roles and is consistent with their respective environmental constraints and settings”.	Sets strategic purpose of development in Rye.
Policy OSS2 And Policies Map for Rye	Use of Development Boundaries Development Boundaries around settlements will continue to differentiate between areas where most forms of new development would be acceptable and where they would not. Confirms that these will be reviewed through the Development and Site Allocations Local Plan.	Establishes a development boundary for Rye to focus development and investment into sustainable locations and to protect against intrusive development beyond the substantially built-up areas of towns and villages.
RY1	<u>Policy Framework for Rye and Rye Harbour</u> Proposals for development and change in Rye and Rye Harbour Village will: (i) Promote efficiencies and improvements to the strategic transport network to improve connectivity between Rye and other major urban centres; (ii) Support traffic management on the local road network, promote sustainable alternatives to the car and implement the objectives stated in Local Transport Plan 3 and the Rye Local Area Transport Strategy; (iii) Preserve and enhance the character and historic environment of the Citadel and wider Conservation Area, and the distinctive landscape setting of the town; (iv) Retain the centre of Rye as the main focus for retail and services for the town, and increase the choice of convenience shopping	Key strategic policy guiding the details of the Neighbourhood Plan.

	<p>in Rye by facilitating the increase of some 1,650 sq m net additional convenience floorspace within or adjacent to the town centre;</p> <p>(v) Provide between 355-400 dwellings net additional dwellings between 2011 and 2028. Opportunities for growth will primarily be sought within the built up area of Rye;</p> <p>(vi) Seek to secure and maintain effective flood defences for Rye and Rye Harbour, whilst also minimising and managing flood risk, including in relation to the location of new development in accordance with other criteria;</p> <p>(vii) Promote at least 10,000 sq m of employment floorspace at Rye Harbour Road industrial estate to promote economic regeneration and job creation, having</p>	<p>Following the 2018 Town Meeting, the convenience floorspace allocation was reviewed and advice from Rother DC sought. Rye argued that there was now “change of circumstance” affecting the set target for additional enterprise sq m. Rother DC altered its position:</p> <p>“notwithstanding the Core Strategy position that 2nd store is required; evident that retail trends have changed; little interest from developers; therefore no expectation of achieving in period”.</p>
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	<p>particular regard to protecting the integrity of internationally designated habitats;</p> <p>(viii) Maintain and enhance navigation on the River Rother and the viability of the Port of Rye as a working harbour, having particular regard to protecting the integrity of internationally designated habitats;</p> <p>(ix) Promote green tourism initiatives, including careful management of Rye Harbour Nature Reserve and, where feasible, new habitat creation and green infrastructure linkages, that protects and enhances the integrity of the internationally important ecological interests;</p> <p>(x) Tackle social exclusion and promote opportunities for young people to access education, community facilities, employment and leisure;</p> <p>(xi) Maintain and enhance the community, cultural and tourism assets of both Rye and Rye Harbour village; and</p> <p>(xii) Maintain a strategic gap between Rock Channel and the industrial estate at Rye Harbour Road.</p>	
Development and Site Allocations Local Plan (emerging plan)		
RHA1	Proposed Allocation of 40 homes at Stonework Cottages, Rye Harbour	Whilst Rye Harbour is outside of Rye parish, this allocation would contribute to the target set by RY1 above.

Chapter 3 - Context and Baseline Information

Summary of Context

- 3.1 Rye is an ancient town of national historic importance and high architectural value. It is positioned on a rocky sandstone outcrop at the eastern end of Sussex close to the Kent border. It has been described as “rising like a jewel” from the surrounding Romney Marsh.
- 3.2 Much of the land that surrounds Rye is within a flood risk area. Flood risk at Rye is complex. Many lower parts are dependent on flood defences to prevent tidal river flooding. A recent tendency to extreme rainfall aggravates fluvial, ground and surface water levels leading to “hydraulic overload” of the combined sewerage system. The result has been localised flooding in up to six known places around Rye.
- 3.3 The high quality built and natural environment in and around Rye encourages a strong local tourist industry, with both consequential economic benefits but puts pressure on infrastructure and the environment. For its size, Rye is well provided with a wide range of shops, services and community facilities boosted by high numbers of visitors (about 1 million per year).²

The Baseline

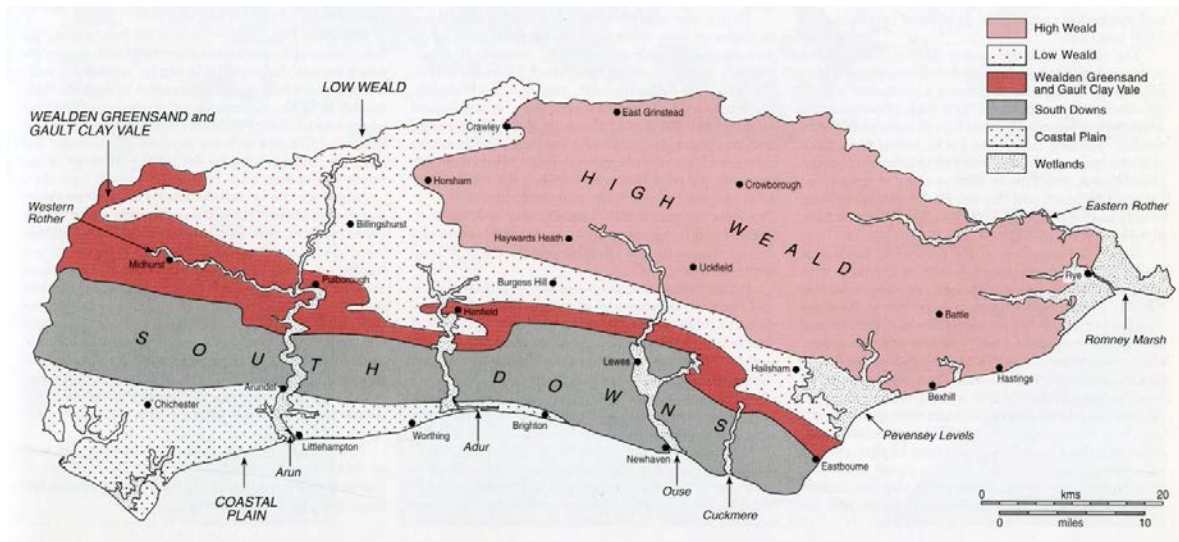
- 3.4 This section records the current state of the parish and how it might evolve without implementation of the Neighbourhood Plan. The characteristics of all of the land affected will be described. Any existing problems which are relevant to the plan are listed. The following factors are summarised below:
- Landscape, Geology and Soil
 - Cultural Heritage
 - Biodiversity (including flora and fauna)
 - Water Quality and Flood Risk
 - Accessibility and Climate Change
 - Air Quality and Emissions
 - Population
 - Human Health

² Figures calculated from visitors sources across the Town and listed in the Appendices to the Plan

Landscape, Geology and Soil



- 3.5 The character and setting of Rye rising from its surrounding marshland provides quality land and waterscape out to the distant hinterland and coast. The setting of the historic core of Rye, the levels and the rivers importantly aid the perception that the core is a citadel, vertically separated from the surrounding plain. From viewpoints within the town the setting provides fine quality views out to the distant landscape and coast.
- 3.6 The landscape of Rye is determined by its geology and soil. In East Sussex, there are three major land-types: the Weald, sitting on clay; the Downs, low chalk hills cut by north-south rivers, with a narrow belt of very rich soil at their foot; and the marsh, low-lying reclaimed land, to be found in the far east and the Pevensy Levels. Rye sits on a sandstone “plug” (part of the “Hastings Beds”), essentially an extension of the High Weald but much eroded in early times by the sea. To the immediate north and west of Rye the High Weald has been eroded back by the sea to form land locked cliffs. Rye and its environs forms one of the more scenically attractive stretches of coast, important for its amenity and scientific value. The nearby shingle ridges at Winchelsea Beach and Rye Harbour are much altered by continuing gravel extraction, but are still of great interest to nature conservationists.



3.7 A major influence on Rye has been the sea. Local people became very versatile and ingenious in their use of water transport. To the north of Rye around what is called the Isle of Oxney, shipbuilding thrived in the middle ages. Since early Norman times Rye has been a fishing port supplying widely including London. Both Winchelsea and Rye were important ports for the export of wool and the import of wine from Gascony and timber from as far away as the Baltic. Therefore, the tidal rivers and estuary are a key component of Rye's maritime character. To the south-east the open landscape provides a Local Strategic Gap between the town and Rye Harbour Village and Nature Reserve³. The landscape which is adjacent to, but outside the AONB is not of similar quality or character to the wider AONB landscape and the character is influenced by the hard edge of urban development. Much of the surrounding area to the North and West is within the High Weald Area of Outstanding Natural Beauty, and there are a number of Ancient Woodlands on the fringes of the parish.

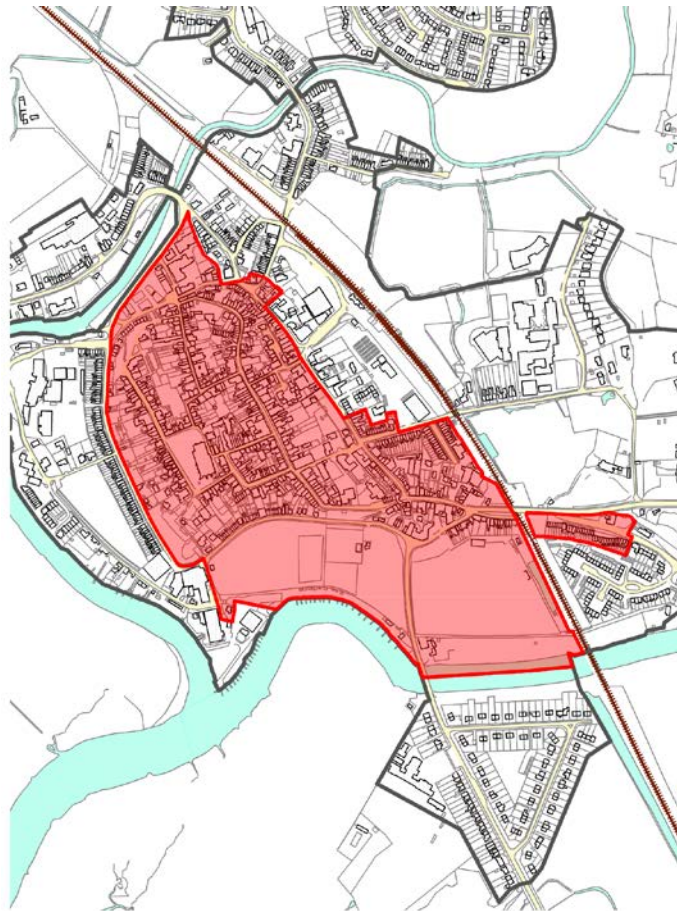
3.8 Rye is comparatively well off in terms of open space compared to other areas of Rother. The Rother DC Green Infrastructure paper (Aug 2011) suggests that it has sufficient quantities of 'allotments' and 'outdoor sports facilities' but small shortfalls of 'amenity open space' and 'parks and gardens'. The previous 2007 Open Space, Sport and Recreation Study recommended the council concentrate on qualitative improvements to 'amenity open space' and 'accessible natural greenspace' in the Rye area.

³ <https://sussexwildlifetrust.org.uk/visit/rye-harbour>

Cultural Heritage

- 3.9 The centre of the Parish of Rye comprises a Conservation Area, first designated in 1968 and expanded North East in 1974. The Conservation Area character appraisal assesses the special interest, character and appearance of the historic core of Rye. The document defines and protecting the built elements that contribute to the special character of Rye. The majority of Rye town centre is covered by a conservation area. Details are covered in the RNP. Most of Rye's listed buildings are within the Conservation Area. Any development that directly affects the setting of either of the conservation area or listed buildings beyond must conserve and enhance the environment.

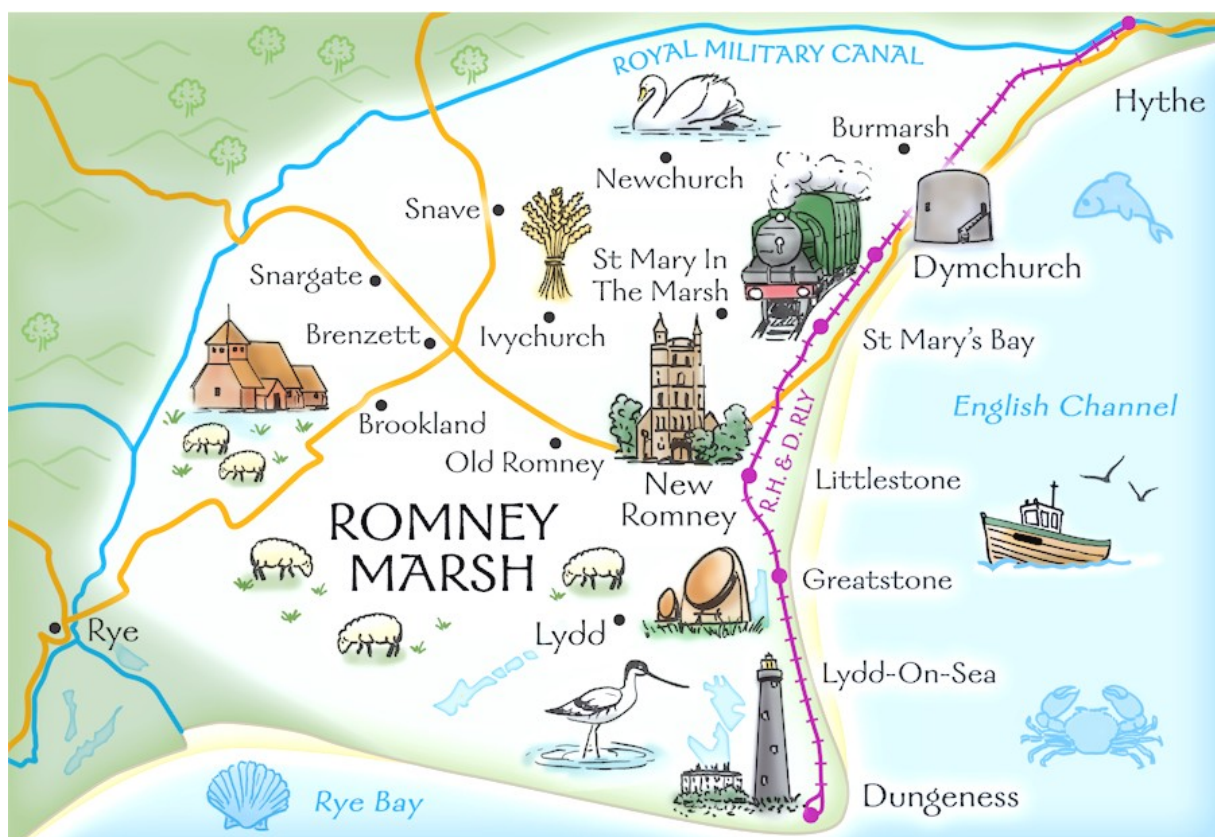
Figure 1 Rye Conservation Area in Red



- 3.10. The wider Rye Parish also contains important archaeological remains, including numerous scheduled monuments and is likely to contain a much larger number of sites of recorded archaeological remains (recorded on the Sussex Historic Environment Record (HER) held by the County Council), some of which may also be of national importance. Indeed, the government's

definition of the historic environment (which may otherwise be thought of as cultural heritage) within the glossary to the NPPF, is very broad, including planted and managed flora as well as all evidence of the past interaction of people and place including surviving physical remains of past human activity, whether visible, buried or submerged. In addition, the lists of ‘designated heritage assets’ (listed buildings, conservation areas, scheduled monuments, registered parks and gardens, battlefields and protected wrecks) are all considered incomplete and should not be relied on as a comprehensive guide to the area’s valued heritage. As such there is potential for further heritage assets of national importance to be present within the plan area, as well as other remains of more local importance that, nevertheless, merit consideration in planning decisions. The National Planning Policy Framework and the Planning Practice Guidance require that decision-making aims to sustain the significance of all heritage assets, including non-designated assets, such as the archaeological sites and historic buildings recorded on the County HER. Whilst it is not subject to an official ‘heritage designation’ Romney Marsh is a landscape that readily meets the definition of a heritage asset and is identified as such in this report along with the need for the Plan to sustain its significance.

Figure 2 – Romney Marsh

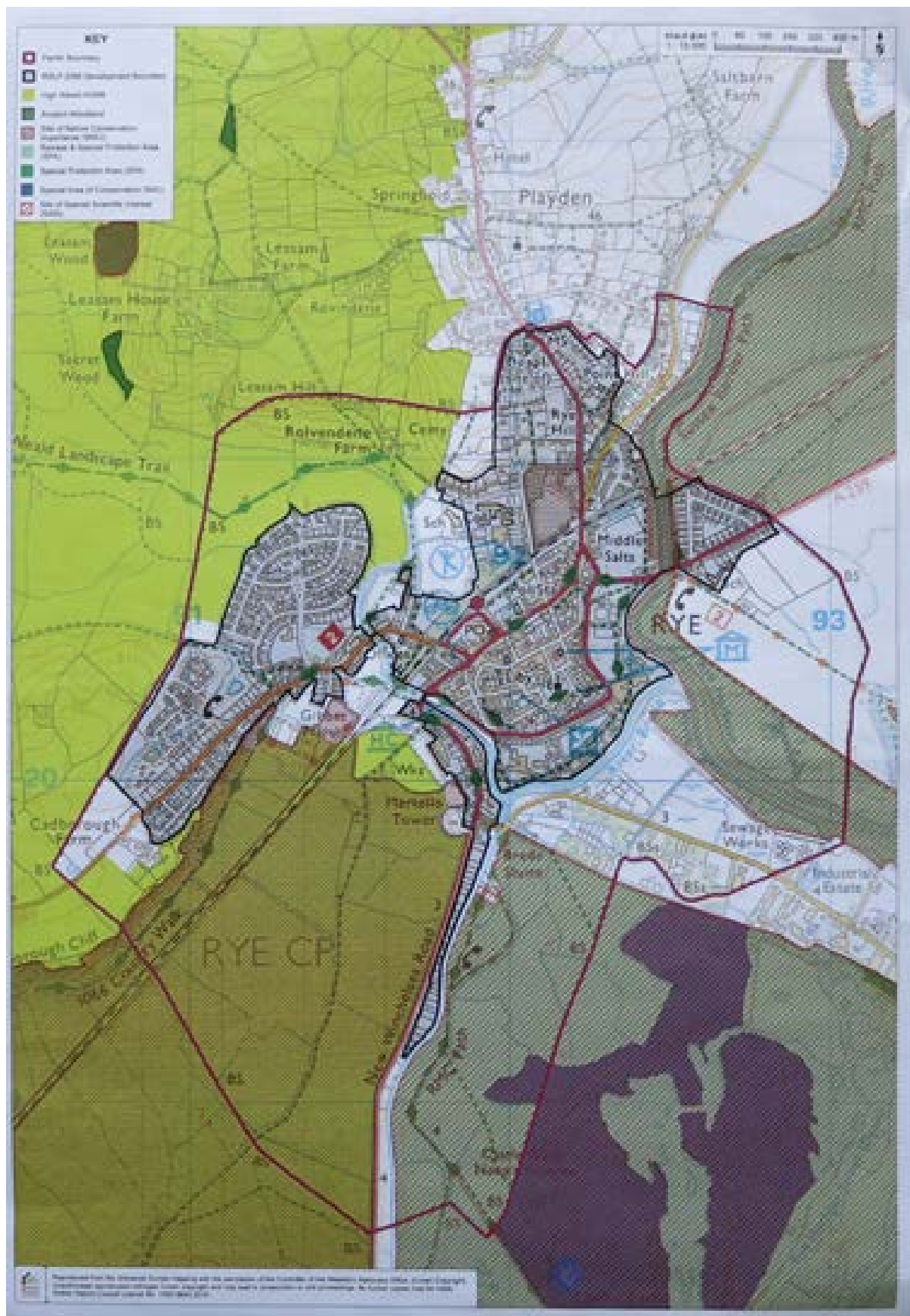


3.11 The ‘trajectory’ of any issues affecting the historic environment impact on decisions within the plan-making process on these as potential ‘cumulative’ impacts or enhancements can be judged. Issues may include the impact of traffic or past development on the perceived quality of historic areas or places, the loss of archaeological remains without appropriate recording or the deterioration of the fabric of historic buildings or structures either through lack of maintenance or natural processes (such as coastal erosion). Both development pressure and the effects of changing economic activity can also result in issues affecting the historic environment. The conservation area appraisal and extensive urban survey may provide some information on identified issues affecting the area, whilst the community may use their own knowledge of issues.

