



SALEHURST AND ROBERTSBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN

2016-2028

BASIC CONDITIONS STATEMENT

PLAN SUBMISSION : Regulation 15 of the Neighbourhood Planning Regulations 2012

December 2016

Introduction and Background

This statement has been prepared by Salehurst and Robertsbridge Steering Group on the behalf of Salehurst and Robertsbridge Parish Council to accompany its submission to Rother District Council of the Salehurst & Robertsbridge Neighbourhood Development Plan (SRNDP) under section 15 of the Neighbourhood Planning Regulations 2012. As part of the formal submission of the SRNDP for Examination, there is a requirement for the Parish Council, as the 'qualifying body' to illustrate that they have complied with a series of 'basic conditions' as set out in the Town & Country Planning Act 1990 (as Amended).

This statement has been prepared to illustrate compliance with these basic conditions. Section 1 of this report summarises the legislative requirements associated with these 'basic conditions'; Section 2 summarises and responds to the matters that the appointed examiner must consider; Sections 3 - 6 set out the basic conditions and assesses how the SRNDP meets these requirements; Section 7 confirms that the SRNDP is compatible with the Convention Rights.

It is considered that the SRNDP complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.

01 Legal requirements

- 1.0.1 The Neighbourhood Plan has been prepared by the Salehurst & Robertsbridge Parish Council, a qualifying body, for the area covering the whole parish, as designated by Rother District Council on 13th April 2015. (See **Appendix 1**)
- 1.0.2 The plan proposal relates to planning matters in the designated neighbourhood area and covers the period from 2016 to 2028. It does not contain policies relating to excluded development as laid out in the Regulations.
- 1.0.3 Paragraph 8 of Schedule 4B of the Town & Country Planning Act (as amended) sets out the basic conditions which the NDP must comply with. Detailed below are the matters that must be considered by the appointed NDP Examiner, and the “basic conditions” that the NDP must meet in order to be pass and be able to progress to a referendum.
- 1.0.4 Paragraph 8(1) states that the Examiner must consider the following:
 - (a) whether the draft Neighbourhood Development Plan meets the basic conditions (see sub paragraph(2)),
 - (b) whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L(The provision of 61E, 61J & 61L as amended by Section 38C(5)(b) is by reference to the provisions of 38A and 38B of the 2004 Compulsory Purchase Act)
 - (d) whether the area for any referendum should extend beyond the Neighbourhood Area to which the draft Neighbourhood Development Plan relates, and
 - (e) such other matters as may be prescribed.
- 1.0.5 Paragraph 8(2) states that a draft Neighbourhood Development Plan meets the basic conditions if:
 - (a) having regard to National Policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan,
 - (d) the making of the order contributes to the achievement of sustainable development,
 - (e) the making of the Neighbourhood Development Plan is in general conformity with the strategic Policies contained in the Development Plan for the area of the authority (or any part of that area),
 - (f) the making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations, and

(g)prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.

- 1.0.6 The requirements of Paragraph 8(2(b), (2)(c) (3), (4) and (5) are not of relevance to the compliance with the basic conditions tests.
- 1.0.7 Paragraph 8(6) states that the examiner is not to consider any matter that does not fall within subparagraph 8(1), apart from considering whether the draft Neighbourhood Development Plan is compatible with the Convention Rights.

02 What the Examiner must consider

2.0.1 The following details how the requirements of Paragraph 8 4B (1) have been met.

4B 8 (1)(a) Whether The Draft NDP Meets The Basic Conditions

2.0.2 This requires the NDP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act. 3.3. This is considered in detail in Sections 3 - 6 of the Statement.

4B 8 (1)(b) Whether The Draft Order Complies With Sections 38A & 38B Of The Compulsory Purchase Act 2004

2.0.3 This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the “Meaning of Neighbourhood Development Plan”. S38A(1) states that “any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan.” Salehurst and Robertsbridge Parish Council is the qualifying body and entitled to submit a Neighbourhood Development Plan for their Parish.

2.0.4 S38A(2) states that a “Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.” The SRNDP sets out Policies that relate to the development and use of land within the neighbourhood area. The remainder of Section 38A, Paragraphs (3) - (12), are not of relevance to the submission phase of the NDP.

2.0.5 Section 38B sets out the provisions that may be made by the Neighbourhood Development Plan. Paragraph 38B1(a) notes that a Neighbourhood Development Plan “Must specify the period for which it is to have effect.” The SRNDP covers the period up to 2028. This end date reflects the Plan period for Rother Core Strategy.

2.0.6 Paragraph 38B1(b) states that a Neighbourhood Development Plan “may not include provision about development that is excluded development.” The policies of the SRNDP does not include provision for excluded development (as defined in Section 61K of the Planning and Compulsory Purchase Act 2004).

2.0.7 Paragraph 38B1(c) states that a Neighbourhood Development Plan may not relate to more than one neighbourhood area. The SRNDP does not relate to more than one neighbourhood area.