Biodiversity (including flora and fauna)

3.12 Biodiversity Assets adjacent to or close to Rye parish include:

- Local wildlife sites (sites of Nature Conservation Importance)
- Ancient Woodland
- Habitats and species of Principal Importance (Sect 41 of the Natural Environment and Rural Communities Act 2006)
- The Area of Outstanding Natural Beauty - High Weald
- Rye Harbour Site of Special Interest
- Rye Harbour Nature Reserve:
- Dungeness, Romney Marsh and Rye Bay Special Protection Area.
- Dungeness, Romney Marsh and Rye Bay Ramsar site.
- Dungeness Special Area of Conservation.
- Dungeness, Romney Marsh and Rye Bay Marine Special Protection Area.



- 3.13 The Romney Marshes envelop Rye's southern boundary. The area is home to Rye Harbour Nature Reserve. The area is important for breeding and wintering water birds, birds of prey, passage warblers and breeding sea birds. The cross county 'Romney Marshes Living Landscape project' should be a continuing factor
- 3.14 The Rye Harbour Nature Reserve lies almost entirely within the Rye Harbour Site of Special Scientific Interest (SSSI) (adjacent Icklesham Parish). It has wetland habitat with many wetland birds and cross-county walking and cycling ways. In 1999 the Rye Nature Reserve was recorded as containing in excess of 3,000 plant, bird and other animal species. There is a network of footpaths, bird watching hides and circular walks across the nature reserve. The ESCC Strategic Open Space Study has identified that improved access management at Rye Harbour Nature Reserve will also increase the proportion of residents who reach Natural England's 500ha Accessible Natural Greenspace Standard (ANGSt)⁴.
- 3.15 The banks of Rye Harbour have previously been identified as a green corridor, and there may be potential to extend this further into a wider network. The 'Rye Harbour Farm Habitat Creation Programme' is an Environment Agency (EA) project aims to restore many of the habitats that once existed in the area. It is re-creating approximately 17 hectares of inter-tidal habitat near Lime Kiln Cottage, restoring many of the shingle ridges and creating new areas of fresh water wetlands at the Winchelsea Beach end of the site. Developing these habitats help to mitigate flood risk.
- 3.16 Opportunities for biodiversity improvements and urban fringe management exist around Rye. Rye is fringed by two Biodiversity opportunity areas, the 'Romney Marsh' Area and the 'Rother, Brede and Tillingham Woods' area. The options considered for biodiversity and greenspace include using existing policy mechanisms to enhance and protect natural green spaces where opportunity arises. Alternatively identifying areas where there is potential for improvement and providing a District-wide framework to underpin the provision of strategic green space (using the ANGst2 model to build up an evidence base).

4

http://webarchive.nationalarchives.gov.uk/20140605111422/http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx

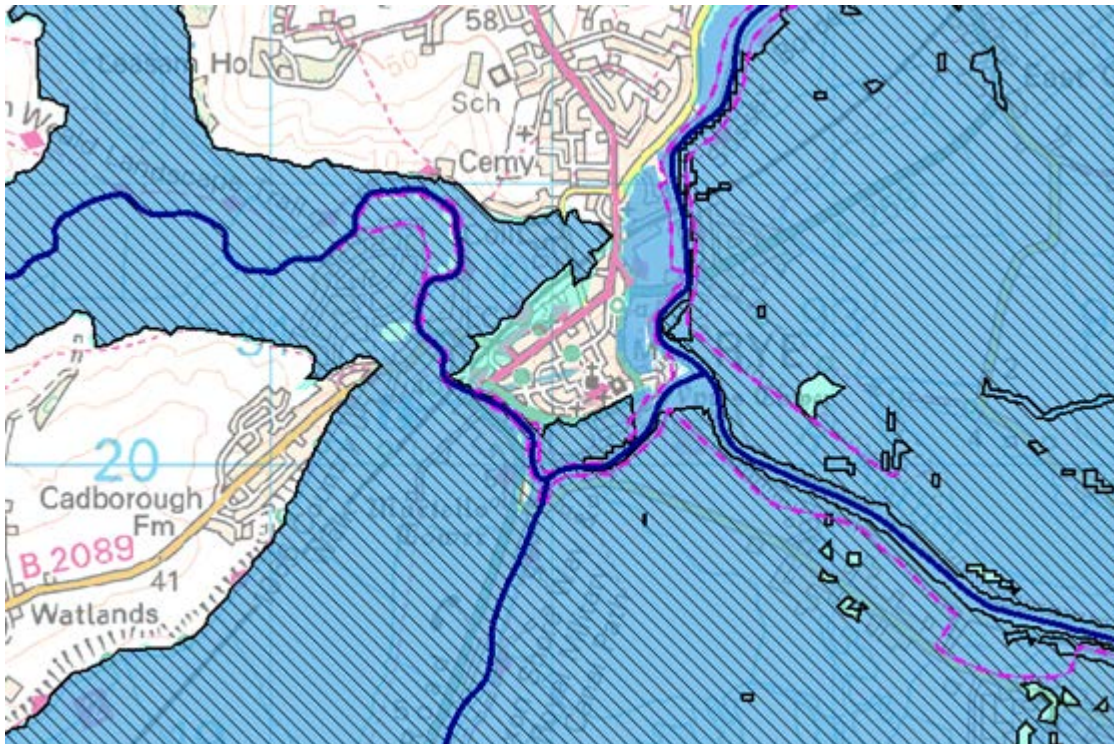
- 3.18 The National Planning Policy Framework (paragraph 100) requires plans such as Neighbourhood Plans to “apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by applying the Sequential Test, and, if necessary, applying the Exception Test”. The NPPF provides clear guidance for local planning authorities, including the need to adopt proactive strategies to mitigate and adapt to climate change (paragraphs 93-108). They should take full account of flood risk, water supply and demand considerations.
- 3.19 The Rother DC Core Strategy (policies EN6 and EN7) seeks to work with partners to achieve an effective and integrated approach to flood risk management and to avoid inappropriate development in areas at current or future risk from flooding, and to direct development away from areas of highest risk. These higher level strategies provide a clear context for the Plan’s policies in relation to reducing flood risk. The Rother DC Strategic Flood Risk Assessment (SFRA) informs the application of the Sequential and Exception Test as set out in the Planning Practice Guidance (PPG).
- 3.20 There are 14 flood risk “hotspots” in Sussex identified by East Sussex County Council in its Flood Risk Management Strategy ⁵ which includes Rye. Climate change is likely to increase this flood risk, which has implications for resilience and water quality. With Rye at the confluence of three rivers and under tidal influence, water levels are always of concern, but in recent years, flood defences have been greatly improved with raised and improved river and sea walls, fitted with flood gates on access points. Before any forecast extreme tide, Environment Agency teams close the flood gates and drop the river levels on the Brede and Tillingham to cope with river flow.
- 3.21 The tidal surge which hit the east coast of Britain in early December 2013, was considered the “most serious” for 60 years, as not since the floods of 1953, has there been sea levels at a height which threatened homes and infrastructure from the Wash to Sandwich. Since 1953 extensive flood defence work has been undertaken to prepare and defend against extreme tides and water levels, but flood risks do remain. Three factors combine to the surge effect. First there were very high “spring” tides; secondly, low pressure in the North Sea caused water levels to further rise and lastly, strong northerly on-shore winds tend to funnel tidal streams into the relatively enclosed shape of the North Sea. Although the worst effects were felt along the East Coast, as in

⁵ <https://www.eastsussex.gov.uk/media/6955/flood-risk-strategy-2016-26-final-edition-ebook1-1.pdf>

2007, there were adverse impacts in the English Channel coast as far as Rye Bay.

- 3.22 The purple line on the map below shows all flood defences built in the last five years to protect against river floods together with some older defences. The Eastern Rother tidal wall scheme is being planned and would complete the tidal defences of Rye Parish to a height of around 5.8m Above Ordnance Data (AOD). The highest recorded level in recent years was in 2014 at 5.1m AOD. Hatched areas benefit from the flood defences, which if not in place would leave the areas unprotected. It should be underscored that flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.
- 3.23 **Flood Zones:** On the map below, the blue area indicates the flood risk zone. There are two different kinds of area shown:
- **Dark blue** ■ shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded by tidal waters if the flood defence system failed. (For planning and development purposes, this is Flood Zone 3)
 - **Light blue** □ shows the additional extent of an extreme flood from rivers or the sea. (For planning and development purposes, this is Flood Zone 2).
- 3.24 Where there is no blue shading, flooding from rivers and the sea is unlikely but might be subject to localised “ponding” of surface water caused by extreme rainfall in conditions of high ground water. They might also be subject to spillage from the Combined Sewer System in the same conditions. (For planning and development purposes, this is the same as Flood Zone 1).

Figure 2 Flood Risk



Accessibility and Climate Change

- 3.25 Improving accessibility to services and facilities has the potential to reduce fossil fuel consumption by providing walking and cycling corridors, which can improve general wellbeing, health and fitness, as well as mitigating the impact of climate change. Good accessibility is especially important for disadvantaged groups such as those with specific support needs (older people, young people, single mothers and people with mobility impairment) or those without access to a car.
- 3.26 Rye is generally well served by services. Rye Town Centre is considered the main service centre in the eastern half of Rother District, with many in the town enjoying journey times of less than 20 minutes to main employment and service centres. A GP surgery is currently located in Rye Hill, however the Conquest Hospital, in the north suburbs of Hastings, is the closest facility is 10 miles. Households without a car are disadvantaged when they are required to make appointments at the Conquest or merely visiting relatives or friends.
- 3.27 Accessibility to waste services is important not just for transport implications but because the sustainable management of waste also contributes to mitigating climate change. Rother District Council collects household waste and "bulky" items when a charge is made. There are special arrangements

for the collection of clinical or medical waste. There is no recycling centre in Rye. Bulk waste has to be moved to centres at Battle, Pebsham or New Romney. Businesses and non-domestic households are responsible for the disposal of their waste, using a licensed waste disposal contractor.

- 3.28 The public bus service has emerged from East Sussex County Council's 2014 review of its supported services in good shape: the 326 Rye Town service (providing transport to/from Udimore Road/Udimore/Broad Oak and from all parts of the town up to the High Street and the Rye Hospital site) now operates without subsidy 6 days a week and the 101 service (formerly the Rye - Hastings (12.7 Miles)section of the 344 route) combines with the existing 100 route to provide half hourly services to Hastings and to Camber/Lydd/Dover Monday to Saturday and hourly on Sundays. Unfortunately, passenger numbers are insufficient to justify the subsidy needed for hourly services to Peasmarch/Beckley/Northiam or Iden/Tenterden (11 miles) and these have reduced to 2-hourly off peak frequency, however an hourly service to and from Rye Harbour (2.5 miles) has been maintained. Naturally there are calls for the reinstatement of the hourly services, for evening services and for more co-ordination of bus and train times, however this last is a complex issue - those going to catch trains have differing views to those arriving on them.

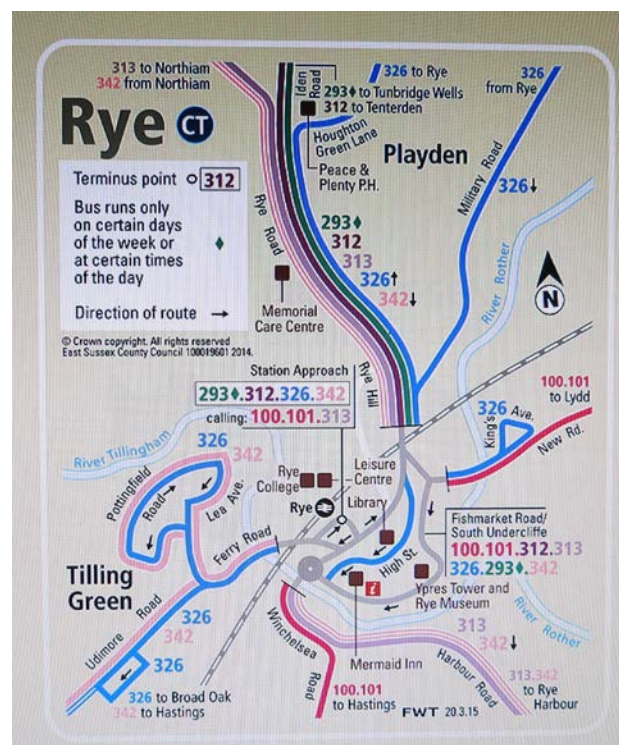
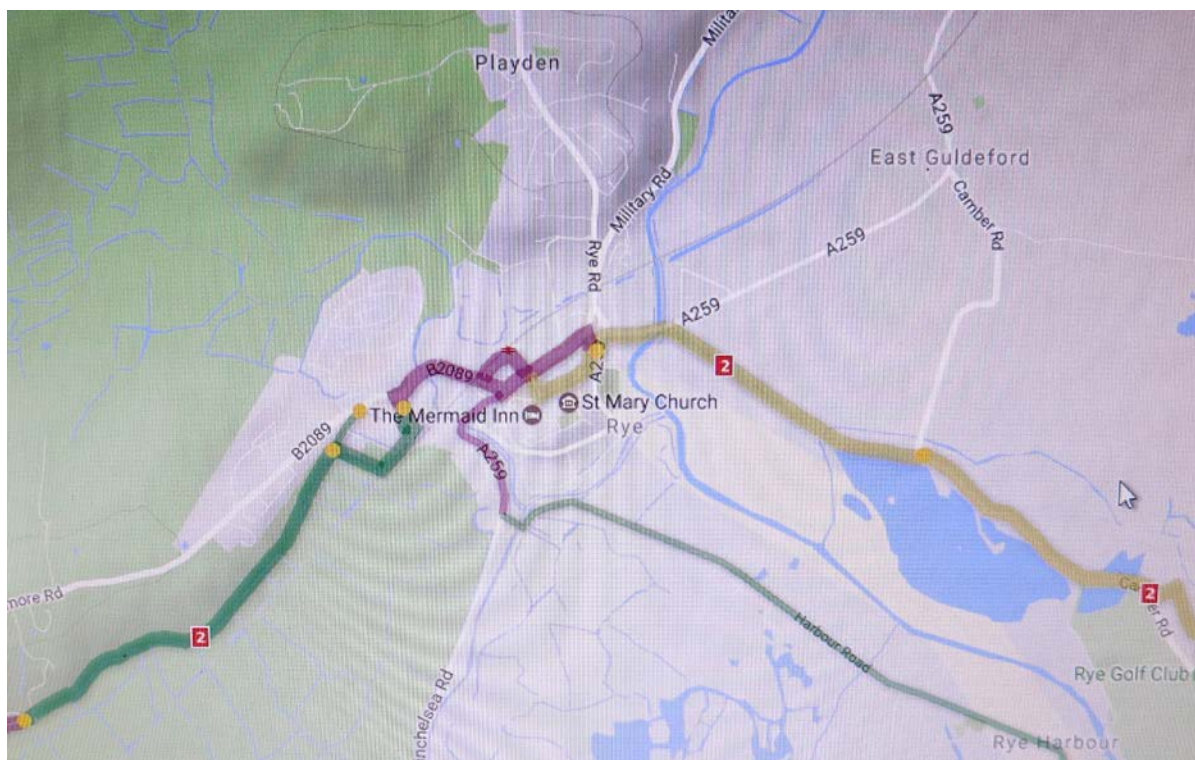


Figure 3 Rye Bus Routes

- 3.29 There are hourly services via the Marsh Link Railway east to Ashford (19 miles) and west to Hastings (12 miles). In recent years there have been improvements to platform information and rolling stock. In the last 2 years there have been proposals to upgrade the link to High Speed from Ashford to Bexhill. This would provide an alternative rail route from the Coast to London for those travelling on the troubled (engineering and programming) Hastings to London line.
- 3.30 Cycling can play an important part in reducing congestion and improving access to services in East Sussex. Sustrans⁶ maintain route 2 from East to West across Rye. Within the Parish there are routes south to Rye Harbour and west to Valley Park. All the routes are of good quality, signposted and well used.

Figure 4 – Cycle Ways



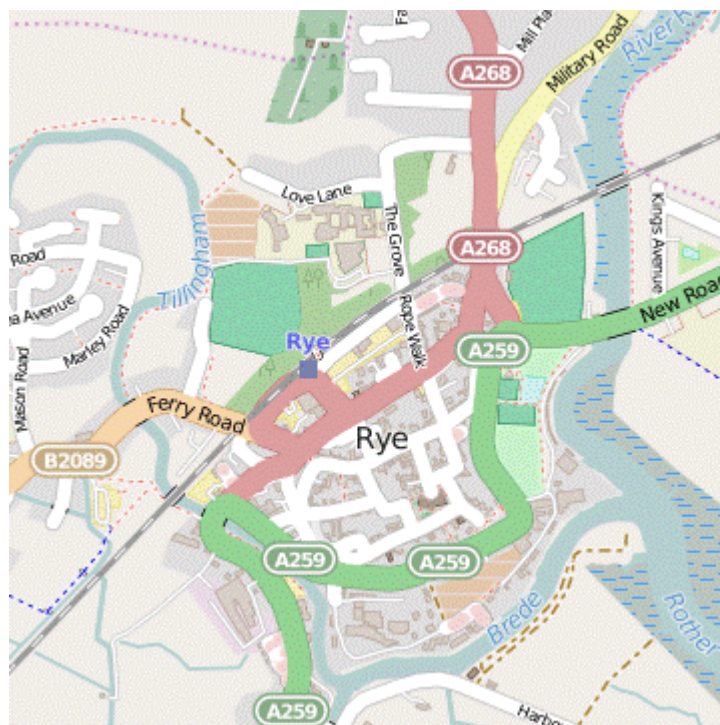
Air Quality and Emissions

- 3.31 The South East had the highest level of carbon dioxide (CO₂) emissions from domestic and road transport sources, as well as the highest overall level of CO₂ emissions in 2010, compared with the other English regions. The growth

⁶ <http://www.sustrans.org.uk/ncn/map/route/rye-ride>

of newer diesel vehicles with emission control technology, has given rise to higher emissions of nitrogen dioxide, which has led to increases in localised pollution levels in urban centres. Within the Parish the most concentrations are found along the A259 trunk road where diesel and heavy goods vehicles pass close to dwellings.

Figure 5: A259 through Rye



Population

- 3.32 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.
- 3.33 Rye has a usual resident population of around 4,255⁷ (2,055 males, 2,200 females) living in 2,485 households. This compares with 90,588 in 40,877 households across Rother District.

⁷

<http://www.eastsussexinfigures.org.uk/webview/index.jsp?mode=area&submode=result&areaname=t n317es&areatype=PA>

- 653 people were aged 15 and under (15.3% of parish population compared to 15.7% across the District and 19% across England);
- 2,490 people were aged 16 to 64 (58.5% of parish population compared to 55.9% across the District and 65% across England);
- 1,112 people were aged 65 and over (26.2% of parish population compared to 28.4% across the District and 16% across England).

Household Composition				
Total households	One person households	Family households	Other categories	Remarks
2485	40%	54%	6%	1500 private homes (Includes 175 2 nd homes and 350 private rented) 400 social housing units

Table 1 - Age structure of Parish

Age band	Parish Number (2011)	Parish % (2011)	District Number (2011)	District % (2011)
0 to 4	210	4.9	3,999	4.4
5 to 7	112	2.6	2,488	2.7
8 to 9	70	1.6	1,608	1.8
10 to 14	202	4.7	5,119	5.7
15	59	1.4	1,015	1.1
16 to 17	87	2.0	2,237	2.5
18 to 19	94	2.2	1,786	2.0
20 to 24	190	4.5	3,632	4.0
25 to 29	217	5.1	3,377	3.7
30 to 44	691	16.2	13,026	14.4
45 to 59	845	19.9	18,576	20.5
60 to 64	366	8.6	7,962	8.8
65 to 74	564	13.3	12,265	13.5
75 to 84	386	9.1	8,874	9.8
85 to 89	116	2.7	2,836	3.1
90 and over	46	1.1	1,788	2.0
All Usual Residents	4,255	100.0	90,588	100.0

Source: Census (2011)

Economic status of residents⁸

3.34 Of the 4,255 usual residents of the Parish, 3,054 were aged between 16 and 74, 2,015 (66.0%) of whom were economically active*:

Category	Parish Number	Parish %	District Number	District %
Employed full-time	872	28.6	18,498	29.4
Employed part-time	468	15.3	8,685	13.8
Self-employed	498	16.3	9,321	14.8
Unemployed	114	3.7	2,019	3.2
Full-time students	63	2.1	1,336	2.1

Source: Census (2011)

**Economically Active - All people usually resident in the area at the time of the 2011 Census aged 16 to 74 and who were economically active (either in employment, or not in employment but seeking work and ready to start work within two weeks, or waiting to start a job already obtained). As defined by ONS (2014).*

- 1,039 (34.0%) of whom were economically inactive*:

Category	Parish Number	Parish %	District Number	District %
Retired	626	20.5	14,163	22.5
Students	86	2.8	2,386	3.8
Looking after home or family	156	5.1	2,728	4.3
Long-term sick or disabled	118	3.9	2,551	4.1
Other	53	1.7	1,174	1.9

Source: Census (2011)

**Economically Inactive - All people usually resident in the area at the time of the 2011 Census aged 16 to 74, who were economically inactive (anyone who was not in employment and did not meet the criteria to be classified as unemployed). As defined by ONS (2014)*

Human Health

3.35 The 4,255 usual residents of the Parish were classified as having the following health status:

Category	Parish Number	Parish %	District Number	District %
Very Good Health	1,640	38.5	36,737	40.6

⁸

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11128120&c=rye&d=16&e=62&g=6421577&i=1001x1003x1032x1004&m=0&r=1&s=1487084532181&enc=1&dsFamilyId=2484>

Good Health	1,586	37.3	33,152	36.6
Fair Health	753	17.7	14,960	16.5
Bad Health	221	5.2	4,463	4.9
Very Bad Health	55	1.3	1,276	1.4

Source: Census (2011)

- 3.36 The Director of Public Health reports about the levels of wellbeing and resilience in 2016/17⁹ across East Sussex. Most residents (86%) were satisfied with their local area as a place to live, compared with only a very few (6%) who are dissatisfied with it. Satisfaction levels are broadly in line with 2008 Place Survey Findings. By district, Rother residents are most likely to be satisfied with their local area (both 88% satisfied).
- 3.37 In Rother DC around one third of households have one person with a long term illness.¹⁰ In common with the national average adult social care is under significant pressure¹¹.
- 3.38 But increasing obesity is an issue. Dr David Warden, chair of NHS Hastings and Rother Clinical Commissioning Group, has said¹². “Sadly one in five children in East Sussex area are overweight or obese by the time they reach school age. These children are at risk of poor health including diabetes, low self-esteem, anxiety and depression. And of course the risks increase as overweight children grow up to be overweight adults.”

Vehicle Accidents¹³

- 3.39 In 2013 there were a total of 1,298 accidents reported in England involving 2,435 vehicles and 1,795 casualties. Of the total casualties reported, 322 (18%) were serious and 17 (1%) were fatal. The rate in East Sussex peaked in 2006-2008 (76.7 per 100,000 population) but steadily reduced from that period to 2010-2012 (58.5 per 100,000 population), however for each period from 2003-05 rates in East Sussex have remained higher than the England average (Figure 1).
- 3.40 When the data for crashes occurring in East Sussex are broken down by age and gender it is clear that males are more prone to being killed, seriously

⁹ http://www.eastsussexjsna.org.uk/JsnaSiteAspx/media/jsna-media/documents/publichealthreports/2016_17/DPHreport2016_17_Main_report.pdf

¹⁰ <http://www.eastsussexinfigures.org.uk/webview/index.jsp?catalog=http%3A%2F%2Fwww.eastsussexinfigures.org.uk%3A80%2Fobj%2FCatalog%2FCatalog57&submode=catalog&mode=documentation&top=yes>

¹¹ <https://www.eastsussex.gov.uk/media/7453/esbt-and-accountable-care.pdf>

¹² <http://www.hastingsandrotherccg.nhs.uk/news/14m-scheme-to-tackle-obesity-in-nursery-schools/#.WKRU6YHyi70>

¹³ <http://www.eastsussexjsna.org.uk/JsnaSiteAspx/media/jsna-media/documents/localbriefings/KSI-Casualties-on-East-Sussex-Roads-June-15.pdf>

injured and slightly injured than females, and that generally younger drivers / riders, aged between 17 and 29 are the most at risk age groups. One factor affecting this figure is the large number of motorcyclists who have traditionally travelled for leisure between the edges of London and the coast. Rye is a traditional (since the 1960s) gathering place for motorcyclists from across the Southeast.

- 3.41 However depending on how the ages are grouped together other age groups also emerge as at risk. Of concern, especially for policy makers are the increasing age of the population and the likelihood that more and more people will be driving at an increasingly older age. Life expectancy in the UK is increasing; indeed, according to the Office for National Statistics, by the year 2037 one in 12 of the population will be over 80 years old, more than doubling the 2012 figures. This will present an important local and national policy issue, especially for the elderly living in rural areas of East Sussex as more people that age are likely to be driving and will have the need to drive due to poor public transport. There has been a 72% increase in the number of licence holders over the age of 70 in the last 20 years and this figure is expected to rise dramatically. According to research undertaken on behalf of the Institute of Advanced Motorists, based on conservative estimates, there will be almost two million drivers over the age of 80 years old by 2032.

Chapter 4: Sustainability Issues

4.1 The following issues have derived from public consultation and advice from Rother District Council and other statutory consultees. This is not an exhaustive list of all the issues affecting the town but is a summary of the key issues raised by consultees and residents. It may not be possible to address all of them through the Neighbourhood Plan because some matters go beyond the use of land. However, they are important for context to the Neighbourhood Plan.

	Challenges facing Rye	Effect without Local Policies specific to Rye
1	Urban creep threatens green spaces and marshland Growth risks sustainability unless measures are incorporated to mitigate.	<ul style="list-style-type: none"> • Strategic policies may not protect the natural environment around and within the town • Protection and intrinsic value of undesignated countryside may be understated • There may be increasing waste and inefficiencies in waste handling system • There may be increasing consumption of natural resources • There may be deteriorating land and soil quality
2	Development could threaten the character and appearance of the landscape and townscape, with adverse impacts on settings of archaeological, historical and cultural heritage importance. Need to protect and enhance the historic buildings and natural environment and character of the parish.	<ul style="list-style-type: none"> • Important “green spaces” may be allocated for development • Use of brown field land may not be optimised • The detailed conservation of the character of Rye Citadel and its placing in Romney Marsh may not be protected • Development may not enhance Rye’s unique character • Over-development at high density may harm the townscape character • Listed and heritage buildings may not be conserved • The cultural heritage of the medieval Cinque Port may not be optimised • Suitable infrastructure and settings for Rye’s festivals and events, which do not impact on residents, may not be achieved
4	Flood risk affects over 1000 dwellings and water quality needs improvement.	<ul style="list-style-type: none"> • New development may be vulnerable to flooding • Existing flood defence system may not be maintained and enhanced • The efficient use of water may not be encouraged in new development, for example,

		<p>by using rainwater harvesting and grey water systems</p> <ul style="list-style-type: none"> • Existing sewage system and treatment works may not be maintained and enhanced • Water quality may not be improved and the risk of pollution may not be minimised • New development may not have sufficient waste storage facilities • The Parish may not have sufficient recycling facilities or domestic waste handling facilities • Waste collection systems may not be seagull proof
9	Need for improved connectivity within the Town.	<ul style="list-style-type: none"> • New and existing parts of the Town may not connect together with efficient pedestrian and cycle routes
10	Increasing traffic and related pollution with adverse impact on air quality.	<ul style="list-style-type: none"> • There may be increased impacts of traffic speed and adverse impacts on pedestrian safety • There may be increased constraints on parking • The use of clean technologies; such as electric car facilities may not be encouraged • A reduction in through traffic may not be achieved • A shift to walking and cycling from private cars may not be encouraged by locating new development in accessible sites
11	Need to protect and enhance biodiversity and wildlife habitats.	<ul style="list-style-type: none"> • Development and human activities may result in adverse impacts on natural habitats.

Chapter 5: Appraisal Framework

(This is adapted from the DaSA Scoping Report Framework, omitting decision-aiding questions not relevant to Rye and including only indicators that can be measured on a parish basis)

SA Objective		Decision-Aiding Questions	Indicators
SEA Directive topics: Population, Human Health			
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	Does the option/policy? Deliver affordable, sustainable housing Deliver development that is in keeping with local character Deliver development to meet local housing need Support sympathetic accommodation of housing growth in sustainable locations Provide for an appropriate mix and range of housing where it is needed Appear likely to be viable, particularly in order to ensure the required proportion of affordable housing is achievable Ensure new development is designed so as to make good quality place for people to live. Provide an opportunity for sustainable building. Incorporate an appropriate housing mix Meet any identified needs for specialist (e.g. older persons) housing Result in the loss of land to another use that is currently, previously or could potentially have been valuable for residential purposes?	Delivery of affordable units Number of completions
SEA Directive topics: Human Health			
2	Improve the health and wellbeing of the population and reduce inequalities in health	Does the option/policy? Provide good access to health care and facilities (GP surgeries, dentist, hospitals) Protect and, where appropriate, increase provision of, and access to, leisure, natural green space and green/blue infrastructure, cultural activities, open space and recreation facilities Promote physical activity and vibrant neighbourhoods Have scope and potential to increase accessibility to recreation facilities, open space and accessible natural & semi-natural green space via on-site	Residents within 20 minutes' travel time of different sports facilities Provision of, and access to, natural or semi-natural green space and green/blue infrastructure (Application of green space standards, as outlined in RDC CS Policy CO3 and RDC GI Study)

		<p>provision to support healthy lifestyles</p> <p>Have scope and potential for on-site provision of health facilities (where appropriate)</p> <p>Have scope and potential to create or enhance walking and cycling routes, both on-site and off-site, to enhance healthy lifestyles</p> <p>Access the PROW network</p> <p>Add to or improve PROW network</p> <p>Avoid adverse impacts of noise pollution, especially at night</p> <p>Avoid proximity to landfill, contamination, industrial, and other polluting neighbours</p> <p>Promote sites in proportion to the scale of the settlement, facilitating integration of new residents.</p>	% parish residents in bad or very bad health
3	Reduce crime and fear of crime	<p>Does the option/policy?</p> <p>Reduce actual levels of crime</p> <p>Reduce fear of crime</p> <p>Ensure sites are designed in such a way as to reduce crime and fear of crime</p> <p>Incorporate a degree of informal surveillance/overlooking</p> <p>Have a reasonable proximity to a police station.</p>	<p>Recorded crime rates in Rye</p> <p>Indices of Multiple Deprivation score (crime) for Rye</p>
SEA Directive topics: Population, Human Health			
4	Reduce deprivation and social exclusion	<p>Does the option/policy?</p> <p>Reduce poverty and social exclusion in those areas most affected</p> <p>Promote development with good proximity to facilities, services and schools.</p> <p>Promote effective integration with existing communities and external development.</p>	Indices of Multiple Deprivation score for Rye (all categories)
5	Raise educational achievement levels and develop the opportunities for lifelong learning	<p>Does the option/policy?</p> <p>Enhance opportunities for adult education</p> <p>Have good accessibility to schools, colleges, universities, lifelong learning, and libraries.</p>	Indices of Multiple Deprivation score (Education skills & training) for Rye
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	<p>Does the option/policy?</p> <p>Stimulate economic growth, particularly in priority regeneration areas</p> <p>Provide a diverse range of jobs that meets local needs</p> <p>Support the rural economy</p> <p>Ensure the correct mix of skills to meet</p>	<p>Number of VAT registered business</p> <p>Amount of land for employment</p> <p>Loss of employment</p>

		<p>the current and future needs of local employers</p> <p>Increase provision of better quality jobs / skilled employment</p> <p>Support increased employment in low impact sectors</p> <p>Provide on-site employment opportunities</p> <p>Develop with good access to existing and planned employment opportunities</p> <p>Support economically active, especially high skilled, residents to stay or move locally</p> <p>Promote a sustainable and buoyant tourism sector, including by fostering heritage based tourism/regeneration and or eco-tourism where appropriate (subject to requirements of Objective 14)</p> <p>Avoid negative impact upon economic, tourist or heritage assets</p> <p>Result in the loss of land to another use that is currently, previously or could potentially have been valuable employment/business uses?</p>	<p>land to retail</p> <p>Permissions for B class uses</p> <p>Tourism visitor numbers</p> <p>Broadband speeds .</p> <p>Indices of Multiple Deprivation Score (Employment) for Rye</p> <p>% parish unemployed</p>
SEA Directive Topics: Population, Material Assets, Air, Climate Factors			
7	Improve accessibility to services and facilities for all ages across the District	<p>Does the option/policy?</p> <p>Have good access to shops, services, educational and medical facilities, pubs, community hall, play areas, sports pitches, places of worship, library, nursery, petrol filling station.</p> <p>Have scope to facilitate the above via on or off-site provision.</p> <p>Improve accessibility, particularly in the rural areas of the District</p> <p>Support delivery of quality public transport</p> <p>Enhance the PRow and cycle network</p> <p>Support the timely delivery of infrastructure needs associated with new development</p> <p>Encourage the provision of services and facilities in accessible locations</p> <p>Help support the continued viability of services.</p>	<p>Distance to key services</p> <p>% households within 30 minutes' public transport of: - GP - Hospital - Primary & secondary school - Employment - Major retail centre</p> <p>% completed retail, office & leisure development in centres</p>
SEA Directive topics: Human Health, Cultural Heritage			
8	Encourage and facilitate increased engagement in cultural and leisure activities	<p>Does the option/policy?</p> <p>Improve accessibility to cultural and leisure activities</p> <p>Afford good access to community</p>	<p>Visits to local cultural attractions such as the Citadel</p>

		<p>facilities, such as community hall, play areas, sports pitches, places of worship, library, theatres, cinemas, galleries, etc. Have scope to facilitate the above via on or off-site provision.</p> <p>Increase the number of cultural enterprises / organisations in the parish.</p> <p>Result in the loss of land to another use that is currently, previously or could potentially have been valuable cultural and leisure uses?</p>	<p>Access to natural and semi-natural green space –</p> <p>Application of Open Space Standards</p>
SEA Directive topics: Material Assets, Air, Climatic Factors, Biodiversity, Soil			
9	Improve efficiency in land use and encourage the prudent use of natural resources	<p>Does the option policy?</p> <p>Use land in sustainable locations that has been previously developed in preference to greenfield sites</p> <p>Re-use buildings and materials</p> <p>Maximise potential for providing facilities, i.e. from larger sites</p> <p>Apply suitable density standards to ensure the best use of developable land in appropriate locations</p> <p>Have potential to layout site to maximise energy efficiency (e.g. solar gain)</p> <p>Have availability of utility services on site (water, electricity, sewerage, etc)</p>	% additional homes on previously developed land
SEA Directive topics: Material Assets, Air, Climatic Factors, Human Health, Biodiversity			
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	<p>Does the option/policy?</p> <p>Improve travel choice</p> <p>Reduce the need for travel by car / lorry</p> <p>Reduce the need to travel for commuting</p> <p>Have access to public transport (buses, train services) and non-car modes to access services.</p> <p>Have access to pedestrian & cycle routes for localised leisure opportunities</p> <p>Have highway capacity.</p> <p>Improve air quality</p> <p>Not worsen or, where practicable, mitigate traffic congestion</p>	Background levels of air pollutants along the A259
SEA Directive Topics: Climatic Factors, Material Assets			
11	Reduce emissions of Greenhouse gases	<p>Does the option/policy?</p> <p>Reduce emissions through reduced travel, energy consumption</p> <p>Promote renewable energy generation</p> <p>Promote community involvement, understanding & action on climate change</p> <p>Help reduce greenhouse gas emissions</p>	<p>Traffic levels on key routes</p> <p>Number of green energy schemes permitted</p>

		<p>through reducing car travel.</p> <p>Have potentially negative air quality impact upon the natural environment by increasing traffic on roads (in particular within 200m of sensitive designated habitats).</p> <p>Have scope and potential to create or enhance walking and cycling routes, both on-site and off-site, to provide alternatives to car travel</p> <p>Promote reduced energy use in new development (waste management and reduce energy demand from non-renewable resources).</p> <p>Have potential for energy generation from renewable resources, including microgeneration as part of the energy requirements of new development</p> <p>Have potential to maximise passive solar gain</p> <p>Net Loss / Gain of Trees</p>	
SEA Directive Topics: Climatic Factors, Material Assets, Water, Human Health			
12	Minimise the risk of flooding and resulting detriment to people and property	<p>Does the option/policy?</p> <p>Reduce the proportion of properties at risk of flooding in the District</p> <p>Avoid locations within flood zones, including EA Flood zones, EA defined areas of surface water risk and Local Surface Water Management Plans/SFRA identified issues of localised flooding.</p> <p>Ensure that appropriate flood risk protection measures are in place to protect well-being.</p> <p>Avoid exacerbating flood risk off-site by increasing run-off</p> <p>Provide scope for, and promotion /adoption of SuDS.</p>	<p>Properties at risk from flooding</p> <p>Planning permissions granted contrary to EA advice on flood defence grounds</p>
SEA Directive Topics: Water, Human Health, Material Assets, Climatic Factors			
13	Maintain, improve and manage water resources in a sustainable way	<p>Does the option/policy?</p> <p>Protect & improve water quality (groundwater and surface water)</p> <p>Require the use of water efficiency measures</p> <p>Minimise the risk of pollution to water sources</p> <p>Avoid locations within groundwater source protection zones/aquifer.</p> <p>Avoid risk of pollution run-off into adjacent or nearby river network (including ordinary watercourses)</p>	<p>The Rivers Rother, Brede and Tillingham achieving High or Good chemical and biological water quality (passing Water Framework Directive criteria).</p>

		<p>Ensure new development has sufficient sewerage and waste water treatment capacity to avoid harm to water quality</p> <p>Implement SuDS where appropriate to avoid run-off of polluted water to water courses or aquifers</p> <p>Ensure any SuDS includes scope to enhance and enrich habitats and amenity value.</p>	
SEA Directive topics: Biodiversity, Flora, Fauna			
14	Conserve and enhance biodiversity and geodiversity	<p>Does the option/policy?</p> <p>Avoid harm to protected areas and designated sites (international, national, local), with protection appropriate to their status.</p> <p>Address potential adverse impacts identified within the HRA process, (including potential adverse impacts from recreational pressure upon the integrity of the Dungeness complex of international sites)</p> <p>Provide green space, green or blue infrastructure which has added value via reducing pressure on international sites.</p> <p>Have scope to enhance and extend designated and locally valued habitats and species</p> <p>Have scope to prevent and, where appropriate, reverse habitat fragmentation.</p> <p>Ensure the location and design of sites does not cause the further fragmentation of habitats and protects and enhances network routes for flora and fauna movement (including corridor and stepping stone features such as hedges, ditches and ponds)</p> <p>Have scope to establish or maintain a network of protected areas to maintain both the distribution and abundance of threatened species and habitats</p> <p>Avoid harm to Ancient Woodland</p> <p>Acknowledge and protect important trees, particularly mature specimens and TPOs.</p> <p>Acknowledge proximity to Biodiversity Opportunity Areas and scope to develop opportunities.</p> <p>Avoid net loss of biodiversity</p> <p>Avoiding damaging impacts to geo-</p>	<p>Number & area of designated sites</p> <p>Condition of designated sites including SSSI in favourable, unfavourable recovering, unfavourable declining and unfavourable.</p> <p>Proportion of local sites that are in beneficial management.</p> <p>Area (ha) of designated sites and reserves infringed by Planning applications</p> <p>Number of Tree Preservation Orders (TPOs) in place –</p> <p>Traffic levels on key routes within 200m of designated sites</p>

		<p>diversity</p> <p>Support landscaping that enhances native biodiversity</p> <p>Have a positive nature conservation plan.</p>	
SEA Directive Topics: Landscape, Cultural Heritage, Soils			
15	Protect and enhance the high quality natural and built environment	<p>Does the option/policy?</p> <p>Ensure protection and enhancement of the AONB and respect the key features and characteristics of the High Weald AONB and its setting.</p> <p>Protect, enhance and avoid negative impacts upon sites & features of historical, archaeological, or cultural interest (including conservation areas, listed buildings, scheduled ancient monuments, archeologically sensitive areas (ASAs))</p> <p>Minimise adverse visual impact on landscape setting of towns and rural settlements</p> <p>Respect the historical settlement context.</p> <p>Promote development in character with the area</p> <p>Seek to ensure that development is in keeping with the landscape character, including National and Local Landscape Character Areas.</p> <p>Avoid negative impacts on coastal and marine environment including seascapes, protected marine areas and undeveloped coast.</p> <p>Protect of gaps and avoid the coalescence of settlements.</p> <p>Promote development that is in scale and proportionate to host settlement</p> <p>Ensure building design, arrangement and materials used complement and add to character of area.</p> <p>Promote sites that are well planned or soft landscaped in such a way as to positively enhance the environment.</p> <p>Ensure that development is not at risk from land instability</p>	<p>Number of Conservation Areas</p> <p>Number of Listed Buildings</p> <p>Number of Scheduled Ancient Monuments</p> <p>Listed Buildings of Grade I and II* at risk</p> <p>% Scheduled Ancient Monuments at Risk ·</p> <p>% of Listed Buildings at risk ·</p> <p>Conservation Area with an up-to-date character appraisal</p>
SEA Directive Topics: Material Assets			
16	Reduce waste generation and disposal, and achieve the sustainable management of waste	<p>Does the option/policy?</p> <p>Help reduce waste and facilitate recycling in construction and operation.</p> <p>Encourage composting.</p> <p>Encourage development self-sufficient</p>	<p>Number of planning permissions with waste storage / recycling / composting facilities</p>

		<p>in waste management.</p> <p>Have good proximity to a household waste facility.</p> <p>Have good proximity to a 'bring' recycling point</p>	
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Concluding Section

Potential Mitigation	Potential to mitigate negative effects and enhance positive effects.
Cumulative and Synergistic Affects	Above factors may interact in a synergistic way and may increase cumulative affects either positively or negatively.
SA Conclusions	Derived from above factors

The scoring of policies and their alternatives is as follows:

- ++** **significant positive effect,**
- +** **partial positive effect,**
- ?** **uncertain effect,**
- **partial negative effect,**
- **significant negative effect,**
- n/a** **not applicable.**

Chapter 6: Appraisal of the Rye Neighbourhood Plan

Vision and Objectives

- 6.1 The vision for the Rye Neighbourhood Plan is ‘a thriving town for the 21st Century’ and the strategic objective is:

“to plan a strategic and coherent development of Rye with the aim of improving the economic and social well-being of the community, considering in particular its role as a market town, a centre for tourism, leisure and culture; its enterprise and its commercial and fishing port, all in the context of its historic maritime character, which should be conserved and its vulnerability to flooding”.