- 2.0.8 Paragraph 38B(2) states that only one Neighbourhood Development Plan may be made for each neighbourhood area. There are currently no other NP's in place in this neighbourhood area.
- 2.09 Paragraph 38B(3) states that, if to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy. There are no conflicts within the SRNDP.
- 2.10 Paragraph 38B(4)(a) states that Regulations made by the Secretary of State may make provisions for "restricting the provision that may be included in Neighbourhood Development Plans about the use of land." These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012, which have been used to inform the process of making the SRNDP. These Regulations set out the process by which NDP's are to be made and set out.
- 2.11 Paragraph 38B(4)(b) states that Regulations made by the Secretary of State may make provisions "requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations." A Screening of the Neighbourhood Plan was submitted to Rother District Council (RDC) on 30th April 2016. This was sent to the statutory bodies for consultation and a final response from the District Council received on 15th June 2016. This can be seen in **Appendix 2**. The SRNDP has been subject to the requirements of the Strategic Environmental Assessment (SEA).
- 2.12 The remaining requirements of Section 38B, which include paragraphs 38B(4)(c), 5 & 6, are not of relevance to this Basic Conditions Statement.
- 4B 8 (1)(d) Whether The Referendum Should Extend Beyond The NDP Area**
- 2.13 This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates. The SRNDP relates solely to land that falls within the Parish of Salehurst and Robertsbridge.
- 2.14 **4B 8 (1)(e) Other Matters**
This requires the examiner to consider such other matters as may be prescribed. There are no other prescribed matters.
- 2.15 Paragraph 8(2) of Schedule 4B of the T&CP Act sets out the basic conditions that must be met by a draft NP. Subsections (a),(d),(e), (f), and (g) are of relevance to this statement. Set out below in Section 3 - 6 is an assessment and justification of how the WASP complies with each of these basic condition tests

03 Conformity with National Planning Policy

- 3.0.1 Section 4B(2)(a) states that a draft NDP will meet the basic conditions if, having regard to National Policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan.
- 3.0.2 The Neighbourhood Plan has been prepared in conformity with the policies set out in the National Planning Policy Framework (NPPF) of April 2012. It also gives regard to the 12 core planning principles contained in paragraph 17 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.
- 3.0.3 The table below sets out a summary of how each policy conforms to the NPPF. The paragraphs referred to, are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Table 1: How the NP policies conform to the NPPF

SRNDP Policy Number and Title	NPPF Paragraph (s)
Policy EC1: Retail in the village centre and outskirts	NPPF: Supporting a prosperous rural economy (para 28)
Policy EC2: Facilities to support and encourage home working through ultra-fast telecommunication provision	NPPF: Para 42 and 43
Policy EC3: Employment retention	NPPF: Building a strong competitive economy (para 20)
Policy EC4: Assets of Community Value(Community Right to Bid)	NPPF: Para 17
Policy EC5: Tourism	NPPF: Para 28
Policy EC6: Rural businesses	NPPF: Supporting a prosperous rural economy: Para 28
Policy EC7: Encouraging employment	NPPF: paras 18,19,20
Policy ED1: Education provision	NPPF: Para 72
Policy ED2: Sports Facilities at the Schools	NPPF: Paras 70 and 73
Policy EN1: Parks and Open Spaces	NPPF: Para 74
Policy EN2: Local Green Space Designation	NPPF: Paras 76 & 77
Policy EN3: Countryside Protection and the Parish's place within the High Weald Area of Outstanding Natural Beauty	NPPF: Para 115
Policy EN4: Conservation of Natural Resources	NPPF: Para 115
Policy EN5: Renewable Energy and Energy Efficiency	NPPF: Paras 94 & 95
Policy EN6: Historic Environment	NPPF: Paras 126 and 129

Policy EN7: Listed Buildings and Buildings or Structures of Character	NPPF: Paras 128 and 129
Policy EN8: Local listing of buildings and other structures	NPPF: Para 58
Policy EN9: Local listing of trees and hedgerows outside the Conservation area	NPPF: Para 58
Policy HO1: Spatial Plan	NPPF: Para 1
Policy HO2: Housing requirement	NPPF: Paras 14 and 159
Policy HO3: Site allocations	NPPF: Paras 14 and 159
Policy HO4: Development of residential gardens	NPPF: Para 53
Policy HO5: Housing mix	NPPF: Para 50
Policy HO6: Lower cost, shared or social (affordable) housing	NPPF: Para 50
Policy HO7: Design	NPPF: Paras 58 and 61
Policy HO8: Sustainability	NPPF: Para 14
Policy HO9: Conservation Areas	NPPF: Para 126
Policy IN1: Parking provision	NPPF: Paras 39 and 40
Policy IN2: Loss of parking	NPPF: Paras 39 and 40
Policy IN3: Maintain and improve existing infrastructure	NPPF: Paras 31,40 and 41
Policy IN4: Non-car provision/ footpath / public transport provision	NPPF: Para 30
Policy IN5: Pedestrian safety	NPPF: Para 69
Policy IN6: Communications Infrastructure	NPPF: Para 42
Policy IN7: Developer Contribution	NPPF: Para 42
Policy IN8: Reducing flood risk	NPPF: Para 100
Policy LE1: Community leisure / cultural facilities	NPPF: Para 69 and 70
Policy LE2: Loss of leisure/cultural facilities	NPPF: Para 69 and 70
Policy LE3: New facilities	NPPF: Para 69 and 70

04 General conformity with the strategic policies of the development plan

- 4.0.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the development plan for the area.
- 4.0.2 The current development plan for the area is the adopted Rother District Council Core Strategy.
- 4.0.3 The table below sets out how each policy is in general conformity with Rother District Council Core Strategy.