- 6.2 There are also four detailed Neighbourhood Plan objectives to meet this vision. These have been appraised against the objectives of this Sustainability Appraisal to identify any potential impacts (see Appendix E). This appraisal demonstrates that the Neighbourhood Plan objectives all have an overall positive impact on the sustainability of Rye.

Policies

- 6.3 The Sustainability Appraisal then assesses the proposed criteria-based policies in version 10 of the Plan (Pre-Submission Consultation) against the policies in version 11 of the Plan (Submission) and the option of not having a policy covering that subject area. The appraisal demonstrates that all these policies have an overall positive impact on the sustainability of Rye and in some cases the version 11 wording improves the scoring against the sustainability objectives.

Sites

- 6.4 The site assessment work is set out in the Site Assessment Document (RNP Support 2). The Sustainability Appraisal assesses the potential sites against the sustainability objectives.

Approach to the Development Boundary

- 6.5 The Rother Core Strategy Policy OSS2 confirms that development boundaries differentiate between areas where most forms of new development would be acceptable and where they would not. The development boundary for Rye was set in the 2006 Local Plan and takes account of the existing pattern of settlement and important ‘gaps’ of countryside between Rye and adjacent settlements which are of environmental value. Importantly it also concentrates new development in locations close to the town centre and its

facilities, thus reducing the need for residents and other users of this development to travel, especially by private car. Whether a proposed site was inside or outside the development boundary was therefore considered to be an important sustainability consideration and is given significant weight in the Appraisal.

Flood Risk

- 6.6 This Appraisal takes into account the findings of the Rye Neighbourhood Plan - Sequential and Exception Flood Risk Tests support paper which accompanies the Plan, but also informs the assessment of whether there are other reasonably available sites appropriate for the proposed development. The PPG states:

“A local planning authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the Strategic Flood Risk Assessment to apply the Sequential Test and the Exception Test where necessary. This can be undertaken directly or, ideally, as part of the sustainability appraisal. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments”. Paragraph: 022
Reference ID: 7-022-20140306 Revision date: 06 03 2014

- 6.7 The Sequential Test and Exception Tests support paper demonstrates that there is no scope for diverting potential development from sites of high risk to low because the lower flood risk sites are not reasonably available sites appropriate for the proposed development due primarily to their relative distance from services and because they are greenfield sites outside the development boundary.
- 6.8 Therefore, an Exception Test has been applied to each site being put forward for allocation which demonstrates that there are wider sustainability benefits of development on the sites which outweigh the risk of flooding. Detailed Site Specific Flood Risk Assessments (SSFRA) have been carried out on all of these sites for previously proposed development which demonstrate that measures can be undertaken to ensure that the site is made safe for its lifetime. These SSFRAs will need to be reviewed once detailed development proposals for each site are established to ensure that suitable and robust measures can be incorporated into any given development plan to minimise the impact of flooding to both the properties and people to an acceptable level, over the lifetime of the design.

6.9 The Sustainability Appraisal of the sites is summarised below:

Site	SA Conclusion
No SHLAA Ref: Lower School Site, Udimore Road	Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.
No SHLAA Ref: Gibbet Marsh Car Park, Udimore Road	Sustainable site in accessible location on land used for parking and amenities outside the Development Boundary. The case for extending the boundary is in the Site Assessment Paper. Flood mitigation will be necessary. Potential biodiversity impacts.
No SHLAA Ref: Land to the west of Station Approach	Very sustainable site in highly accessible location on previously developed land within the Development Boundary.
RY3: Rock Channel Site A	Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.
RY7: Former Council Depot, Cyprus Road	Very sustainable site in highly accessible location on previously developed land within the Development Boundary.
RY18: Former Tilling Green School	Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.
RY19 (-): Former Freda Gardham School RNP allocates only the footprint of the former school and swimming pool while excluding the surrounding green areas	Sustainable site in accessible location on previously developed land (former school) outside the Development Boundary. Case for including the proposed change is in the Site Assessment paper. No development permitted until the Eastern Rother Tidal Walls Scheme is completed. Potential biodiversity impacts.
RY36: Winchelsea Road East	Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.

RY53: Winchelsea Road West	Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.
RY21: Land rear of Love Lane	Less sustainable site which is accessible but Greenfield and outside Development Boundary.
RY26: Land at Glencose Farm, West Undercliff	Less sustainable site which is accessible but Greenfield and outside Development Boundary with flood mitigation necessary.
RY38: Land South of Thomas Peacock School	Less sustainable site which is accessible but Greenfield and outside Development Boundary with flood mitigation necessary.
RY42: Land north of Thomas Peacock School	Less sustainable site which is accessible but Greenfield and outside Development Boundary and flood mitigation might be necessary.
RY12: Land North Gateborough Farm	Unsustainable site which is accessible but Greenfield and outside Development Boundary and within the AONB and with flood mitigation necessary
RY17 Land west of Oast House Drive	Unsustainable site that is relatively remote from facilities, Greenfield and outside the Development Boundary.
RY22: Land east of Tilling Green Estate	Unsustainable site which is accessible but Greenfield and outside Development Boundary and within AONB with flood mitigation necessary.
RY23: Land south of Rock Channel	Unsustainable site in reasonably accessible location but Greenfield in the Strategic Gap and flood mitigation necessary.
RY27: Land adjacent 136 New Winchelsea Road	Unsustainable site that is relatively remote from facilities, Greenfield and outside the Development Boundary and flood mitigation necessary.
RY39: Land south west of Rye	Unsustainable site which is accessible but Greenfield and outside Development Boundary, within a Site of Nature Conservation Interest and AONB and with flood mitigation necessary
RY17 Land west of Valley Park	Unsustainable Greenfield site excluded from Valley Park development because of: outside Development Boundary

	<p>adjacent to the AONB subject to a proposal which was refused. RR/2017/1231/P.</p> <p>Conflicts with the Draft Rye Neighbourhood Plan (no allocation for this site as it is key “gateway” site for Rye and was considered unsuitable for development in the SHLAA.</p> <p>Potentially highly visible development (day and night) alongside the B2089 gateway into Rye,</p> <p>Would fail to integrate – visibility, lighting, traffic and adverse impact on the adjacent AONB (This was a key requirement for the earlier 5 phases of the Valley Park development.</p> <p>Local residents raised a petition against the proposal.</p>
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- 6.8 The Rye Neighbourhood Plan reflects the relative sustainability of these sites by only allocating those that have been found to be sustainable (i.e. in the green boxes above). Three sustainable sites have not been allocated - Land to the west of Station Approach; RY7: Former Council Depot, Cyprus Road and Gibbet Marsh Car Park, Udimore Road. This is because their deliverability is uncertain. They can, however, still come forward as windfall development if they become available during the Plan period as the former two sites are currently within the Development Boundary and it is proposed to extend the Development Boundary around the Gibbet Marsh car Park site.

Chapter 7: Monitoring Proposals

- 7.1 The Rye Neighbourhood Plan will be monitored by Rye Town Council at least once every 3 years, to ensure that the Plan's ambitions are delivered. At the same time the impact of the Rye Neighbourhood Plan will be monitored using the Sustainability Appraisal indicators, to ensure that the SA objectives are being met.
- 7.2 Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004 requires that:
- “(1) The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action”.
- 7.3 The “responsible authority”, in relation to a plan or programme, means the authority by which or on whose behalf it is prepared. Given that a Neighbourhood Plan is formally ‘made’ part of the Development Plan by Rother District Council at the end of the process, it would seem likely that the District Council is the responsible body in the terms of these Regulations. The monitoring results should therefore be reported in the local planning authority's Annual Monitoring Report.

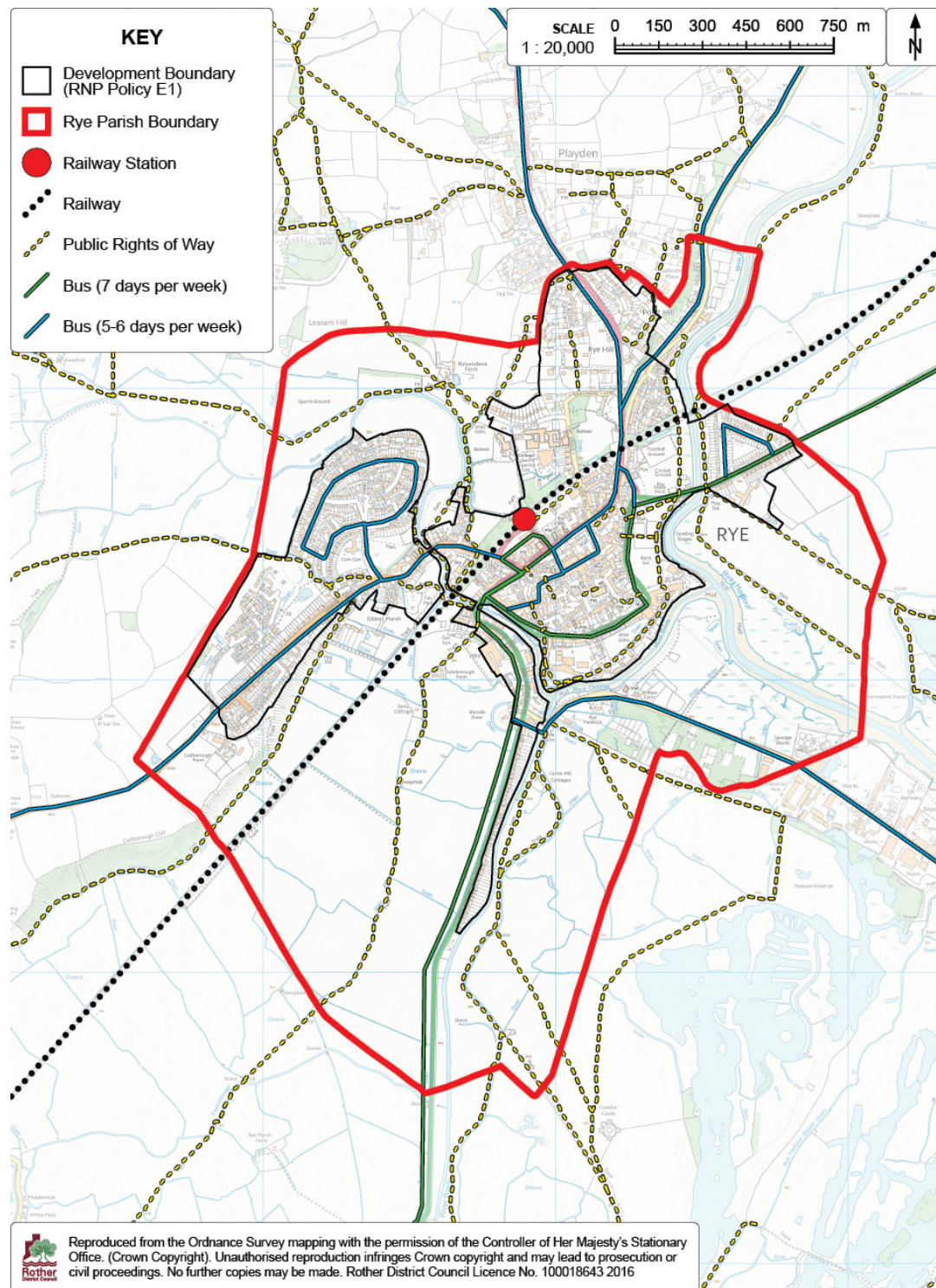
Chapter 8: Next Steps

- 8.1 This Environmental Report will be submitted to Rother DC alongside the revised Rye Neighbourhood Plan; the Flood Risk Sequential and Exception Test Report; a Basic Conditions Statement (showing how the legal requirements for a Neighbourhood Plan have been met); and a 'Consultation Statement' that describes issues or concerns raised through the various consultations and how these have been addressed.
- 8.2 Rother District Council will then 'publicise' these documents so that stakeholders can make representations that may then be considered at Examination.
- 8.3 Rother District Council, in consultation with Rye Town Council, will then appoint an independent Examiner to carry out this Examination. If this is successful, then the District Council will hold a Referendum of all Rye residents on the electoral roll to determine whether they wish the Neighbourhood Plan to be used to help determine planning applications. If more than 50% of those who vote agree then the Neighbourhood Plan will be 'made' part of the statutory development plan.
- 8.4 As and when the Rye Neighbourhood Plan is 'made' a 'Strategic Environmental Assessment Statement' will be published alongside it which will include the measures required to ensure environmental monitoring.

APPENDICES

- Appendix A – Designated Neighbourhood Area for Rye
- Appendix B - Screening Opinion from Rother District Council
- Appendix C – List of Other Plans and Programmes
- Appendix D – Consultation and responses to Scoping Report
- Appendix E – Appraisal Framework Tables
- Appendix F - Checklist of SEA Requirements

Appendix A – Designated Neighbourhood Area for Rye



Appendix B - Screening Opinion from Rother District Council and Scoping Report

Screening Opinion

Email 15/09/15 at 10:47 AM

Anthony,

As discussed I've had a discussion with a few colleagues on a number of issues concerning Rye's NP. Given recent interest from developers in the locality the evidence base underpinning the NP will come under greater scrutiny especially during Examination.

Strategic Environmental Assessment

Following screening, Rother District Council is of the view that Rye Neighbourhood Plan does require an SEA. RDC has consulted with the statutory environmental bodies (SEBs) – Natural England, the Environment Agency and Historic England as part of this process. Both Natural England and Historic England are also of the view that SEA is required while the EA make no comment (although welcoming opportunity for involvement in the development of the Neighbourhood Plan itself). Rother DC is liaising further with the SEBs regarding the scope of Neighbourhood Plan SEAs and will advise in due course (within 4 weeks) which matters should be considered as part of the SEA....

Norman Kwan
Principal Planning Officer - Strategy and Planning,
Rother District Council

Scoping Report

A Scoping Report was produced by Rother District Council in August 2016. In paragraph 1.6.1 it states:

"The Framework is developed as a basis for consideration of sites in the Rother District area. Therefore, in addition to being relevant to the RDC Development & Site Allocations Plan, it is also considered applicable to Neighbourhood Plans produced within the District".

In paragraph 1.6.8 it further states:

"Regarding Stage B for Neighbourhood Plans (as set out in Figure 2 above), the framework within this DASA SA Scoping Report may usefully set the SEA Framework for the Neighbourhood Plan. This will provide the benefit of consistency across the District and the County (since the SA objectives were originally agreed at a County level)".

This Scoping Report was therefore used to scope the SEA of the Rye Neighbourhood Plan. It can be viewed at <http://www.rother.gov.uk/CHttpHandler.ashx?id=26382&p=0>

Appendix C – List of Other Plans and Programmes

International
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment
Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
Directive 2009/147/EC on the conservation of wild birds
Air Quality Directive (2008/50/EC)
National
Localism Act 2011
National Planning Policy Framework 2018
National Planning Practice Guidance – live document frequently updated
Housing White Paper February 2017
A Green Future: Our 25 Year Plan to Improve the Environment 2018
Regional
A Strategic Economic Plan for the Southeast the Local Enterprise Partnership 2016
Sussex Biodiversity Partnership – From Rio to Sussex Action for Biodiversity – a biodiversity action plan for Sussex 1998
Sussex Biodiversity Opportunity Areas 2009
Environment Agency Catchment Flood Management Plan
East Sussex Local Transport Plan 2011-26
Historic Environment Record for East Sussex
Rother District
Rother Local Plan Core Strategy 2014
Development and Site Allocations Plan – Consultation Draft 2016
The Green Infrastructure Study is a background evidence study for the Rother Local Plan (2011-2028). Its purpose is to draw on relevant sources to identify spaces that contribute to green infrastructure in the district and to identify potential opportunities for future green infrastructure provision.
Landscape Assessments have been carried out for the Rother Local Plan for strategic development areas around Bexhill and the Hastings Fringes and for the Market Towns and Villages in order to assist consideration of the development strategy.
A Strategic Flood Risk Assessment has been prepared by Rother District Council, together with its consultants, Scott Wilson and in consultation with the Environment Agency.
Habitat Regulations Assessment (HRA) - The purpose of a HRA is to assess the impacts of a land-use plan, in combination with the effects of other plans and projects, against the conservation objectives of a European nature conservation site, also known as the Natura 2000 network; and to ascertain whether that plan would adversely affect the protection or integrity of such a site. This was carried out for the Rother Local Plan and includes the quantum of development in Rye.
A 'Low Carbon & Renewable Potential Study' has been prepared for Rother District Council by Scott Wilson in association with Drivers Jonas and Thamesway Energy to help in the development of policies for a low-carbon future.
Rye Parish
Rye Extensive Urban Survey – Roland Harris

Appendix D: Policy Wording in Version 10 (Pre-submission) and Version 11 (Submission) Rye Neighbourhood Plan

(red text in V10 is not included or has been changed in V11, blue text in V11 was not included in V10 or has been changed)

Policy	Version 10 (Regulation 14)	Version 11 (Regulation 16)
H1	<p>Policy H1 Housing Allocations</p> <p>To meet the Rother Core Strategy housing target for Rye the following sites, as delineated on the Policies Map, are allocated for development subject to the criteria in policies H2-H8 and other relevant development plan policies:</p> <ul style="list-style-type: none"> a. H3 - Former Tilling Green School for 10 dwellings b. H4 - Rock Channel for 35 dwellings c. H5 - Winchelsea Rd East for 10 dwellings d. H6 - Winchelsea Rd West for 20 dwellings e. H7 - Freda Gardham School for 35 dwellings f. H8 - Lower School Site for 50 dwellings <p>These allocations would provide a total of 160 dwellings.</p>	<p>Policy H1 Housing Allocations:</p> <p>To meet the Rother Core Strategy housing target for Rye the following sites, as delineated on the Policies Map, are allocated for development subject to the criteria in policies H2-H8 and other relevant development plan policies:</p> <ul style="list-style-type: none"> a. H3 - Former Tilling Green School for up to 20 dwellings b. H4 - Rock Channel for 30 dwellings c. H5 - Winchelsea Rd East for 10 dwellings d. H6 - Winchelsea Rd West for 20 dwellings e. H7 - Freda Gardham School for 30 dwellings f. H8 - Lower School Site for 50 dwellings <p>These allocations would provide a total of 160 dwellings</p>
H2	<p>Policy H2 Housing Mix</p> <p>The housing developments allocated under H1 shall include:</p> <ul style="list-style-type: none"> a. 30% of the units as affordable housing to meet local needs as required under Rother Core Strategy Policy LHN2. The layout and design of affordable housing will be appropriately integrated into each development so affordable housing is indistinguishable from the equivalent market housing. Affordable housing should be spread carefully through the development, not isolated in specific blocks. b. Housing of a size, type and mix which will reflect both current and projected housing needs for Rye, including dwellings suitable for elderly occupants and smaller units (1 and 2 bedrooms) for younger people and those looking to downsize their accommodation. 	<p>Policy H2 Housing Mix:</p> <p>The housing developments allocated within this Plan shall include:</p> <ul style="list-style-type: none"> a. Affordable housing which will be appropriately integrated into each development so that it is indistinguishable from the equivalent market housing. Affordable housing should be spread carefully through the development, not isolated in specific blocks; and b. Housing of a size, type and mix which will reflect both current and projected housing needs for Rye, including dwellings suitable for elderly occupants and smaller units (1 and 2 bedrooms) for younger people and those looking to downsize their accommodation.
H3	<p>Policy H3 Former Tilling Green School</p> <p>The former Tilling Green school site is</p>	<p>Policy H3 Former Tilling Green School is allocated for a development of up to 20</p>