Table 2: How the NP policies conform to RDC Core Strategy

SRNDP Policy Number and Title	Relevant Core Strategy policy
Policy EC1: Retail in the village centre and outskirts	RDC: Policies OSS1 and RA1 support rural service centre roles and provides for sustainable growth
Policy EC2: Facilities to support and encourage home working through ultra-fast telecommunication provision	RDC: Chapter 16-Economy (policy EC4) and chapter 12 (policies RA1-4)
Policy EC3: Employment retention	RDC: Chapter 16 - Economy
Policy EC4: Assets of Community Value(Community Right to Bid)	RDC: Employment strategy and Land review (ESLR), Ch. 16 Economy and respective spatial development strategies
Policy EC5: Tourism	RDC:Policies RA2 & RA3, Employment strategy and Land review (ESLR), Ch. 16 Economy and respective spatial development strategies
Policy EC6: Rural businesses	RDC: Ch 16 Economy (especially Policy EC4) and Ch 12 Rural Areas (Policies RA1-4), Policies CO1 and CO3
Policy EC7: Encouraging employment	RDC: Rother Core Strategy paras 12.22 and 12.25
Policy ED1: Education provision	RDC: Policy CO1 and CO4
Policy ED2: Sports Facilities at the Schools	RDC: Policy CO1 and CO3
Policy EN1: Parks and Open Spaces	RDC: Policies EN5, CO1 and CO3
Policy EN2: Local Green Space Designation	RDC: Policies CO3 and EN5 provide context; envisage proposals via Site Allocations or Neighbourhood Plans
Policy EN3: Countryside Protection and the Parish's place within the High Weald Area of Outstanding Natural Beauty	RDC: This is explicit in Ch. 5. Spatial Vision, supported by a number of policies, notably OSS1, OSS3, RA2-4, EN1
Policy EN4: Conservation of Natural Resources	RDC: Policy EN1

Policy EN5: Renewable Energy and Energy Efficiency	RDC: Policies SRM1 and SRM2
Policy EN6: Historic Environment	RDC: Environment chapter, notably policy EN2
Policy EN7: Listed Buildings and Buildings or Structures of Character	RDC: Environment chapter, notably policy EN2
Policy EN8: Local listing of buildings and other structures	RDC: Environment chapter, policy EN1 and 2
Policy EN9: Local listing of trees and hedgerows outside the Conservation area	RDC: Environment chapter, policy EN1 and 2
Policy HO1: Spatial Plan	RDC: Policies OSS 1&2
Policy HO2: Housing requirement	RDC: potential reflected in policies OSS1-5, BX1-3, HF1, RY1, BA1, RA1
Policy HO3: Site allocations	RDC: potential reflected in policies OSS1-5, BX1-3, HF1, RY1, BA1, RA1
Policy HO4: Development of residential gardens	RDC: Policy OSS3/OSS4
Policy HO5: Housing mix	RDC: Policy LHN1
Policy HO6: Lower cost, shared or social (affordable) housing	RDC: Policy LHN1 and LHN2
Policy HO7: Design	RDC: Policy EN3 and associated “design principles” in Appendix 4, Paras EN1 - 5
Policy HO8: Sustainability	RDC: policy SRM1
Policy HO9: Conservation Areas	RDC: Policies EN1, EN5, OSS4
Policy IN1: Parking provision	RDC: Policies TR1 and TR4
Policy IN2: Loss of parking	RDC: Policies TR1 and TR4
Policy IN3: Maintain and improve existing infrastructure	RDC: Policies TR1 and TR4
Policy IN4: Non-car provision/ footpath / public transport provision	RDC: Policies TR1, TR2 and TR3
Policy IN5: Pedestrian safety	RDC: Specific community safety policy (CO6); also policy EC4 in respect of mixed uses
Policy IN6: Communications Infrastructure	RDC: Policy CO1
Policy IN7: Developer Contribution	RDC: Policy CO1
Policy IN8: Reducing flood risk	RDC: Policies EN6 and EN7
Policy LE1: Community leisure / cultural facilities	RDC: Policies CO6 and EC4
Policy LE2: Loss of leisure/cultural facilities	RDC: Policies CO6 and EC4
Policy LE3: New facilities	RDC: Policies CO6 and EC4

05 Contribution to the achievement of sustainable development

5.0.1 A Neighbourhood plan must take into account the need to contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.

5.0.2 The vision and objectives of the plan

The Vision is:

'Salehurst and Robertsbridge will continue to be a thriving safe and friendly village where people want to live, work and play. We will maintain and enhance our village whilst supporting sustainable development that respects our location within an Area of Outstanding Natural Beauty for the benefit of all residents and visitors alike.'

There are objectives which set out how our vision will be achieved and these objectives have moulded all the Policies which are contained in the Plan. They reflect the aspirations of residents and have been drafted following extensive consultation.

Table 3: SRNP Objectives against assessment framework

Objective	Efficient use of land and natural resources	Reduce road congestion, pollution and improve air quality	Improve accessibility to services and facilities for all ages	Protect and enhance the high quality natural and built environment	Conserve and enhance biodiversity and geodiversity	Minimise the risk of flooding and the detriment to people and properties	Maintain, improve and manage water resources in a sustainable way	Reduce emissions of greenhouse gases	Reduce waste generation, disposal and achieve sustainable waste management
Sustainable village centre with shops and services for residents and visitors	✓	✓	✓		✓		✗	✗	✗
Foster sustainable community that promotes employment creation	✓			✓			✗	✓	✓
Retain local retail and services	✓	✓	✓	✓	✓		✓	✗	

Objective	Efficient use of land and natural resources	Reduce road congestion, pollution and improve air quality	Improve accessibility to services and facilities for all ages	Protect and enhance the high quality natural and built environment	Conserve and enhance biodiversity and geodiversity	Minimise the risk of flooding and the detriment to people and properties	Maintain, improve and manage water resources in a sustainable way	Reduce emissions of greenhouse gases	Reduce waste generation, disposal and achieve sustainable waste management
Improve and extend educational facilities in line with future housing	✗	✗	✓		✗		✗		
Seek adequate education provision for village children of all ages									✗
Protect and enhance local open spaces and access to the countryside				✓	✓			✓	
Plan for climate change, working with the environment to conserve natural resources	✓	✓		✓	✓	✓	✓	✓	✓
Encourage developments that meet energy efficiency standards and higher to achieve low carbon and/or renewable energy generation	✓	✓		✓			✓	✓	✓
To deliver a mix of housing that is integrated into the community reflecting both current and future housing need	✓			✓					
Protect, maintain and enhance both nationally and locally important heritage assets	✓		✓	✓					
Promote principles of good design taking account of local character and rural locality	✓		✓	✓			✓	✓	✓
Promote cycle routes and non-vehicular connectivity	✓	✓	✓		✓			✓	
Reduce harmful impact of road traffic and parking on local community		✓	✓		✓			✓	
Seek timely and effective maintenance of existing infrastructure	✓	✓	✓			✓	✓	✓	✓
Maintain and improve effective flood defences	✓			✓	✓	✓	✓		
Seek improvements for pedestrian safety on the high street		✓	✓	✓				✓	
Secure the long term future of leisure and cultural facilities for all ages			✓						
Promote provision of future facilities to address future need	✓		✓	✓		✓			

Assessment of the SRNP policies

7.1 This section has been split to reflect the six policy areas. For each of these it will begin by setting out the alternatives being assessed; assess the individual policies and then conclude on the combination of all the policies under that policy area.

This was initially assessed as part of the SEA process but updated as part of the post Reg.14 consultation comments received so supersedes the section in the SEA.

Economy

7.2 The main alternatives for this policy area are:

- a) No policy and leaving control of development to the policies of the Rother Local Plan and other relevant plans; or
- b) The policy either as worded or amended.

Policy EC1: Retail in the village centre and outskirts

7.3 Spatially the name of the policy and its wording makes it very clear as to the area that this relates to. The justification also makes the intent of the policy clear, which is about maintaining employment and ensuring the longer term of the businesses of the village.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	In this situation there is nothing assigned to Robertsbridge in terms of retail, although it is identified as a key rural centre, so it would be difficult to assess the likely impact on the environment	This policy will make a positive contribution towards this objective by ensuring developments are focused inside or close to the development boundary and so will use existing infrastructure and use of buildings
2	This alternative would not have a positive effect as it would simply be likely to continue the existing situation	The application of the policy will mean that there would be a reduction in the need for travel by car but by other less polluting

		means, although it would not contribute towards any mitigation schemes
3	This would simply continue the existing situation and not spread access wider through the village	This directs more retail use to the centre and its edges so increasing the amount accessible to a greater spread of residents
4	The lack of direction means that there is no protection either to heritage assets or the natural environment	Through directing these uses towards the centre this will help protect the natural environment and gives protection to heritage assets through the need to take account of the Conservation Area
5	In terms of the local plan this would be applying a policy related to the natural environment rather than a retail one, although it is not anticipated there would be significant effects as a result	The policy of the neighbourhood plan is not expected to significantly affect the environment
6	In this situation a policy relating to flooding would apply as there is no retail related one	The neighbourhood plan policy would not have a direct impact on this aspect
7	In this situation there is likely to be a positive effect on this aspect in line with national standards	The neighbourhood plan policy will not be expected to affect this aspect of the environment
8	As this would not provide direction it would not alter the existing situation	This policy may through causing a reduction in the need to travel, mean there will be a positive effect in terms of reducing greenhouse gases
9	In this situation it would be expected that this would be assessed and conditioned as necessary	The policy would not be expected to have a significant impact on this aspect as it will use existing infrastructure