	<p>allocated for a development of some 10 dwellings and a community centre (475 sq m) subject to the following criteria:</p> <ol style="list-style-type: none"> The community centre is to be retained in-situ or re-provided before the dwellings are occupied; If the community centre is re-provided it shall face onto Mason Road to make a more community inclusive and accessible facility; The design of new development shall be sympathetic to the building form and materials used in surrounding buildings and provide appropriate private gardens for the dwellings and public open space for the community centre; Access and car parking should be provided according to appropriate standards; and Flood risk is to be mitigated by a SUDS for surface water and improved sewerage to cope with the additional flows. This must alleviate historical surface water flows and ponding in Mason Road. 	<p>dwellings and a community centre (up to 500 sq m) with up to 10% being self /custom build subject to the following criteria:</p> <ol style="list-style-type: none"> The community centre is to be retained in-situ or re-provided before the dwellings are occupied; If the community centre is re-provided it shall face onto Mason Road to make a more community inclusive and accessible facility; The design of new development shall be sympathetic to the building form and materials used in surrounding buildings and provide appropriate private gardens for the dwellings and public open space for the community centre; Car parking should be provided according to appropriate standards and an approved access provided; Flood risk is to be mitigated by a SUDS for surface water and improved sewerage to cope with the additional flows. This must alleviate historical surface water flows and ponding in Mason Road; and Any development may need to be informed by an Ecological Impact Assessment (EclA), in line with BS42020:2013 and CIEEM guidance.
H4	<p>Policy H4 Site A Rock Channel Site A at Rock Channel is allocated for a mixed use development of 20-35 dwellings in this location, subject to the following criteria:</p> <ol style="list-style-type: none"> The design of new development shall be innovative and of high architectural quality, having regard to its riverside location, with green spaces and improved and accessible riverside walks; Access to the site will be via the existing track on the west side of the site, upgraded as necessary, with an improved access point onto the A259 as required by the Local Highway Authority; the development shall be designed to minimise and mitigate flood risk 	<p>Policy H4 Rock Channel Site A is allocated for a mixed use development of 30 dwellings in this location, subject to the following criteria:</p> <ol style="list-style-type: none"> The design of new development shall be innovative, of high architectural quality to enhance setting against the Rye Conservation Area and having regard to its riverside location, with green spaces and improved and accessible riverside walks; Access to the site will be via the existing track on the west side of the site, upgraded as necessary, with an improved access point onto the A259 as required by the Local Highway Authority; the development shall be designed to minimise and mitigate flood risk

	<p>including appropriate surface and waste water drainage; and</p> <p>d. The development will draw on the principles, objectives and sustainability appraisal of the Rock Channel 2005-2007 planning briefs in relation to Site A.</p>	<p>including appropriate surface and waste water drainage;</p> <p>d. development of the location will need to be undertaken on a comprehensive basis and/or according to an overall masterplan;</p> <p>e. any development may need to be informed by an Ecological Impact Assessment (EclA), in line with BS42020:2013 and CIEEM guidance; and</p> <p>f. Occupation of the development is phased to align with the delivery of sewerage infrastructure.</p>
H5	<p>Policy H5 Winchelsea Road [East Side]</p> <p>Winchelsea Road (East Side) is allocated for a mixed use development with up to 10 dwellings across the broad location, car parking or B1 employment subject to the following criteria:</p> <p>a. development of the location will need to be undertaken on a comprehensive basis and/or according to an overall masterplan;</p> <p>b. the design shall be of high architectural quality and create a strong sense of place;</p> <p>c. buildings shall be orientated to allow views to the cliff face, maximise visual permeability, and protect longer views from the countryside towards the Citadel; and</p> <p>d. the development shall be designed to minimise and mitigate flood risk.</p>	<p>Policy H5 Winchelsea Road [East Side] is allocated for a mixed use development with up to 10 dwellings across the broad location, car parking or B1 employment subject to the following criteria:</p> <p>a) development of the location will need to be undertaken on a comprehensive basis and according to an overall masterplan;</p> <p>b) the design shall be of high architectural quality and create a strong sense of place to enhance its setting against the Rye Conservation Area and having regard to its riverside location;</p> <p>c) there should be provision for riverside green spaces and access for the England Coastal Path (Eastbourne to Camber);</p> <p>d) any scheme shall enable views from the South to the cliff face, maximising visual permeability, and with roof heights set not to obstruct longer views from the countryside towards the Citadel;</p> <p>e) the development shall be designed to minimise and mitigate flood risk and enable efficient drainage; and</p> <p>f) any development may be informed by an Ecological Impact Assessment (EclA), in line with BS42020:2013 and CIEEM guidance.</p>
H6	<p>Policy H6 Winchelsea Road [West Side]</p> <p>Winchelsea Road (West Side) is allocated for a mixed use development of up to 20 dwellings and B1 employment subject to</p>	<p>Policy H6 Winchelsea Road [West Side] is allocated for a mixed use development of up to 20 dwellings and B1 employment subject to the following criteria:</p>

	<p>the following criteria:</p> <ul style="list-style-type: none"> a. development of the location will need to be undertaken on a comprehensive basis and/or according to an overall masterplan; b. the design shall create a strong sense of place; c. buildings shall be orientated to allow views through to the marsh to the south-west; and d. the development shall be designed to minimise and mitigate flood risk. 	<ul style="list-style-type: none"> a. development of the location will need to be undertaken on a comprehensive basis and/or according to an overall masterplan; b. the design shall create a strong sense of place; c. buildings shall be orientated to allow views through to the marsh to the south-west; d. the development shall be designed to minimise and mitigate flood risk; e. Any development may need to be informed by an Ecological Impact Assessment (EclA), in line with BS42020:2013 and CIEEM guidance; and f. Occupation of the development is phased to align with the delivery of sewerage infrastructure.
H7	<p>Policy H7 Former Freda Gardham School</p> <p>The former Freda Gardham School site is allocated for a mixed use development of up to 35 dwellings, at least 10% of which will be self /custom build subject to the following criteria:</p> <ul style="list-style-type: none"> a. the development shall not commence until the flood mitigation works planned for 2022 by the Environment Agency for the eastern bank of the River Rother (Eastern Rother Tidal Walls) have been fully implemented; b. the development shall include appropriate treatment to the south and west boundaries to protect the countryside and habitats beyond; and c. the development shall be designed to minimise and mitigate flood risk. 	<p>Policy H7 Former Freda Gardham School site is allocated for a mixed use development of up to 30 dwellings, at least 10% of which will be self /custom build subject to the following criteria:</p> <ul style="list-style-type: none"> a. the development shall not commence until the flood mitigation works planned for 2022 by the Environment Agency for the eastern bank of the River Rother (Eastern Rother Tidal Walls) have been fully implemented; b. the development shall include appropriate treatment to the south and west boundaries to protect the countryside and habitats beyond; c. the development shall be designed to minimise and mitigate flood risk and provide effective drainage; d. the layout of any development shall ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes; e. there should be adequate access to the A259; and f. any development may need to be informed by an Ecological Impact Assessment (EclA), in line with BS42020:2013 and CIEEM guidance.
H8	<p>Policy H8 Former Lower School Site</p> <p>The former Lower School Site is allocated</p>	<p>Policy H8 Former Lower School Site is allocated for up to 50 dwellings subject to</p>

	<p>for up to 50 dwellings subject to the following criteria:</p> <ol style="list-style-type: none"> the development shall be designed to minimise and mitigate flood risk; the development shall be designed to protect the natural and heritage characteristics of the site and in particular to avoid damage to the Natural England priority woodland; access to the site shall be carefully designed to be safe, accessible for pedestrians and cyclists as well as vehicles and avoid conflict with the nearby level crossing of the railway; parking provision on the site will be in accordance with local standards and avoid increasing pressure for on-street parking in the vicinity of the site. 	<p>the following criteria:</p> <ul style="list-style-type: none"> the development shall be designed to minimise and mitigate flood risk; the development shall be designed to avoid damage to the Natural England priority woodland; access to the site shall be carefully designed to be safe, accessible for pedestrians and cyclists as well as vehicles and avoid conflict with the nearby level crossing of the railway; parking provision on the site will be in accordance with local standards and avoid increasing pressure for on-street parking in the vicinity of the site; Any development may need to be informed by an Ecological Impact Assessment (EclA), in line with BS42020:2013 and CIEEM guidance; and Occupation of the development is phased to align with the delivery of sewerage infrastructure.
D1	<p>Policy D1 High Quality Design</p> <p>Development within Rye will be expected to achieve high quality design having regard to the character of the area in which the development is located, which is detailed in the Rye Character Assessment. Proposals will demonstrate how the design has had regard to the relevant development plan policies and the following principles specific to Rye:</p> <ol style="list-style-type: none"> High quality design on a human scale with a clear sense of place and connection to its surroundings Selective redevelopment which is planned comprehensively rather than piecemeal A vibrant mix of land uses such as housing, employment and retail Making the best use of the rural margins and riverfronts to reinforce the connections between the town and its landscape setting Ensuring and improving accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, reinforcing Rye as 'a connected community' with 	<p>Policy D1 High Quality Design:</p> <p>Development within Rye will be expected to achieve high quality design having regard to the character of the area in which the development is located, which is detailed in the Rye Character Assessment. Proposals will demonstrate how the design has had regard to the relevant development plan policies and the following principles specific to Rye:</p> <ol style="list-style-type: none"> Achieve high quality design on a human scale with a clear sense of place and connection to its surroundings and adhering to such principles as "secure by design"; Have regard for the distinctive topographical context, including the high prominence of roof and townscape; Protect the historic environment by recording the archaeology – by desk based assessments - relating to Rye's long history as a port, trading and agricultural centre as part of all planning applications on the development sites; Achieve selective redevelopment

	<p>pedestrian and cycle access to all</p> <p>f. Managing flood risk including pluvial (surface), fluvial (river), coastal (sea), combined sewerage and runoff and high water table/springs</p> <p>g. Providing affordable housing to meet the needs of Rye into the future</p> <p>h. Respecting and recording archaeology, particularly that relating to Rye's long history as a port, trading and agricultural centre</p> <p>i. Maintaining quality into the future through the use of sustainable and good quality materials, sound construction techniques, and planned appropriate management regimes</p> <p>j. Flexibility and innovation.</p>	<p>which is planned comprehensively rather than piecemeal;</p> <p>e. Achieve a vibrant mix of land uses such as housing, employment and retail;</p> <p>f. Make the best use of the rural margins and riverfronts to reinforce the connections between the town and its landscape setting;</p> <p>g. Ensure improved accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, reinforcing Rye as 'a connected community' with pedestrian and cycle access to all;</p> <p>h. Design dwellings to take into account the requirements to address locally specific flood-risks;</p> <p>i. Design into all developments storage facilities for recyclable materials as holding areas prior to collection;</p> <p>j. Maintain quality into the future through the use of sustainable and good quality materials, sound construction techniques, and planned management regimes; and</p> <p>k. Provide electric car charging points for all new developments.</p>
F1	<p>Policy F1 Reducing Flood Risk</p> <p>Development in areas at current or future risk from flooding will be subject to a Flood Risk Assessment which applies the 'sequential test' and 'exception test' and demonstrates that:</p> <p>a. there are no other reasonable available sites for the development;</p> <p>b. there are sustainability benefits to the community that outweigh flood risk; and</p> <p>c. the development can be made safe for its lifetime without increasing risk elsewhere.</p> <p>Flood Risk Assessments will take into account the following local characteristics:</p> <p>a. the particular geographic location of Rye at the confluence of three rivers and the coast;</p> <p>b. the planned improvements to flood defences and the need to maintain those that exist;</p>	<p>Policy F1 Reducing Flood Risk</p> <p>Development in areas at current or future risk from flooding will be subject to a Flood Risk Assessment which applies the 'sequential test' and 'exception test' and demonstrates that:</p> <p>a. there are no other reasonable available sites for the development;</p> <p>b. there are sustainability benefits to the community that outweigh flood risk; and</p> <p>c. the development can be made safe for its lifetime without increasing risk elsewhere.</p> <p>Flood Risk Assessments (FRA) will take into account the following local characteristics:</p> <p>a. the particular geographic location of Rye at the confluence of three rivers and the coast;</p> <p>b. the planned improvements to flood defences and the need to maintain those that exist;</p>

	<p>c. the need to address local sewerage systems which, in extreme conditions, experience “hydraulic overload” and may discharge untreated waste to water courses and the sea;</p> <p>d. the need to manage drainage for surface water to reduce existing flooding problems either on the site or elsewhere, taking into account the springs to the north and west of Rye which aggravate surface water and ponding and can also be the cause of soil erosion and landslip;</p> <p>e. the need to avoid any loss of or have adverse impact on any open watercourse and existing culverts and drainage ditches;</p> <p>f. the use of Sustainable Drainage Systems (SUDS) and measures such as permeable driveways, water harvesting systems and/or green roofs;</p> <p>g. the impact of any flood mitigation measures on the local habitats and wildlife, which are protected by national and international designations.</p> <p>All design to cope with flood risk will take full account of the detailed technical guidance accompanying the National Planning Policy Framework (Footnote 29)</p>	<p>c. the need to address local sewerage systems which, in extreme conditions, in order to prevent hydraulic overload may discharge diluted untreated wastewater to water courses and the sea;</p> <p>d. the need to manage drainage for surface water to reduce existing flooding problems either on the site or elsewhere, taking into account the springs to the north and west of Rye which aggravate surface water and ponding and can also be the cause of soil erosion and landslip;</p> <p>e. the need to avoid any loss of or have adverse impact on any open watercourse and existing culverts and drainage ditches;</p> <p>f. the use of Sustainable Drainage Systems (SUDS) and measures such as permeable driveways, water harvesting systems and/or green roofs; and</p> <p>g. the impact of any flood mitigation measures on the local habitats and wildlife, which are protected by national and international designations.</p> <p>All design to cope with flood risk will take full account of the detailed technical guidance accompanying the National Planning Policy Framework (Footnote 34)</p>
B1	<p>Policy B1 Business Development</p> <p>To support the economic vitality of Rye development proposals for the following will be permitted subject to other relevant development plan policies:</p> <p>a. development which regenerates or enhances the fishing and maritime and port related industries;</p> <p>b. development of micro (low footfall) businesses around the Citadel in Zone B (Figures 12 and 17);</p> <p>c. proposals for new business development especially small scale flexible office units, affordable workshops and high quality office space;</p> <p>d. development which facilitates improved</p>	<p>Policy B1 Employment and Business Development</p> <p>To support the economic vitality of Rye development proposals for the following will be permitted subject to other relevant development plan policies:</p> <p>a. development which regenerates or enhances the fishing and maritime and port related industries;</p> <p>b. development of micro (low footfall) businesses around the Citadel in Zone Blue (Figures 12);</p> <p>c. proposals for new business development especially small scale flexible office units, affordable workshops and high quality office space; and</p>

	<p>broadband access for businesses and home workers.</p> <p>Existing business floor space (particularly in the core area in Figure 17) will be safeguarded unless it can be demonstrated to the satisfaction of the Local Planning Authority that the premises are no longer suitable for business use and evidence has been submitted that demonstrates that the property has been actively marketed for at least 18 months on realistic market terms and it is shown that there is no prospect of new business occupiers being found.</p>	<p>d. development which facilitates improved broadband access for businesses and home workers.</p> <p>Existing employment and business floor space will be safeguarded unless it can be demonstrated to the satisfaction of the Local Planning Authority that the premises are no longer suitable for employment and business use and evidence has been submitted that demonstrates that the property has been actively marketed for at least 18 months on realistic market terms and it is shown that there is no prospect of new employment and business occupiers being found.</p>
B2	<p>Policy B2 Supporting Rye as a Visitor Destination</p> <p>To support the attractiveness of Rye as a place to visit, development proposals for the following will be permitted subject to other relevant development plan policies:</p> <ol style="list-style-type: none"> development that enhances the Core Town Centre Area in central Rye (See blue on the map at Figure 17), to improve visitor attraction; Proposals that support the retention of the former cattle market as a site for a traditional weekly market and daily parking; Proposals that support the maintenance of an information centre as part of the Rye Heritage Centre; Proposals that support the provision of visitor accommodation and hospitality services; and enterprises which promote “green tourism” such as walking and cycling and appreciation of the area’s natural assets. 	<p>Policy B2 Supporting Rye as a Visitor Destination</p> <p>To support the attractiveness of Rye as a place to visit, development proposals for the following will be permitted subject to other relevant development plan policies:</p> <ol style="list-style-type: none"> Development that enhances the Town Centre Area (Figure 17) and the area around (Zones Yellow and Blue in Figure 12) to improve visitor attraction and “reasons to visit”, such as that related to art, culture; festival and entertainment; Proposals that support the retention of the former cattle market as a site for a traditional weekly market and daily parking; Proposals that support the maintenance of an information centre as part of the Rye Heritage Centre; Proposals that support the provision of visitor accommodation and hospitality services; and enterprises which promote “green tourism” such as walking and cycling and appreciation of the area’s natural assets.
B3	<p>Policy B3 New Supermarket</p> <p>A site at Gibbet Marsh as delineated on the Policies Map is allocated for a convenience store of about 1,650 sq m subject to other relevant development</p>	<p>Policy B3 Further Convenience Store Provision</p> <p>A site (S1) at the Former Freda Gardham School is allocated for a petrol station and convenience store of up to 500 sq m</p>

	<p>plan policies and the following criteria:</p> <ul style="list-style-type: none"> a. Submission of a retail impact assessment demonstrating that the proposal will not have a significant adverse impact on the vitality and viability of the town centre; b. The development will be of a form, scale and height appropriate to its setting and retain or replace existing trees and other vegetation; c. The development will retain and enhance pedestrian links into the town centre to encourage linked trips; d. The development will retain the area of open space on the north-eastern portion of the site to act as an attractive transition between the development and the town centre; e. At least 150 car parking spaces will be retained / re-provided as part of the proposal and made available to customers and linked trips to the town centre; f. An improved access will be provided to the site including the ability for large delivery vehicles to enter and egress the site safely; and g. the development shall be designed to minimise and mitigate flood risk. 	<p>subject to other relevant development plan policies and the following criteria:</p> <ul style="list-style-type: none"> a. Submission of a retail impact assessment demonstrating that the proposal will not have a significant adverse impact on the vitality and viability of the town centre; b. The development will be of a form, scale and height appropriate to its setting and retain or replace existing trees and other vegetation; c. The development will retain and enhance pedestrian links into the town centre to encourage linked trips; d. The site will have a separate road access from the housing development (H7) to the South; e. The development shall be designed to minimise and mitigate flood risk; and f. Any development application may be informed by an Ecological Impact Assessment (EclA), in line with BS42020:2013 and CIEEM guidance.
T1	<p>Policy T1 Connectivity and Sustainable Transport</p> <p>Development proposals within Rye will be permitted subject to other relevant development plan policies and the following criteria:</p> <ul style="list-style-type: none"> a. The development is located close to the town centre and other community facilities to enable access to these amenities by walking and/or cycling; b. The design of new development makes the most of opportunities to improve walking or cycling facilities in and around the site, including linking with other strategic routes such as the National Cycle Network and the Greenway initiative; c. The development includes cycle parking and other facilities that would encourage users to access the site by foot or bicycle. 	<p>Policy T1 Connectivity and Sustainable Transport</p> <p>Development proposals within Rye will be permitted subject to other relevant development plan policies and the following criteria:</p> <ul style="list-style-type: none"> a. The development is located close to the town centre and other community facilities to enable access to these amenities by walking and/or cycling; b. The design of new development makes the most of opportunities to improve walking or cycling facilities in and around the site, including linking with other strategic routes such as the National Cycle Network and the Greenway initiative; c. The development includes cycle parking and other facilities that would encourage users to access the site by foot or bicycle;

	Proposals to implement all or parts of the Greenway initiative, as shown on the Policies Map, will be supported.	<p>d. Cycling will be encouraged along a proposed route alongside the Royal Military Canal; and</p> <p>e. At Rock Channel it supports the delivery of an enhanced riverside walk on the town side of the water.</p>
T2	<p>Policy T2 Car Parking</p> <p>Development proposals within Rye will be permitted subject to other relevant development plan policies and the following parking standards:</p> <p>a. new dwellings with 2, 3 or 4 bedrooms will be provided with a minimum of 2 off-street car-parking spaces per dwelling.</p> <p>b. new dwellings with more than 4 bedrooms shall be provided with a minimum of 3 off-street car-parking spaces.</p>	<p>Policy T2 Car Parking</p> <p>Development proposals which do not meet the parking standards specified below for Rye will have to justify to the Planning Authority the reasons for the lower provision:</p> <p>a) New dwellings with 1 bedroom will be provided with a minimum of 1 off street parking space per dwelling.</p> <p>b) new dwellings with 2 or 3 bedrooms will be provided with a minimum of 2 off-street car-parking spaces per dwelling.</p> <p>c) new dwellings with more than 3 bedrooms shall be provided with a minimum of 3 off-street car-parking spaces.</p> <p>All proposals will need to demonstrate provision for visitor spaces and cycle parking</p>
I1	<p>Policy I1 Community Facilities</p> <p>The following facilities are particularly valued by the community and they will be safeguarded from loss or alternative uses: Community Centres (Conduit Hill and Marley Road); Early Years facilities, Rye Leisure Centre; the Salts sports fields and facilities including Rye Bowls Club; and Rye Rugby Club.</p> <p>Development proposals that result in the loss of sites or premises currently or last used for community purposes will be refused unless:</p> <p>a. alternative provision of the equivalent or better quality is available in the local area or will be provided and made available prior to the commencement or redevelopment of the proposed scheme; or</p> <p>b. it can be demonstrated there is no reasonable prospect of retention for the current use and that no other community use of the site is suitable or</p>	<p>Policy I1 Infrastructure and Community Facilities</p> <p>In order to meet the future needs for essential infrastructure for the Community, proposals for improved utility infrastructure will be encouraged.</p> <p>The following facilities are particularly valued by the community and they will be safeguarded from loss or alternative uses: Community Centres (Conduit Hill and Marley Road); Early Years facilities, Rye Leisure Centre; the Salts sports fields and facilities including Rye Bowls Club; and Rye Rugby Club.</p> <p>Development proposals that result in the loss of sites or premises currently or last used for community purposes will be refused unless:</p> <p>a) alternative provision of the equivalent or better quality is available in the local area or will be provided and made available prior to the commencement or redevelopment of</p>

	viable.	the proposed scheme; or b) it can be demonstrated there is no reasonable prospect of retention for the current use and that no other community use of the site is suitable or viable.
E1	<p>Policy E1 Development Boundary , Strategic Gap & Setting of Rye New development in Rye will be contained within the Town’s Development Boundary as defined on the Policies Map but taking account of two adjustments proposed by this Plan. (RNP Support 1 – Sites S2 and H7)</p> <p>Outside the Development Boundary, development will be restricted to that for which a countryside location is necessary or which accords with other specific Development Plan Policies.</p> <p>Any development on the edge of Rye will be controlled to protect the designated areas surrounding Rye (Figure 26) and the Strategic Gap between Rock Channel and Rye Harbour, all with the aim of conserving and enhancing the open landscape bordering Rye that contributes to its unique historic setting.</p>	<p>Policy E1 Development Boundary, Strategic Gap & Setting of Rye</p> <p>New development in Rye will be contained within the Town’s Development Boundary as defined on the Policies Map.</p> <p>Outside the Development Boundary, development will be restricted to that for which a countryside location is necessary or which accords with other specific Development Plan Policies</p> <p>To preserve Rye’s unique setting, particular control over development will be applied to conserve and enhance the open landscape on the edges of the Town including the Strategic Gap between Rock Channel and Rye Harbour.</p>
E2	<p>Policy E2 Green Infrastructure To protect and encourage the provision of green infrastructure:</p> <p>a. the green spaces listed below and identified on the Policies Map will be safeguarded from loss or alternative uses.</p> <p>A and B: Valley Park common areas C: Masons Field D: Tilling Green Triangle E: Pottingfield Greens 1, 2 and 3 F: Gibbet Marsh – car parking and green space G: The Strand H: Rye College Sports Field I: The Church Yard J: North Salts; Middle Salts and Town Salts K: Freda Gardham old School Field L: Rye Rugby Club Field</p>	<p>Policy E2 Green Infrastructure To protect and encourage the provision of green infrastructure:</p> <p>a. the green spaces listed below and identified on the Policies Map will be safeguarded from loss or alternative uses.</p> <p>A and B: Valley Park common areas C: Masons Field D: Tilling Green Triangle E: Pottingfield Greens 1, 2 and 3 F: Gibbet Marsh – Green Space (overflow car park) G: The Strand H: Rye College Sports Field I: The Church Yard J and K: North Salts; Middle Salts and Town Salts L: Rye Rugby Club Field</p>

	<p>M: Kings Avenue Open Space</p> <p>b. Any trees lost through development are to be replaced either on the site or in close vicinity to it. As roots are vital to keep trees healthy and upright all development proposals must take into account the impact on the roots of trees to be retained and avoid damage to them.</p> <p>c. Where practical, development proposals will include improvements to local green infrastructure, particularly to improve connectivity for people and habitats.</p>	<p>b. Any trees lost through development are to be replaced either on the site or in close vicinity to it. As roots are vital to keep trees healthy and upright all development proposals must take into account the impact on the roots of trees to be retained and avoid damage to them.</p> <p>c. Where practical, development proposals will include improvements to local green infrastructure, particularly to improve connectivity for people and habitats.</p>
E3	<p>Policy E3 Heritage All development impacting on the historic built environment of Rye will be designed with regard to the characteristics set out in the Rye Conservation Area Appraisal. These include:</p> <p>a. The medieval pattern of narrow streets with most of the buildings lining the footways; the occasional recess by way of court or garden providing an interesting contrast and giving variety to the streetscene;</p> <p>b. Partially revealed 'glimpse' views created by the curve or slope of many of the streets or by passageways;</p> <p>c. Buildings largely of two or three storeys with pitched roofs in which there are often dormer windows;</p> <p>d. The high number of timber-framed buildings, with the more formal work of the medieval period being represented in the few buildings of stone;</p> <p>e. The restricted palette of materials, prevalent ones being brick, handmade clay tile (for roof or tile hanging), weather boarding, painted render and slate;</p> <p>f. The good historic street surfaces including several streets that are paved with cobbles;</p> <p>g. The highly visible and important roofscape of jumbled historic clay-tiled roofs, its impact heightened by the</p>	<p>Policy E3 Heritage and Urban Design : All development and major repairs by Highways Authorities and Utilities, impacting on the historic built environment of Rye will be designed with regard to the characteristics set out in the Rye Conservation Area Appraisal. These include:</p> <p>a. The archaeological interest of the buildings themselves;</p> <p>b. The medieval pattern of narrow streets with most of the buildings lining the footways; the occasional recess by way of court or garden providing an interesting contrast and giving variety to the streetscene;</p> <p>c. Partially revealed 'glimpse' views created by the curve or slope of many of the streets or by passageways;</p> <p>d. Buildings largely of two or three storeys with pitched roofs in which there are often dormer windows;</p> <p>e. The high number of timber-framed buildings, with the more formal work of the medieval period being represented in the few buildings of stone;</p> <p>f. The restricted palette of materials, prevalent ones being brick, handmade clay tile (for roof or tile hanging), weather boarding, painted render and slate;</p> <p>g. The good historic street surfaces including several streets that are</p>

	topography of the town.	<p>paved with cobbles;</p> <p>h. The highly visible and important roofscape of jumbled historic clay-tiled roofs, its impact heightened by the topography of the town; and</p> <p>i. The distinctive and high quality, often historic, shop fronts and advertisements.</p>
E4	<p>Policy E4 Renewable and Low Carbon Energy</p> <p>All new developments shall be required to submit an 'energy statement' proportionate to the scale of development which explains how the proposal promotes the use of renewable and low carbon energy. Measures could include the following:</p> <p>a. The installation of smart meters for gas and electricity.</p> <p>b. The fitting of solar panel systems where this is appropriate to the character of the building and the area.</p> <p>c. Systems which permit energy storage (to transfer the 11am – 2 pm generation peak of a solar panel system to the evening demand peak between 6pm and 9pm).</p> <p>d. Small scale individual and community energy generation systems including solar photovoltaic panels, biomass, anaerobic digestion and communal combined heat & power (CHP) units, ground and air source heat pumps.</p> <p>e. wood fuel systems for smoke-free woodburners.</p> <p>f. Demand response systems (rather than supply side) integrated by Virtual Power Plant (VPP) to manage the timing of peak demands for electricity.</p> <p>g. Ground source heat pump (GSHP) networks where they can be installed in new installations such as future flood defences.</p>	<p>Policy E4 Renewable and Low Carbon Energy</p> <p>All new developments shall be required to submit an 'energy statement' proportionate to the scale of development which explains how the proposal promotes the use of renewable and low carbon energy. Measures could include the following:</p> <p>a. The installation of smart meters for gas and electricity;</p> <p>b. The fitting of solar panel systems where this is appropriate to the character of the building and the area;</p> <p>c. Systems which permit energy storage (to transfer the 11am – 2 pm generation peak of a solar panel system to the evening demand peak between 6pm and 9pm);</p> <p>d. Small scale individual and community energy generation systems including solar photovoltaic panels, biomass, anaerobic digestion and communal combined heat & power (CHP) units, ground and air source heat pumps;</p> <p>e. Demand response systems (rather than supply side) integrated by Virtual Power Plant (VPP) to manage the timing of peak demands for electricity and</p> <p>f. Ground source heat pump (GSHP) networks where they can be installed in new installations such as future flood defences.</p>

Appendix E: Appraisal Framework Tables

The scoring of policies and their alternatives is as follows:

- ++ significant positive effect,
- + partial positive effect,
- ? uncertain effect,
- partial negative effect,
- significant negative effect,
- n/a not applicable

Neighbourhood Plan Objectives Table

Objective 1: Rye must continue to feel ‘compact’		
	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	-	Keeping the town compact could reduce the opportunities for housing growth.
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health 	++	Keeping the town compact will enable residents to walk and cycle to destinations within the town, improving their health and wellbeing.
<ul style="list-style-type: none"> Reduce crime and fear of crime 	n/a	
<ul style="list-style-type: none"> Reduce deprivation and social exclusion 	+	Keeping the town compact will reduce dependency on the private car which could be of benefit to those on lower incomes who may not be able to afford to run one.
<ul style="list-style-type: none"> Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a	
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities 	?	As with housing, keeping the town compact may reduce the opportunities for economic growth but it may also encourage smarter growth on brownfield sites so the overall impact is uncertain.
<ul style="list-style-type: none"> Improve accessibility to services and facilities for all ages across the District 	++	Keeping the town compact will ensure that services and facilities remain accessible.
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Keeping the town compact will ensure that cultural and leisure facilities are accessible to residents which may increase engagement in them.
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources 	++	Keeping the town compact will necessitate the efficient use of brownfield sites within the existing town and reduce car travel.
<ul style="list-style-type: none"> Reduce road congestion and pollution levels and ensure air quality 	++	Keeping the town compact will enable residents to walk and cycle to destinations within the town, reducing the need for car travel.

<ul style="list-style-type: none"> continues to improve by increasing travel choice and reducing car usage • Reduce emissions of Greenhouse gases • Minimise the risk of flooding and resulting detriment to people and property • Maintain, improve and manage water resources in a sustainable way 	n/a -- n/a	The areas of highest risk of flooding are in the centre of the existing town. This means that keeping the town compact may result in a conflict with this objective.
<ul style="list-style-type: none"> • Conserve and enhance biodiversity and geodiversity • Protect and enhance the high quality natural and built environment 	? ?	Keeping the town compact may be beneficial to the protected biodiversity and geodiversity rich sites around Rye. However, it may also put pressure on brownfield sites within the town that also have biodiversity interest. Keeping the town compact may be beneficial to the natural environment surrounding Rye. However, it may also increase pressure on the historic built environment within the town.
<ul style="list-style-type: none"> • Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	The development potential of brownfield sites within the town should take into account factors such as their biodiversity interest, their heritage value and the risk of flooding to mitigate any impacts on these objectives. If insufficient capacity is found within the town to meet housing and economic targets, then some growth outwards may be necessary.	
Cumulative and Synergistic Effects	The potential cumulative impacts of a number of sites being redeveloped in the town should be considered – for instance the potential loss of or potential to improve wildlife corridors between sites and the need to look at flood risk strategically rather than on a site by site basis.	
SA Conclusion	Overall it is considered that this Neighbourhood Plan objective has a positive impact on the sustainability of Rye.	

Objective 2: Rye must continue to act as a centre for the surrounding area

	Score	Justification
<ul style="list-style-type: none"> • Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	n/a	
<ul style="list-style-type: none"> • Improve the health and wellbeing of the population and reduce inequalities in health 	+	Continuing to act as a local service centre for health facilities will encourage investment in these facilities to the benefit of residents.
<ul style="list-style-type: none"> • Reduce crime and fear of crime 	n/a	
<ul style="list-style-type: none"> • Reduce deprivation and 	+	Continuing to act as a local service centre for

social exclusion		employment, health and other facilities will encourage investment in these facilities to the benefit of residents
<ul style="list-style-type: none"> Raise educational achievement levels and develop the opportunities for lifelong learning 	+	Continuing to act as a local service centre for education facilities will encourage investment in these facilities to the benefit of residents.
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities 	++	A wider customer base and source of employees supports existing businesses in the town and could attract further investment.
<ul style="list-style-type: none"> Improve accessibility to services and facilities for all ages across the District 	++	<p>The intention within this objective to ensure that people can access the town easily with sufficient parking, good public transport and a safe environment, with easy walking and cycling options will benefit residents across this part of the District.</p> <p>Continuing to act as a local service centre for culture and leisure will encourage investment in these facilities.</p> <p>Potentially promoting Rye as a centre to serve the surrounding area may increase road congestion and pollution levels.</p>
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	++	
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources 	n/a	
<ul style="list-style-type: none"> Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	--	
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases 	n/a	
<ul style="list-style-type: none"> Minimise the risk of flooding and resulting detriment to people and property 	n/a	
<ul style="list-style-type: none"> Maintain, improve and manage water resources in a sustainable way 	n/a	
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity 	n/a	
<ul style="list-style-type: none"> Protect and enhance the high quality natural and built environment 	-	Potentially promoting Rye as a centre to serve the surrounding area may increase traffic which could have an adverse impact on the built environment within the town and the natural environment around the approach roads.
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Promotion of the town as a centre for the surrounding area should focus on public transport and walking and cycling links to mitigate the impact on road traffic.	
Cumulative and Synergistic Effects	Opportunities to co-locate important facilities in the town should be explored to optimise the cost-benefit to the residents of the town and surrounding area.	

SA Conclusion	Overall it is considered that this Neighbourhood Plan objective has a positive impact on the sustainability of Rye.
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Objective 3: Rye must retain its markets, festivals and events		
	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	n/a	
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health 	+	Strong community spirit as reflected in the many social activities in the town, is likely to have a positive impact on the wellbeing of the population.
<ul style="list-style-type: none"> Reduce crime and fear of crime 	-	There is potential for some festivals and events to attract crime and make people feel unsafe.
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a n/a	
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	++ n/a	A vibrant schedule of events supports the local economy, particularly the tourism and retail sector.
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	++	Festivals and events can help to support the cultural and leisure offer of the town.
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	n/a --	Potentially promoting Rye as a venue for markets, festivals and events may increase road congestion and pollution levels.
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property 	n/a n/a	

<ul style="list-style-type: none"> • Maintain, improve and manage water resources in a sustainable way 	n/a	
<ul style="list-style-type: none"> • Conserve and enhance biodiversity and geodiversity • Protect and enhance the high quality natural and built environment 	n/a	
<ul style="list-style-type: none"> • Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Good organisation of events to minimise the opportunities for crime, help people feel safe and promote public transport and walking and cycling links to mitigate the impact on road traffic.	
Cumulative and Synergistic Effects	The programme of events should be coordinated to avoid conflicts and cumulative impacts of too many events around one period.	
SA Conclusion	Overall it is considered that this Neighbourhood Plan objective has a positive impact on the sustainability of Rye.	

Objective 4: Rye must continue to have a meaningful relationship with the surrounding countryside (The High Weald Area of Outstanding Natural Beauty and Romney Marsh)

	Score	Justification
<ul style="list-style-type: none"> • Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	n/a	
<ul style="list-style-type: none"> • Improve the health and wellbeing of the population and reduce inequalities in health • Reduce crime and fear of crime 	+	Access to the countryside has been demonstrated to have a beneficial impact on the health and wellbeing of the population.
<ul style="list-style-type: none"> • Reduce deprivation and social exclusion 	+	Unlike many leisure activities, access to the countryside is free and therefore helps to reduce social exclusion. Maintaining and improving access will benefit everyone especially if disabled access is improved.
<ul style="list-style-type: none"> • Raise educational achievement levels and develop the opportunities for lifelong learning 	+	The surrounding countryside facilitates open-air learning which has been demonstrated to improve educational achievement for some students.
<ul style="list-style-type: none"> • Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities 	+	The quality of the surrounding countryside is potentially a constraint on economic growth, but it is also an opportunity, especially for Green Tourism and promoting Rye as a visitor destination. Overall it is considered that it has a positive impact on the local economy.
<ul style="list-style-type: none"> • Improve accessibility to services and facilities for 	n/a	

all ages across the District		
• Encourage and facilitate increased engagement in cultural and leisure activities	++	Access to the countryside is an important contributor to leisure facilities in the town.
• Improve efficiency in land use and encourage the prudent use of natural resources	n/a	
• Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Good walking and cycling access between the town and the countryside reduces the need for people to drive to access the rural area around the town.
• Reduce emissions of Greenhouse gases	n/a	
• Minimise the risk of flooding and resulting detriment to people and property	n/a	
• Maintain, improve and manage water resources in a sustainable way	n/a	
• Conserve and enhance biodiversity and geodiversity	++	This objective includes the commitment to conserve and enhance the wildlife of the area.
• Protect and enhance the high quality natural and built environment	++	This objective includes the commitment to conserve and enhance the natural beauty, historic built and cultural heritage of the area.
• Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a	
Potential Mitigation	None needed as there are no negative impacts.	
Cumulative and Synergistic Effects	None.	
SA Conclusion	This Neighbourhood Plan objective has a positive impact on the sustainability of Rye	

* Policy H1 and B3 are assessed in the Policy Assessment Tables below in respect of the principle of having a site allocations policy. The actual sites considered are assessed under the Site Assessment Tables.