Policy EC2: Facilities to support and encourage home working through ultra-fast telecommunication provision

7.4 This policy is not constrained to one particular area but would apply to any development within the Parish area.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	Though this is identified as an issue there is no policy relating to it and so it would not be expected there would be any effect on the environment	The acknowledgement of the policy to the High Weald AONB and the Conservation Areas in the parish, will make a slight contribution towards this and so will use existing infrastructure and buildings.
2	There would be a slight positive impact through use of the relevant policy from the Rother local plan	The neighbourhood plan policy would not be expected to have a significant impact on this aspect
3	In this situation accessibility is expected to be in a sequential approach from the centre outwards and so it would have a positive effect to the environment	It would not be expected that this policy would have a direct impact on this aspect
4	A relevant policy would be applied to any application but this would not be expected to significantly change the existing situation	The acknowledgement of the policy to the High Weald AONB and the Conservation Areas in the parish, will mean there will be positive effects on this aspect
5	The Local Plan includes a policy encouraging the installation of broadband in rural areas, although the exact impact is difficult to assess	The inherent protection that this policy provides regarding the AONB means that the minimum will be neutral effects to the environment
6	Strong flood policies would apply in this situation that should help to improve the environment	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local	The neighbourhood plan policy will not be expected to have an impact on this aspect

	Plan to control impacts on the water environment	
8	Due to the requirements of this policy there would be a positive effect on the environment in this situation	The policy itself will not have an impact but a positive indirect effect if more people travel by other means, although working at home may increase the amount of energy used per household
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	The policy would not have a direct impact although there is a slim potential there may be increased waste per household

Policy EC3: Employment retention

7.5 Though this policy is not focused on one area it is clearly spatial in being focused on existing business sites.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There would still be a positive impact in the majority of cases as many sites are within the built area and already have utilities	The neighbourhood plan policy would have a positive effect on the use of land and buildings
2	There would be the potential for positive effects on the environment through reduced amounts of commuting via car to work	There would not be a direct impact but the potential for less need to commute to work as a result of the retention by the policy
3	The relevant policy in the local plan is robust and so will have a positive impact in terms of access	The policy will mean that there will be a positive effect on the built environment by focusing on retention. Additionally this will mean there will be less need to commute by car to work
4	A relevant policy would be applied to any application but this would not be	The acknowledgement of the High Weald AONB and the Conservation Areas in the

	expected to significantly change the existing situation	parish, will mean there will be positive effects on this aspect
5	Through a combination of policies there will be positive effects on heritage assets and to a possibly lesser extent the natural environment	The inherent protection that this policy provides means that the minimum will be neutral effects to the environment
6	Strong flood policies would apply in this situation that should help to improve the environment	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

Policy EC4: Assets of Community Value (Community Right to Bid)

7.6 Though spread slightly throughout Robertsbridge and Salehurst this policy is focused on the properties listed and so specific.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	In this situation there would be the potential loss of sites that are valuable to the community	As these sites are within the development boundary this will have a significantly positive impact on the environment
2	There would be the potential for positive effects on the environment	It would not be expected that this policy will have a direct impact but potentially a positive

	through reduced amounts of commuting via car to work	effect indirectly through increased travel by other means due to being retained
3	The relevant policy in the local plan is robust and so will have a positive impact in terms of access	Though the policy is not expected to have a great impact on this element,
4	A relevant policy would be applied to any application but this would not be expected to significantly change the existing situation	The policy would not be expected to have a particular impact on this element of the environment but will be positive on the historic environment
5	Through a combination of policies there will be positive effects on heritage assets and to a possibly lesser extent the natural environment	This policy would have no direct impact to the environment
6	Strong flood policies would apply in this situation that should help to improve the environment	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

Policy EC5: Tourism

7.7 Though this policy is expected to apply across the Parish in the justification it does mention the key characteristics and features that will be covered by this policy.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	In this situation there would be the potential loss of sites that are valuable to the community	Some of these sites are within the development boundary this may have a significantly positive impact on the environment
2	There would be the potential for positive effects on the environment through reduced amounts of car travel.	It would not be expected that this policy will have a direct impact but if any a positive effect.
3	The policy in the lplan is robust and so will have a positive impact in terms of access	Though the policy is not expected to have a great impact on this element, it will be positive.
4	A relevant policy would be applied to any application but this would not be expected to significantly change the existing situation	The policy would not be expected to have a particular impact on this element of the environment but will be positive on the historic environment
5	Through a combination of policies there will be positive effects on heritage assets and to a possibly lesser extent the natural environment	This policy would have no direct impact to the environment
6	Strong flood policies would apply in this situation that should help to improve the environment	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment

9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment
---	---	---

Policy EC6: Rural businesses

7.8 This policy is intended to cover the whole extent outside of the built area defined later in this neighbourhood plan.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	In this situation there would be the potential loss of sites that are valuable to the community	This will have a significantly positive impact on the environment
2	There would be the potential for positive effects on the environment through reduced amounts of car travel.	It would not be expected that this policy will have a direct impact but if any a positive effect.
3	The relevant policy in the local plan is robust and so will have a positive impact in terms of access	The policy is not expected to have a great impact on this element, it would be positive if any.
4	A relevant policy would be applied to any application but this would not be expected to significantly change the existing situation	The policy would not be expected to have a particular impact on this element of the environment but will be positive on the historic environment
5	Through a combination of policies there will be positive effects on heritage assets and to a possibly lesser extent the natural environment	This policy would have no direct impact to the environment
6	Strong flood policies would apply in this situation that should help to improve the environment	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local	The policy will not be expected to have an impact on this aspect

	Plan to control impacts on the water environment	
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

EC7: Encouraging employment

7.9 There is no specifically defined area that this policy relates to but throughout the whole parish.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	In this situation there would be the potential loss of sites that are valuable to the community	This will have a significant positive impact on the environment
2	There would be the potential for positive effects on the environment through reduced amounts of car travel.	It would not be expected that this policy will have a direct impact but potentially a positive effect indirectly through increased travel by other means due to being retained
3	The relevant policy in the local plan is robust and so will have a positive impact in terms of access	The policy is not expected to have a great impact on this element, it would be positive if any.
4	A relevant policy would be applied to any application but this would not be expected to significantly change the existing situation	The policy would not be expected to have a particular impact on this element of the environment but will be positive on the historic environment
5	Through a combination of policies there will be positive effects on heritage	This policy would have no direct impact to the environment

	assets and to a possibly lesser extent the natural environment	
6	Strong flood policies would apply in this situation that should help to improve the environment	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.10 Overall the combined impact of the seven policies that are included under the Economy policy area will be greatest on heritage assets and the High Weald AONB. They will provide additional protection to assets that have been identified as important to the community and the existing villages. Though in many instances direct impacts are not expected but indirect impacts these are no less important. Largely these tend to focus most on accessibility and actions that may cause a difference in forms of travel.

7.11 Though not having a set of policies and leaving it to the Rother Local Plan would not result in detrimental impacts to the environment, the comparison of having the neighbourhood plan policies mean there are additional protections and consequently improve the beneficial effects on the environment of the Parish.

Education

7.12 The alternative for this section is the same as the previous one, being:

- a) No policy and leaving control of development to the policies of the Rother Local Plan and other relevant plans; or
- b) The policy either as worded or amended.

Policy ED1: Education Provision

7.13 The policy is applicable across the main built up areas relating specifically to the three educational facilities in these. The justification is the fact that all are either full or near capacity and so any significant development will put pressure on them. The Robertsbridge Children's Services is the priority with the Robertsbridge Community College next.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	Considering all the sites that are the focus of this policy are located in the built area any extensions would therefore represent a good effect to the environment and use of resources
2	There is no direct policy in the Plan although there is a strand within another regarding education. As such there would be no significant effect	The position of the schools involved are focused close together, in a distance of 15minutes and so can encourage travelling by other means, so reduce pollutant levels
3	Nothing in the Local Plan directs to any locations to do with schools	The policy is not expected to have a great impact on this element,
4	Applicable policies would be from differing parts of the Local Plan	As all of the sites are within the built areas of the village it will help to preserve the value of the landscape, prevent coalescence and habitats
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment

6	The flood policies of the plan would apply as applicable to the three sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

Policy ED2: Sports Facilities at the Schools

7.14 This policy does not direct to a specific area but does make mention of existing school sites.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	Policy CO3 of the local plan though not allocating specific sites gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	Considering all the sites that are the focus of this policy are located in the built area any extensions would therefore represent a good effect to the environment and use of resources
2	Policy CO3 of the local plan though not allocating specific sites gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The position of the schools involved are focused close together, in a distance of 15minutes and so can encourage travelling by other means, so reduce pollutant levels

3	Policy CO3 of the local plan though not allocating specific sites gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The exact impact is difficult to assess without more detail but it is likely that any new facilities would be expected to result in no worsening of access and potential improvement
4	Applicable policies would be from differing parts of the Local Plan	As the policy does not specify sites it is difficult to accurately assess the potential impact but the related use means that impacts would be expected to be low. The same reasoning means that the impacts on heritage assets would also be expected to be low.
5	Through a combination of policies there will be positive effects on the natural environment	This policy would not be expected to affect the environment
6	The flood policies of the plan would apply as applicable to the three existing sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The intended uses would in general be suitable in all areas except immediately around the river or streams and as such only minimal impact on the environment
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	Exact assessment is not possible and should be done at an application level but it is expected that it will have a positive impact
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.15 Overall the combination of these policies means that there would be an efficient use of land and natural resources. However in the majority of cases it is not possible to give an exact assessment without site details and as such the conclusions are largely based either on parish information or the spread of the existing sites.