Policy Assessment Tables (see proposed policy wording in Version 10 and 11 of the Rye Neighbourhood Plan in Appendix F)

H1 Housing Allocations*	Proposed New Policy (V10 and 11)		No Policy	
	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	Allocating housing sites provides certainty about where and how these sites will be delivered to	--	Not allocating housing sites would mean that delivery would rely on windfall sites which may

		provide market and affordable housing to meet needs and to a high quality and sustainable design.		not come forward, or may not meet local needs for market or affordable housing.
Improve the health and wellbeing of the population and reduce inequalities in health	+	Allocating housing sites increases the potential for these to include open space and health facility provision and locate development to optimise walking and cycling opportunities	-	Not allocating housing sites would mean that delivery would rely on windfall sites with less control over the provision of open space and health facilities or location in relation to walking and cycling facilities.
Reduce crime and fear of crime	+	Allocating housing sites provides more control over design and proximity to police stations.	-	Not allocating housing sites would mean that delivery would rely on windfall sites with less control over location and design.
Reduce deprivation and social exclusion	+	Allocating housing sites provides more certainty over delivery, particularly of affordable homes which are only likely to be provided on larger sites. It also provides more control over location so they are in good proximity to facilities, services and schools and integrated with existing communities.	-	Not allocating housing sites and relying on windfall sites reduces the likelihood of affordable housing being delivered and means less control over location.
Raise educational achievement levels and develop the opportunities for lifelong learning	+	Allocating housing sites provides more control over locating development close to schools, colleges, universities, lifelong learning, and libraries.	-	Not allocating housing sites means less control over location.
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	Allocating housing sites supports delivery which increases construction sector employment and allows the consideration of alternative or joint uses of sites such as employment.	-	Not allocating sites means that delivery is less certain, important employment sites may be lost to housing and opportunities for mixed uses be overlooked.
Improve accessibility to services and facilities for all ages across the District	+	Allocating housing sites provides more control over locating development close to shops, services, educational and medical facilities, pubs, community hall, play areas etc. and	-	Not allocating housing sites would mean that delivery would rely on windfall sites with less control over the location in relation to facilities and opportunities to improve walking and cycling facilities.

		improving pedestrian and cycling access.		
Encourage and facilitate increased engagement in cultural and leisure activities	+	Allocating housing sites provides more control over locating development close to community facilities, such as community hall, play areas, sports pitches, places of worship, library, theatres, cinemas, galleries, etc or accommodating such facilities on site.	-	Not allocating housing sites means less control over location and accompanying facilities.
Improve efficiency in land use and encourage the prudent use of natural resources	+	Allocating sites allows the direction of development towards land in sustainable locations that has been previously developed and maximises potential for providing facilities. Suitable density standards and design standards can be imposed and utility services planned and provided.	-	Not allocating housing sites means less control over location, density, design and accompanying facilities and makes it difficult to plan for utilities.
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Allocating sites allows the direction of development towards sites with a choice of transport options to reduce dependency on the private car.	-	Not allocating housing sites means less control over location.
Reduce emissions of Greenhouse gases	+	Allocating housing sites provides opportunities for larger scale development that can incorporate renewable energy measures on site.	-	Not allocating housing sites and relying on windfall sites reduces the likelihood of on-site renewable energy measures.
Minimise the risk of flooding and resulting detriment to people and property	+	Allocating sites allows the direction of development towards sites with a lower flood risk and for this assessment to be carried out strategically.	-	Not allocating housing sites and relying on windfall sites makes it more difficult to assess alternatives that may be in lower flood risk areas.
Maintain, improve and manage water resources in a sustainable way	+	Allocating housing sites provides opportunities for larger scale development that can incorporate SUDs and flood prevention measures.	-	Not allocating housing sites and relying on windfall sites reduces the likelihood of on-site flood mitigation measures.
Conserve and enhance biodiversity and geodiversity	+	Allocating housing sites provides more	—	Not allocating housing sites and relying on

		opportunity and control over the provision of green infrastructure and allows wildlife corridors to be considered strategically.		windfall sites reduces the likelihood of on-site biodiversity measures or strategic consideration of wildlife corridors.
Protect and enhance the high quality natural and built environment	+	Allocating housing sites provides more opportunity and control over the location and design of development to avoid damage to landscape or the built heritage assets.	-	Not allocating housing sites and relying on windfall sites means that some of these may be in areas of high quality natural or built environment.
Reduce waste generation and disposal, and achieve the sustainable management of waste	+	Allocating housing sites provides more control over locating development close to household waste facilities and 'bring' recycling points and to incorporate storage facilities on-site.	-	Not allocating housing sites means less control over location.
Potential Mitigation	<p>There are no negatives to mitigate but positives will only be realised with good site selection and design criteria. Site selection and design should consider cumulative and synergistic effects such as the impact of a number of sites within a small area of the town and the opportunities to create wildlife corridors between sites.</p> <p>The proposed allocation of housing sites has a positive impact on the sustainability of Rye.</p>		Some negatives can be mitigated by strong controls over windfall development.	
Cumulative and Synergistic Effects			These are difficult to assess with windfall development other than in relation to existing commitments.	
SA Conclusion				

H2 Housing Mix	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	A housing mix policy will provide for an appropriate mix and range of housing where it is needed	++	The proposed amendments do not affect sustainability scoring as % of affordable housing is covered by Core Strategy..	-	No housing mix policy will result in a market led housing mix which may not reflect local needs.
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a		n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a		n/a	
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a		n/a	
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	

Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	n/a		n/a		n/a	
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	No negatives to mitigate.		No negatives to mitigate.		No mitigation possible.	
Cumulative and Synergistic Effects	None		None		None	
SA Conclusion	The proposed inclusion of a housing mix policy has a positive impact on the sustainability of Rye and the version 11 wording does not affect the sustainability scoring.					

D1 High Quality Design	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	++	The proposed design policy encourages the use of sustainable and good quality materials, sound construction techniques, and planned appropriate management regimes	++	The version 11 wording does not affect the sustainability scoring.	-	In the absence of the proposed design policy there will be less control over the quality of design and the provision of affordable housing.
Improve the health and wellbeing of the population and reduce inequalities in health	++	The proposed design policy encourages accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, improving the health and wellbeing of residents and users.	++	The version 11 wording does not affect the sustainability scoring.	-	In the absence of the proposed design policy there will be less control over the accessibility of developments.
Reduce crime and fear of crime	n/a		+	In version 11 the addition of a reference to 'Secure by Design' improves the score under this objective.	n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	++	The proposed design policy encourages accessibility	++	The version 11 wording does not affect the sustainability	-	In the absence of the proposed design policy there will be

		including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, where most of the services and facilities are located.		scoring.		less control over the accessibility of developments to services and facilities.
Encourage and facilitate increased engagement in cultural and leisure activities	++	The proposed design policy encourages accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, where most of the cultural facilities are located.	++	The version 11 wording does not affect the sustainability scoring.	-	In the absence of the proposed design policy there will be less control over the accessibility of developments to cultural facilities.
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	The proposed design policy encourages accessibility including pedestrian and cycling routes linking all areas to each other and back into the centre of Rye, reducing dependency on the private car.	+	The version 11 wording does not affect the sustainability scoring.	-	In the absence of the proposed design policy there will be less control over the accessibility of developments and potentially more car dependency.
Reduce emissions of Greenhouse gases	++	The proposed design policy encourages the use of sustainable and good quality materials, sound construction techniques, and planned appropriate management	++	The additional criteria requiring the provision of electric charging points improves performance against this objective, but it is already at the highest score.	-	In the absence of the proposed design policy there will be less control over the quality of design and sustainability measures.

		regimes which will reduce greenhouse gas emissions.				
Minimise the risk of flooding and resulting detriment to people and property	++	The proposed design policy requires the management of flood risk including pluvial (surface), fluvial (river), coastal (sea), combined sewerage and runoff and high water table/springs.	++	The version 11 wording does not affect the sustainability scoring.	-	In the absence of the proposed design policy there will be less control over the management of flood risk.
Maintain, improve and manage water resources in a sustainable way	+	The proposed design policy requires the management of sewerage and runoff and high water table/springs.	+	The version 11 wording does not affect the sustainability scoring.	-	In the absence of the proposed design policy there will be less control over the management of water resources.
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	++	The proposed design policy requires high quality design; making the best use of the rural margins and riverfronts to reinforce the connections between the town and its landscape setting; and respecting and recording archaeology.	++	The additional criterion on topography and archaeology improves performance against this objective but it is already at the highest score.	-	In the absence of the proposed design policy there will be less protection for the natural and built environment.
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		+	In version 11 the addition of a criteria requiring storage space for recyclables improves the score under this objective.	n/a	
Potential Mitigation	No negatives to mitigate		No negatives to mitigate		None	
Cumulative and	None				None	

Synergistic Effects SA Conclusion			
	The proposed inclusion of a design policy has a positive impact on the sustainability of Rye, and the version 11 wording improves the sustainability scoring.		

F1 Flood Risk	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a		n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a		n/a	
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a		n/a	
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	++	The proposed flood risk policy requires that development in	++	The version 11 wording does not affect the sustainability scoring.	--	In the absence of the proposed flood risk policy there will be less control

		areas at current or future risk from flooding will be subject to a Flood Risk Assessment which applies the 'sequential test' and 'exception test' and sets out the local factors to be taken into account in any Flood Risk Assessment.				over the management of flood risk.
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	n/a		n/a		n/a	
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	No negatives to mitigate		No negatives to mitigate		None	
Cumulative and Synergistic Effects	This issue needs to be assessed strategically rather than incrementally.		This issue needs to be assessed strategically rather than incrementally.		None	
SA Conclusion	The proposed inclusion of a flood risk policy has a positive impact on the sustainability of Rye and the version 11 wording does not affect the sustainability scoring.					

B1 Employment and Business Development	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a		n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	++	The proposed business development policy supports development which regenerates or enhances the fishing and maritime and port related industries; micro (low footfall) businesses around the Citadel; proposals for new business development especially small scale flexible office units, affordable workshops and high quality office space; and development which facilitates improved broadband access for businesses and home workers.	++	The version 11 wording does not affect the sustainability scoring.	--	In the absence of the proposed business development policy economic growth, competitiveness and innovation will not be encouraged and new investment may not happen.

		It also safeguards existing business floor space.				
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a		n/a	
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	-	Potentially encouraging business development in Rye may increase road congestion and pollution levels.	-	The version 11 wording does not affect the sustainability scoring.	n/a	
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	n/a		n/a		n/a	
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	Promotion of public transport and walking and cycling links to new business development will help to mitigate the impact on road traffic. This would be addressed under Policy T1 and the Community		Promotion of public transport and walking and cycling links to new business development will help to mitigate the impact on road traffic. This would be addressed under Policy T1 and the Community Aspirations.		None	

	Aspirations.		
Cumulative and Synergistic Effects	Economic growth in one sector can encourage further growth in that sector or related ones. For instance, more employment within the town centre will support the retail sector by worker using shops and cafes.	Economic growth in one sector can encourage further growth in that sector or related ones. For instance, more employment within the town centre will support the retail sector by worker using shops and cafes.	None
SA Conclusion	Overall the proposed inclusion of a business development policy has a positive impact on the sustainability of Rye and the version 11 wording does not affect the sustainability scoring.		

B2 Supporting Rye as a Visitor Attraction	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a		n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	++	The proposed policy supports the attractiveness of Rye as a place to visit by encouraging development that enhances the town centre; retaining the former cattle market as a site for a traditional weekly market and daily parking; maintaining the Rye Heritage Centre; supporting the provision of visitor accommodation and hospitality services; and “green tourism” such as walking and cycling and appreciation of the area’s	++	The version 11 wording does not affect the sustainability scoring.	--	In the absence of the proposed visitor attraction policy economic growth in the tourism sector will not be encouraged and new investment may not happen.

		natural assets.				
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	+	Increased visitor attraction will support the cultural and leisure facilities in the town.	+	The version 11 wording does not affect the sustainability scoring.	-	In the absence of the proposed visitor attraction policy economic growth in the tourism sector will not be encouraged and new investment in cultural and leisure facilities may not happen.
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	-	Potentially supporting the attractiveness of Rye as a visitor destination may increase road congestion and pollution levels.	-	The version 11 wording does not affect the sustainability scoring.	?	
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	?	Potentially promoting Rye as a visitor attraction may increase traffic which could have an adverse impact	?	The version 11 wording does not affect the sustainability scoring.		

		on the built environment within the town and the natural environment around the approach roads. However, it could also attract investment into enhancing these assets which are critical to its attractiveness.				
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	Promotion of public transport and walking and cycling links to visitor attractions will help to mitigate the impact on road traffic. This would be addressed under Policy T1 and the Community Aspirations.		Promotion of public transport and walking and cycling links to visitor attractions will help to mitigate the impact on road traffic. This would be addressed under Policy T1 and the Community Aspirations.		None	
Cumulative and Synergistic Effects	Growth in visitor attractions can impact positively on the whole economy – for instance, more and better visitor accommodation can support local cultural attractions and the retail sector.		Growth in visitor attractions can impact positively on the whole economy – for instance, more and better visitor accommodation can support local cultural attractions and the retail sector.		None	
SA Conclusion	Overall the proposed inclusion of a visitor attraction policy has a positive impact on the sustainability of Rye and the version 11 wording does not affect the sustainability scoring.					

B3 Further Convenience Store Provision*	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a		n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	A new supermarket would improve competitiveness in the retail sector and provide more consumer choice. It may, however, impact on other retail outlets in the town centre.	++	A new convenience store would improve competitiveness in the retail sector and provide more consumer choice, but is unlikely to impact on other retail outlets in the town centre due to its size. The new PFS may also improve competitiveness in the provision of fuel.	-	In the absence of a policy for a new convenience store the town will have limited competition or consumer choice.
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a		n/a	
Improve efficiency in	n/a		n/a		n/a	

land use and encourage the prudent use of natural resources						
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	Leakage to other retail centres may reduce, thereby reducing the need for people to travel.	+	Leakage to other retail centres may reduce, thereby reducing the need for people to travel.	-	Leakage to other retail centres will continue.
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	n/a		n/a		n/a	
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	No negatives to mitigate.		No negatives to mitigate.		None	
Cumulative and Synergistic Effects	None		None		None	
SA Conclusion	The proposed inclusion of a policy to allocate a site for a new convenience store and petrol filling station has a positive impact on the sustainability of Rye and the version 11 policy slightly improves the sustainability scoring.					

T1 Connectivity and Sustainable Transport	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	+	Improved pedestrian and cycling facilities would improve the health and wellbeing of the population.	++	Specific mention of cycling routes alongside the Royal Military Canal and at Rock Channel increases likelihood of their delivery with the associated health benefits.	n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a		n/a	
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and	++	The proposed policy encourages	++	Specific mention of cycling routes	-	The absence of a policy to encourage

ensure air quality continues to improve by increasing travel choice and reducing car usage		development close to the town centre with design that makes the most of opportunities to improve walking or cycling facilities in and around the site, including linking with other strategic routes such as the National Cycle Network and the Greenway initiative. It promotes the provision of cycle parking and other facilities that would encourage users to access sites by foot or bicycle; and encourages proposals to implement all or parts of the Greenway initiative.		alongside the Royal Military Canal and at Rock Channel increases likelihood of their delivery with the associated reduction in road congestion and pollution.		connectivity and sustainable transport may increase road congestion and pollution levels by increasing car use.
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	n/a		n/a		n/a	
Reduce waste generation and disposal, and	n/a		n/a		n/a	

achieve the sustainable management of waste						
Potential Mitigation	No negatives to mitigate		None		None	
Cumulative and Synergistic Effects	None		None		None	
SA Conclusion	The proposed inclusion of a policy to support connectivity and sustainable transport has a positive impact on the sustainability of Rye and the version 11 wording slightly improves the sustainability scoring.					

T2 Car Parking	Proposed New Policy (V10 and 11)		No Policy	
	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a	
Reduce crime and fear of crime	n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a	
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	?	The proposed policy is to set car parking standards for new development. This could reduce road congestion by encouraging free flow of traffic but may increase car usage by making it easier for people to own a car and live in the town centre.	?	Not having locally set parking standards but relying on the ESCC calculator. Whilst the calculator for Rye ward appears to be consistent with the proposed standards, there is a provision that parking standards could be reduced where there are high levels of accessibility (i.e. the site is located within appropriate walking distance to a bus and train services to allow the use of non-car modes to travel to local amenities and facilities/commuting. This could reduce car

Reduce emissions of Greenhouse gases	n/a		n/a	usage but may increase congestion due to on-street car parking.
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a	
Protect and enhance the high quality natural and built environment	n/a		n/a	
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a	
Potential Mitigation	The main difference between the options is that the proposed policy does not allow any flexibility for accepting lower parking standards in accessible locations. The sustainability of this is uncertain as fixed parking standards may increase car use but having flexibility may increase congestion if it leads to inappropriate parking on-street. Potential mitigation measures could include controlled parking zones and increased enforcement.			
Cumulative and Synergistic Effects	None		None	
SA Conclusion	The proposed inclusion of a policy to set car parking standards has an uncertain impact on the sustainability of Rye.			

I1 Infrastructure and Community Facilities	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	+	The proposed policy safeguards facilities that are important to the health and wellbeing of residents.	++	The additional support for proposals for improved utility infrastructure could result in sewerage, water, electricity, gas and telephone / broadband improvements that contribute to the health and wellbeing of the population.	-	Not having a policy to protect these facilities would increase the likelihood of their loss, which would adversely impact on the health and wellbeing of residents.
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	+	The proposed policy safeguards the retention of Early Years facilities, which have been shown to be vital for overall educational achievement.	+	The version 11 wording does not affect the sustainability scoring.	-	Not having a policy to protect these facilities would increase the likelihood of their loss, which would adversely impact on the education of residents.
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	++	The proposed policy safeguards Community Centres; Early Years facilities,	++	The version 11 wording does not affect the sustainability scoring.	--	Not having a policy to protect these facilities would increase the likelihood of

		Rye Leisure Centre; Salts sports fields and facilities including Rye Bowls Club; and Rye Rugby Club, and sets the very limited circumstances in which such facilities could be lost.				their loss, which would reduce accessibility for residents.
Encourage and facilitate increased engagement in cultural and leisure activities	++	The proposed policy safeguards Community Centres; Early Years facilities, Rye Leisure Centre; Salts sports fields and facilities including Rye Bowls Club; and Rye Rugby Club, and sets the very limited circumstances in which such facilities could be lost.	++	The version 11 wording does not affect the sustainability scoring.	--	Not having a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	The proposed policy safeguards facilities that otherwise residents would need to access further afield, increasing the need to travel by car.	+	The version 11 wording does not affect the sustainability scoring.	-	Not having a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water	n/a		n/a		n/a	

resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity						
Protect and enhance the high quality natural and built environment	n/a		n/a		n/a	
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	No negatives to mitigate		No negatives to mitigate		None	
Cumulative and Synergistic Effects	None		None		None	
SA Conclusion	The proposed inclusion of a policy to support infrastructure improvements and safeguard community facilities has a positive impact on the sustainability of Rye and the version 11 wording slightly improves the sustainability scoring.					

E1 Development Boundary , Strategic Gap & Setting of Rye	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a		n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a		n/a	
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a		n/a	
Reduce emissions of	n/a		n/a		n/a	

Greenhouse gases						
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	+	Restricting development outside of the Development Boundary is likely to support biodiversity in these mainly rural areas.	+	The version 11 wording does not affect the sustainability scoring.	-	Not having such a policy could result in development in the countryside, damaging areas of biodiversity value.
Protect and enhance the high quality natural and built environment	++	The proposed policy seeks to contain new development within the Development Boundary as revised and restrict development outside to that for which a countryside location is necessary or allowed by other policies. It also requires that any development on the edge of Rye be controlled to protect the designated areas surrounding Rye and the Strategic Gap between Rock Channel and Rye Harbour.	++	The version 11 wording does not affect the sustainability scoring.	--	Not having such a policy may result in development between Rye and other settlements which, reduces the sense of separation between settlements and damages the open landscape bordering Rye that contributes to its unique historic setting
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	No negatives to		No negatives to mitigate		None	

	mitigate		
Cumulative and Synergistic Effects	None	None	None
SA Conclusion	The proposed inclusion of a policy to protect the countryside and strategic gap around Rye has a positive impact on the sustainability of Rye and the version 11 wording does not affect the sustainability scoring.		

E2 Green Infrastructure	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	+	Increased activity and participation in leisure improves the health and wellbeing of the population.	+	The version 11 wording does not affect the sustainability scoring.	-	Not having such a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	++	The proposed policy seeks to safeguard local green spaces, many of which are used for formal and informal leisure activities.	++	The version 11 wording does not affect the sustainability scoring.	--	Not having such a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
Improve efficiency in land use and encourage the prudent use of	n/a		n/a		n/a	

natural resources						
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	+	The proposed policy safeguards leisure facilities that otherwise residents would need to access further afield, increasing the need to travel by car.	+	The version 11 wording does not affect the sustainability scoring.	-	Not having such a policy to protect these facilities would increase the likelihood of their loss, which would reduce accessibility for residents.
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	++	The proposed policy seeks to protect and replace trees and enhance green infrastructure.	++	The version 11 wording does not affect the sustainability scoring.	-	Not having such a policy may result in biodiversity not being enhanced.
Protect and enhance the high quality natural and built environment	++	The proposed policy seeks to maintain and enhance the natural environment.	++	The version 11 wording does not affect the sustainability scoring.	--	Not having such a policy may result in the natural environment not being enhanced.
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	No negatives to mitigate		No negatives to mitigate		None	
Cumulative and Synergistic Effects	None		None		None	
SA Conclusion	The proposed inclusion of a policy to protect and enhance green infrastructure has a positive impact on the sustainability of Rye and the version 11 wording does not affect the sustainability scoring.					

E3 Heritage and Urban Design	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a		n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	+	The attractiveness of Rye as a visitor destination is very dependent on its built heritage, and the proposed policy seeks to protect its character	+	The version 11 wording does not affect the sustainability scoring.	-	Without such a policy there may be inappropriate new development which reduces the attractiveness of Rye to visitors.
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a		n/a	
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve	n/a		n/a		n/a	

by increasing travel choice and reducing car usage						
Reduce emissions of Greenhouse gases	n/a		n/a		n/a	
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	++	The proposed policy requires that development affecting the historic built environment of Rye will be designed with regard to the characteristics set out in the Rye Conservation Area Appraisal.	++	The addition of criterion on highway design, archaeology and shop fronts improves the performance against this objective, but it is already at the highest score.	--	Without such a policy the distinctive built heritage of Rye may be damaged by inappropriate new development.
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	No negative impacts to mitigate		No negative impacts to mitigate		None	
Cumulative and Synergistic Effects	None		None		None	
SA Conclusion	The proposed inclusion of a policy to protect the historic built environment of Rye has a positive impact on the sustainability of Rye and the version 11 wording does not affect the sustainability scoring.					