Environment

7.16 The main alternatives for this policy area are:

- a) No policy and leaving control of development to the policies of the Rother Local Plan and other relevant plans; or
- b) The policy either as worded or amended.

7.17 However with respect to policy EN2, there was also the alternate of other locations to be considered.

7.18 Policy EN1: Parks and Open Space

It is difficult to be accurate about the exact area that this policy is intended to apply as there does not seem to be the corresponding inset map. However on the basis of the wording of the policy the following assessment is made.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	The intended protection of this policy and its uses means that this would be expected to have a positive effect on the environment
2	There is no direct policy in the Plan although there is a strand within another regarding education. As such there would be no significant effect	Due to the position of the existing sites they are within easy walking distance meaning there will be expected to be an improvement to the environment through reduced pollutants

3	Nothing in the Local Plan directs to any locations to do with playing fields but policy CO3 sets out the criteria for extensions of existing sites	Though the policy is not expected to have a great impact on this element, any increase in provision in the parish will increase alternative uses to the car and so reduce pollutants
4	Applicable policies would be from differing parts of the Local Plan	The intended use means it will preserve the value of the landscape, as well as preventing coalescence of settlements plus being sensitive to heritage assets, so positive effects
5	Through a combination of policies there will be positive effects on the natural environment	At this level of planning it would be expected that there would be positive effects to the environment, although this may need to be revised at application stage with more detailed information
6	The flood policies of the plan would apply as applicable to the preferred sites	The use covered by this policy is compatible with this objective and so a positive effect
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the high requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.19 There are a number of aspects that this policy will not affect and so there would be no difference to the environment but there are a number where the policy as written would have number of positive impacts on the environment. In particular this would be with regard to the use of land and natural resources plus biodiversity and reduction in risk from flooding.

Policy EN2: Local Green Space Designation

7.20 This policy is intended to designate a number of sites as Local Green Space and to be supported by a map. They are split into three categories and also additional information put in the justification part of this policy.

7.21 Under Part A of the policy it lists 8 sites for designation due either to their current status or their ownership, with the majority of these being existing open spaces. Part B then lists a further 8 sites that they also wish to be designated and finally Part C includes 3 sites that correlated to some of the sites that were being considered for housing. Having initially reviewed these, as mentioned the first set tend to be existing open spaces, justification is provided with the second set and the third although the last appears limited.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	Sites are spread both inside and close to the development boundary so would not be expected to significantly affect the environment
2	There is no direct policy in the Plan although there is a strand within others. As such there would be no significant effect	The position of these sites means that non-vehicular means can be used to access them and so there potential for reduced pollutants
3	The local plan does not allocate any new open spaces	The allocation of additional areas of natural green space provides added protection and the spread in locations will mean more are available within a shorter travel time, so less impact on the environment

4	Applicable policies would be from differing parts of the Local Plan	The protection for sites outside the development boundary will be positive on the natural environment and retention of key characteristics of the High Weald, as well as to the setting of the conservation areas.
5	Through a combination of policies there will be positive effects on the natural environment	The number and spread of sites will mean that there will importantly be no loss or fragmentation of routes used by species as well as allowing for enhancements potentially in the future
6	The flood policies of the plan would apply as applicable to the preferred sites	Though this policy will not be explicit in terms of reducing flood risk it could well have a positive indirect effect
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	Though the policy will not be expected to have an significant impact on the environment, it importantly would not hinder delivery of necessary infrastructure due to the wording of the policy
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this aspect would be significantly affected
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.22 Overall this policy would be expected to have a significant positive impact on the environment with respect to a clear majority of aspects. Largely this is through the added protection that it provides to biodiversity, habitat and species along with not hindering necessary infrastructure and having a number of positive indirect impacts.

Policy EN3: Countryside Protection and the Parish's place within the High Weald Area of Outstanding Natural Beauty

7.23 This policy would seem to apply to all land outside the development boundary and its driver would seem to be preservation of characteristics of the High Weald AONB and space between the village.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	The only designation through the local plan is the High Weald Area of Outstanding Natural Beauty and the actions of the Management Plan, meaning a positive impact to the use of land	This policy recognises the environmental designation and so aims to prevent inappropriate development in and around the villages, so has a positive effect on the environment in terms of land use and natural resources
2	Combinations of policies would relate to this and so there would be a positive effect on the environment	This policy would not affect this aspect and so there would be no significant effect on the environment
3	Combinations of policies would relate to this and so there would be a positive effect on the environment	This policy would not affect this aspect and so there would be no significant effect on the environment directly although it would mean that there would still be good access to the open countryside and green infrastructure
4	Applicable policies would be from differing parts of the Local Plan	This policy will protect the inherent characteristics of the natural environment preventing coalescence and protecting the setting of the conservation area and designated heritage assets
5	Through a combination of policies there will be positive effects on the natural environment	This policy will have a positive effect through giving protection preventing fragmentation of habitats and movement of species
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment

7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.24 Though this policy will not affect a number of aspects it will make a positive impact on those aspects connected with biodiversity, landscape and the use of land and natural resources.