E4 Renewable and Low Carbon Energy	V10 Policy Wording		V11 Policy Wording		No Policy	
	Score	Justification	Score	Justification	Score	Justification
Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	n/a		n/a		n/a	
Improve the health and wellbeing of the population and reduce inequalities in health	n/a		n/a		n/a	
Reduce crime and fear of crime	n/a		n/a		n/a	
Reduce deprivation and social exclusion	n/a		n/a		n/a	
Raise educational achievement levels and develop the opportunities for lifelong learning	n/a		n/a		n/a	
Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities	n/a		n/a		n/a	
Improve accessibility to services and facilities for all ages across the District	n/a		n/a		n/a	
Encourage and facilitate increased engagement in cultural and leisure activities	n/a		n/a		n/a	
Improve efficiency in land use and encourage the prudent use of natural resources	n/a		n/a		n/a	
Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	n/a		n/a		n/a	
Reduce emissions of Greenhouse gases	++	The proposed policy requires developers to submit an	++	The version 11 wording does not affect the sustainability	--	Without such a policy, opportunities could be

		'energy statement' proportionate to the scale of development which explains how the proposal promotes the use of renewable and low carbon energy. It also suggests measures that this statement could include.		scoring.		missed to incorporate measures into new development that would help to reduce emissions of greenhouse gases.
Minimise the risk of flooding and resulting detriment to people and property	n/a		n/a		n/a	
Maintain, improve and manage water resources in a sustainable way	n/a		n/a		n/a	
Conserve and enhance biodiversity and geodiversity	n/a		n/a		n/a	
Protect and enhance the high quality natural and built environment	-	Some of the measures, such as solar panels, may not be appropriate in a historic setting.	-	The version 11 wording does not affect the sustainability scoring.	n/a	
Reduce waste generation and disposal, and achieve the sustainable management of waste	n/a		n/a		n/a	
Potential Mitigation	Criteria ii relating to solar panels has been amended to include the proviso "where this is appropriate to the character of the building and the area" to mitigate the potential negative impact on the built environment.		Criteria ii relating to solar panels has been amended to include the proviso "where this is appropriate to the character of the building and the area" to mitigate the potential negative impact on the built environment.		None	
Cumulative and Synergistic Effects	District heating / community renewable energy schemes will need to be considered strategically as they are likely to serve more		District heating / community renewable energy schemes will need to be considered strategically as they are likely to serve more than		None	

SA Conclusion	than one development.	one development.	
	Overall the proposed inclusion of a policy to support renewable and low carbon energy has a positive impact on the sustainability of Rye and the version 11 wording does not affect the sustainability scoring.		

Site Assessment Tables

n.b. Distances to facilities are measured and recorded consistently using straight line distance from the nearest edge of the site to the nearest facility. There is a general assumption that most people will be prepared to walk for 5 minutes (approx. 500m) but are more likely to use other means of transport for longer journeys.

No SHLAA Ref: Lower School Site, Udimore Road	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for 50 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health 	+	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce crime and fear of crime 	n/a	
<ul style="list-style-type: none"> Reduce deprivation and social exclusion 	n/a	
<ul style="list-style-type: none"> Raise educational achievement levels and develop the opportunities for lifelong learning 	+	Site within 500m of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities 	+	Site within 500m of employment opportunities
<ul style="list-style-type: none"> Improve accessibility to services and facilities for all ages across the District 	+	Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources 	+	Part previously developed site within Development Boundary
<ul style="list-style-type: none"> Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	+	Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases 	n/a	
<ul style="list-style-type: none"> Minimise the risk of flooding and resulting detriment to people and property 	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.

<ul style="list-style-type: none"> • Maintain, improve and manage water resources in a sustainable way 	n/a	
<ul style="list-style-type: none"> • Conserve and enhance biodiversity and geodiversity 	?	Partially greenfield site so may be some impact on biodiversity
<ul style="list-style-type: none"> • Protect and enhance the high quality natural and built environment 	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> • Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.	

No SHLAA Ref: Gibbet Marsh Car Park, Udimore Road	Score	Justification
<ul style="list-style-type: none"> • Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	?	Site unlikely to deliver any housing
<ul style="list-style-type: none"> • Improve the health and wellbeing of the population and reduce inequalities in health 	+	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> • Reduce crime and fear of crime 	n/a	
<ul style="list-style-type: none"> • Reduce deprivation and social exclusion 	n/a	
<ul style="list-style-type: none"> • Raise educational achievement levels and develop the opportunities for lifelong learning 	?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> • Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities 	+	Site within 500m of employment opportunities
<ul style="list-style-type: none"> • Improve accessibility to services and facilities for all ages across the District 	++	Site provides car parking and open space facilities
<ul style="list-style-type: none"> • Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> • Improve efficiency in land use and encourage the prudent use of natural resources 	?	Part previously developed site adjacent to Development Boundary
<ul style="list-style-type: none"> • Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	+	Site within 500m of Rye Train Station
<ul style="list-style-type: none"> • Reduce emissions of Greenhouse gases 	n/a	
<ul style="list-style-type: none"> • Minimise the risk of flooding and resulting detriment to people and property 	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding.
<ul style="list-style-type: none"> • Maintain, improve and manage water resources in a sustainable way 	n/a	
<ul style="list-style-type: none"> • Conserve and enhance biodiversity and geodiversity 	?	Partially greenfield site so may be some impact on biodiversity

<ul style="list-style-type: none"> Protect and enhance the high quality natural and built environment 	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste <p>Potential Mitigation</p> <p>Cumulative and Synergistic Effects</p>	n/a	<p>Flood mitigation strategy would be necessary for any more vulnerable uses.</p> <p>Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.</p>
SA Conclusion		Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.

No SHLAA Ref: Land to the west of Station Approach	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	+	Site has capacity for under 10 dwellings, none affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a +	Site within 500m of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	++ +	Previously developed site within the Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a + n/a	Flood Zone 2 Medium probability – land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity 	+	Previously developed site that is unlikely to have any biodiversity interest

<ul style="list-style-type: none"> Protect and enhance the high quality natural and built environment 	?	Within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation		May require archaeological investigation and flood mitigation as recommended in the Rye Neighbourhood Plan - Sequential and Exception Flood Risk Tests support paper.
Cumulative and Synergistic Effects		None
SA Conclusion		Very sustainable site in highly accessible location on previously developed land within the Development Boundary.

RY3: Rock Channel Site A	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for 30 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health 	?	Site within 1km of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce crime and fear of crime 	n/a	
<ul style="list-style-type: none"> Reduce deprivation and social exclusion 	n/a	
<ul style="list-style-type: none"> Raise educational achievement levels and develop the opportunities for lifelong learning 	?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities 	?	Site within 500m of employment opportunities but also involves loss of current employment use.
<ul style="list-style-type: none"> Improve accessibility to services and facilities for all ages across the District 	+	Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources 	++	Previously developed site within the Development Boundary
<ul style="list-style-type: none"> Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	+	Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases 	n/a	
<ul style="list-style-type: none"> Minimise the risk of flooding and resulting detriment to people and property 	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
<ul style="list-style-type: none"> Maintain, improve and manage water resources in a sustainable way 	n/a	
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity 	+	Previously developed site that is unlikely to have any biodiversity interest

<ul style="list-style-type: none"> • Protect and enhance the high quality natural and built environment 	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> • Reduce waste generation and disposal, and achieve the sustainable management of waste <p>Potential Mitigation</p> <p>Cumulative and Synergistic Effects</p>	n/a	<p>Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Sequential and Exception Flood Risk Tests support paper.</p> <p>Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.</p>
SA Conclusion		Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.

RY7: Former Council Depot, Cyprus Road	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	+	Site has capacity for 7 dwellings, none affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a +	Site within 500m of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	? +	Site within 500m of employment opportunities but would result in loss of current employment use. Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	++ +	Previously developed site within the Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a + n/a	Flood Zone 2 Medium probability – land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity 	+	Previously developed site that is unlikely to have any biodiversity interest

<ul style="list-style-type: none"> • Protect and enhance the high quality natural and built environment 	?	Within an Archaeological Notification Area
<ul style="list-style-type: none"> • Reduce waste generation and disposal, and achieve the sustainable management of waste <p>Potential Mitigation</p> <p>Cumulative and Synergistic Effects</p>	n/a	<p>May require archaeological investigation and flood mitigation as recommended in the Rye Neighbourhood Plan - Sequential and Exception Flood Risk Tests support paper.</p> <p>None</p>
SA Conclusion	Very sustainable site in highly accessible location on previously developed land within the Development Boundary.	

RY12: Land North Gateborough Farm	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for over 10 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a +	Site within 500m of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	-- +	Greenfield site outside the Development Boundary and in the AONB Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a - n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	- +	Greenfield site that is likely to have some biodiversity interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Flood mitigation strategy necessary.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Unsustainable site which is accessible but Greenfield and outside Development Boundary and within the AONB and with flood mitigation necessary.	

RY17 Land west of Oast House Drive	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for over 10 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	? n/a	Site within 1km of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a -	Site further than 1km from Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	? -	Site within 1km of employment opportunities Site further than 1km from town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	- -	Greenfield site outside the Development Boundary Site more than 1km from Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a ++ n/a	Flood Zone 1 Low probability – land assessed as having a less than 1 in 1,000 annual probability of flooding
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	- +	Greenfield site that is likely to have some biodiversity interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	None	
Cumulative and Synergistic Effects	None	
SA Conclusion	Unsustainable site that is relatively remote from facilities, Greenfield and outside the Development Boundary.	

RY18: Former Tilling Green School	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for up to 20 dwellings, including affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a ?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	+ +	Part previously developed site inside the Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a – n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity 	?	Partially greenfield site so may be some impact on biodiversity

<ul style="list-style-type: none"> Protect and enhance the high quality natural and built environment 	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation		Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Sequential and Exception Flood Risk Tests support paper.
Cumulative and Synergistic Effects		Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.
SA Conclusion		Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.

RY19a and part of 19b: Former Freda Gardham School	Score	Justification
<ul style="list-style-type: none"> • Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for 30 dwellings with a proportion being affordable.
<ul style="list-style-type: none"> • Improve the health and wellbeing of the population and reduce inequalities in health 	?	Site within 1km of Ferry Road Surgery
<ul style="list-style-type: none"> • Reduce crime and fear of crime 	n/a	
<ul style="list-style-type: none"> • Reduce deprivation and social exclusion 	n/a	
<ul style="list-style-type: none"> • Raise educational achievement levels and develop the opportunities for lifelong learning 	?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> • Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities 	++	On site proposal for convenience store and petrol filling station which would support the local economy.
<ul style="list-style-type: none"> • Improve accessibility to services and facilities for all ages across the District 	+	Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> • Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> • Improve efficiency in land use and encourage the prudent use of natural resources 	?	Part previously developed site partly within the Development Boundary.
<ul style="list-style-type: none"> • Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	?	Site within 1km of Rye Train Station
<ul style="list-style-type: none"> • Reduce emissions of Greenhouse gases 	n/a	
<ul style="list-style-type: none"> • Minimise the risk of flooding and resulting detriment to people and property 	-	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
<ul style="list-style-type: none"> • Maintain, improve and manage water resources in a sustainable way 	n/a	
<ul style="list-style-type: none"> • Conserve and enhance biodiversity and 	?	Partially greenfield site so may be some impact on biodiversity.

<p>geodiversity</p> <ul style="list-style-type: none"> • Protect and enhance the high quality natural and built environment • Reduce waste generation and disposal, and achieve the sustainable management of waste 	<p>+</p> <p>n/a</p>	<p>Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area</p>
Potential Mitigation	Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Sequential and Exception Flood Risk Tests support paper.	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Sustainable site in highly accessible location on partly previously developed land within the Development Boundary, but with flood mitigation necessary together with potential biodiversity impacts.	

RY21: Land rear of Love Lane	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for over 10 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	? n/a	Site within 1km of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a +	Site within 500m of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	- +	Greenfield site outside the Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a ++ n/a	Flood Zone 1 Low probability – land assessed as having a less than 1 in 1,000 annual probability of flooding
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	- +	Greenfield site that is likely to have some biodiversity interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> • Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	None	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Less sustainable site which is accessible but Greenfield and outside Development Boundary.	

RY22: Land east of Tilling Green Estate	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for over 10 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a +	Site within 500m of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	-- +	Greenfield site outside the Development Boundary and in the AONB Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a -- n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding and 3b land where water has to flow or be stored in times of flood
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	- +	Greenfield site that is likely to have some biodiversity interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Unsustainable site which is accessible but Greenfield and outside Development Boundary and within AONB with flood mitigation necessary.	

RY23: Land south of Rock Channel	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for over 10 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	? n/a	Site within 1km of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a ?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	-- ?	Greenfield site outside the Development Boundary and within the Strategic Gap Site within 1km of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a - n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	- +	Greenfield site that is likely to have some biodiversity interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Unsustainable site in reasonably accessible location but Greenfield in the Strategic Gap and flood mitigation necessary.	

RY26: Land at Glencose Farm, West Undercliff	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for over 10 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a ?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	- ?	Greenfield site outside Development Boundary Site within 1km of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a - n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	- +	Greenfield site that is likely to have some biodiversity interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Less sustainable site which is accessible but Greenfield and outside Development Boundary with flood mitigation necessary.	

RY27: Land adjacent 136 New Winchelsea Road	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	+	Site has capacity for under 10 dwellings with none being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	- n/a	Site more than 1km from Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a -	Site more than 1km from Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	? -	Site within 1km of employment opportunities Site more than 1km from town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	?	Site within 1km of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	- +	Greenfield site outside of Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a - n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	- +	Greenfield site that is likely to have some biodiversity interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Flood mitigation necessary.	
Cumulative and Synergistic Effects	None	
SA Conclusion	Unsustainable site that is relatively remote from facilities, Greenfield and outside the Development Boundary and flood mitigation necessary.	

RY36: Winchelsea Road East	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	+	Site has capacity for 10 dwellings with none being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a ?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	++ +	Previously developed site within Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a - n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity 	+	Previously developed site that is unlikely to have biodiversity interest

<ul style="list-style-type: none"> Protect and enhance the high quality natural and built environment 	?	Within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation		Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Sequential and Exception Flood Risk Tests support paper.
Cumulative and Synergistic Effects		Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.
SA Conclusion		Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.

RY38: Land South of Thomas Peacock School	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for over 10 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a +	Site within 500m of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	--	Development of site would result in loss of leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	- +	Greenfield site outside of Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a - n/a	Flood Zone 3 High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	- +	Greenfield site that is likely to have some biodiversity interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Less sustainable site which is accessible but Greenfield and outside Development Boundary with flood mitigation necessary.	

RY39: Land south west of Rye	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for over 10 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	? n/a	Site within 1km of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a ?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	+ +	Site within 500m of employment opportunities Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	-- ?	Greenfield site outside of Development Boundary and in the AONB Site within 1km of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a - n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Protect and enhance the 	-- +	Site within a Site of Nature Conservation Interest Not within or in the setting of a designated heritage

high quality natural and built environment		asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> Reduce waste generation and disposal, and achieve the sustainable management of waste 	n/a	
Potential Mitigation	Flood mitigation necessary	
Cumulative and Synergistic Effects	Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.	
SA Conclusion	Unsustainable site which is accessible but Greenfield and outside Development Boundary, within a Site of Nature Conservation Interest and AONB and with flood mitigation necessary.	

RY42: Land north of Thomas Peacock School	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	+	Site has capacity for under 10 dwellings with none being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health 	+	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce crime and fear of crime 	n/a	
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a +	Site within 500m of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities 	+	Site within 500m of employment opportunities
<ul style="list-style-type: none"> Improve accessibility to services and facilities for all ages across the District 	+	Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	--	Development of site would result in loss of leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	- +	Greenfield site outside of the Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property 	n/a ?	Flood Zone 2 Medium probability – land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of flooding and 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding
<ul style="list-style-type: none"> Maintain, improve and manage water resources in a sustainable way Conserve and enhance biodiversity and 	n/a -	Greenfield site that is likely to have some biodiversity interest

<p>geodiversity</p> <ul style="list-style-type: none"> • Protect and enhance the high quality natural and built environment • Reduce waste generation and disposal, and achieve the sustainable management of waste 	<p>+</p> <p>n/a</p>	<p>Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area</p>
<p>Potential Mitigation</p> <p>Cumulative and Synergistic Effects</p>	<p>Flood mitigation might be necessary</p> <p>None</p>	
<p>SA Conclusion</p>	<p>Less sustainable site which is accessible but Greenfield and outside Development Boundary and flood mitigation might be necessary.</p>	

RY53: Winchelsea Road West	Score	Justification
<ul style="list-style-type: none"> Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home 	++	Site has capacity for 20 dwellings with a proportion being affordable
<ul style="list-style-type: none"> Improve the health and wellbeing of the population and reduce inequalities in health Reduce crime and fear of crime 	+ n/a	Site within 500m of Ferry Road Surgery
<ul style="list-style-type: none"> Reduce deprivation and social exclusion Raise educational achievement levels and develop the opportunities for lifelong learning 	n/a ?	Site within 1km of Education Quarter
<ul style="list-style-type: none"> Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities Improve accessibility to services and facilities for all ages across the District 	? +	Site within 500m of employment opportunities but would also result in loss of existing employment. Site within 500m of town centre services and facilities
<ul style="list-style-type: none"> Encourage and facilitate increased engagement in cultural and leisure activities 	+	Site within 500m of cultural or leisure facilities
<ul style="list-style-type: none"> Improve efficiency in land use and encourage the prudent use of natural resources Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage 	++ +	Previously developed site within the Development Boundary Site within 500m of Rye Train Station
<ul style="list-style-type: none"> Reduce emissions of Greenhouse gases Minimise the risk of flooding and resulting detriment to people and property Maintain, improve and manage water resources in a sustainable way 	n/a - n/a	Flood Zone 3a High probability – land assessed as having a 1 in 100 or greater annual probability of flooding. Sequential and Exception Flood Risk Tests support paper demonstrates that there is no scope for diverting potential development to a site of lower risk and applies the exception test.
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity 	+	Previously developed site that is unlikely to have any biodiversity interest

<ul style="list-style-type: none"> • Protect and enhance the high quality natural and built environment 	+	Not within or in the setting of a designated heritage asset or within an Archaeological Notification Area
<ul style="list-style-type: none"> • Reduce waste generation and disposal, and achieve the sustainable management of waste <p>Potential Mitigation</p> <p>Cumulative and Synergistic Effects</p>	n/a	<p>Flood mitigation strategy necessary as set out in the Rye Neighbourhood Plan Sequential and Exception Flood Risk Tests support paper.</p> <p>Transport impacts will need to be assessed for cumulative impact with other commitments and allocations in the vicinity.</p>
SA Conclusion		Sustainable site in accessible location on previously developed land within the Development Boundary, but with flood mitigation necessary.

Appendix F: Checklist of SEA Environmental Report Requirements

Strategic Environmental Assessment Requirements	Where These Are Met
Non-technical summary	
Summary of the SEA process; Summary of the likely significant effects of the plan; Statement on the difference the process has made to-date; How to comment on the report.	Non-technical Summary
Objectives and Context	
The Neighbourhood Plan's purpose and objectives are made clear.	Chapter 1 - Introduction
Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets.	Chapter 2 - Other Plans and Programmes Chapter 3 – Context and Baseline Information Chapter 4 - Environmental Issues
SEA objectives are clearly set out and linked to indicators and targets where appropriate.	Chapter 5 - Appraisal Framework
Links with other related plans, programmes and policies are identified and explained.	Chapter 2 - Other Plans and Programmes
Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described.	Chapter 5 - Appraisal Framework
Scoping	
The assessment focuses on significant issues.	Chapter 4 - Environmental Issues
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Chapter 4 - Environmental Issues
Reasons are given for eliminating issues from further consideration.	Chapter 4 - Environmental Issues
Baseline information	
Relevant aspects of the current state of the environment and their likely evolution without the plan or programme are described.	Chapter 3 – Context and Baseline Information
Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.	Chapter 3 – Context and Baseline Information

Difficulties such as deficiencies in information or methods are explained.	Chapter 3 – Context and Baseline Information
Appraisal of Policies and Reasonable Alternatives	
How environmental problems were considered in developing the policies and reasonable alternatives; other alternatives considered and why they were rejected; significant environmental effects of the policies and proposals and their reasonable alternatives; potential mitigation measures; and uncertainties and risks.	Chapter 6 - Appraisal of the Rye Neighbourhood Plan Policy Options and Appendix E – Appraisal Framework Tables
Monitoring Proposals	
How the environmental effects of the Neighbourhood Plan will be monitored.	Chapter 7 – Monitoring Proposals
Consultation	
Consultation Bodies are consulted in appropriate ways and at appropriate times on the proposed content and scope of the Environmental Report.	Chapter 1 – Introduction and Appendix D. Chapter 8 – Next Steps