Policy EN4: Conservation of Natural Resources

7.25 This policy is intended to relate to on site actions but the aim is around preservation of the landscape characteristics and general setting of the area outside the development areas of the parish.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	This would be covered through a combination of policies in the local plan	This policy would not be expected to have a significant effect in terms of this aspect
2	This would be covered through a combination of policies in the local plan	This policy though not directly relating to reducing non-vehicular means of transport would have a positive effect on the environment through the retention of trees and other vegetation

3	Policy EN5 of the local plan would mean there would be a positive impact on the environment	This policy will provide additional protection to natural features and the extension and expansion of green infrastructure throughout the parish, so positively impacting the environment
4	Applicable policies would be from differing parts of the Local Plan	The aims and intentions of this policy will mean additional protection for the natural environment of the parish as well as the wider landscape and so there will be a positive effect on the environment
5	Through a combination of policies there will be positive effects on the natural environment	The aims and intentions of this policy will mean additional protection for the natural environment of the parish as well as the wider landscape and so there will be a positive effect on the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	Though there will not be a direct impact on this aspect there would be positive indirect impacts through the retention of features that may reduce the impact of flooding
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	There will be a positive effect on this aspect through the retention and protection of water features that are important in the wider landscape
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	The policy would not be expected to affect this aspect
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

Policy EN5: Renewable Energy and Energy Efficiency

7.26 This is not intended to be specific to one part but applicable to the whole Parish and its intention is to reduce energy consumption through design and be adaptable to climate change.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	Policy SRM2 of the Rother Local Plan specifically applies criteria to be met relating to water supply and wastewater, so would have a positive effect on the use of natural resources	As this policy is intended to be applied to all development in the parish there will be a positive effect on the environment and the use of natural resources
2	All the transport policies of the local plan would apply and so there would be a positive effect on the environment as there are strands in all encouraging modes other than the car	This policy would be expected to have a positive effect on the environment through encouraging activities that reduce the production of pollutants
3	A combination of policies from the local plan would apply and so there would be an improvement over the existing situation	The policy will not directly affect this aspect
4	Applicable policies would be from differing parts of the Local Plan	As this is expected to be applied across the parish it is not expected that there would be direct impacts but indirect effects to the environment
5	Through a combination of policies there will be positive effects on the natural environment	As this is expected to be applied across the parish it is not expected that there would be direct impacts but indirect effects to the environment
6	The flood policies of the plan would be applicable and so as a minimum there	As this policy includes the need to take account of climate change there would be a

	would be no worsening of the existing situation	positive effect on the environment through a reduction in the number of properties at risk from flooding
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	As this policy includes the need to take account of climate change there would be a positive effect on the environment through reduced water consumption
8	Due to the high requirements of the local plan policy there would be a positive effect on the environment in this situation	Due to the overall intention of the policy there would be a significant positive effect on the environment through a reduction of greenhouse gases plus adaptations to climate change
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	This policy would have a positive effect on the environment through emphasising reductions both in terms of energy and water, as well as waste specifically

7.27 This policy would be expected to have a significant positive effect against the majority of aspects largely connected with the reduction in greenhouse gas emissions plus the need to have taken account and integrated, as necessary, adaptation measures into design.

Policy EN6: Historic Environment

7.28 This policy is intended to be applicable to designated heritage assets and their settings. In broad terms this means focused along High Street, Fair Lane, Northbridge Street and Salehurst'; although with some also in George Hill and some neighbouring streets to all of them.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	The spatial strategy of the local plan would apply and so ensure that there is as a minimum no deterioration to the existing heritage assets and features	This policy will not directly affect this aspect and so there would be no impact on the environment

2	There are no policies in the plan directly relating to reduction in air pollutants but change to non-vehicular travel is emphasised through all the transport section	This policy would not be expected to affect this aspect or have an impact on the environment
3	A combination of policies apply in terms of the historic environment and especially heritage assets, so there will be a positive effect on the environment	Though the policy is not expected to have a great impact on this element,
4	Applicable policies would be from differing parts of the Local Plan	As all of the sites are within the built areas of the village it will help to preserve the value of the landscape, prevent coalescence and most importantly preserve the value of heritage assets within the built landscape.
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to this part of the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on this aspect of the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on this aspect

7.29 The main aspect that this policy will affect is the landscape and especially the important characteristics of the High Weald AONB that are recognised in the baseline characteristics and other documents of relevance to the Parish.

Policy EN7: Listed Buildings and Buildings or Structures of Character

7.30 This policy is focused spatially within the two Conservation Areas and specific to heritage assets.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	It would be a good effect to the environment and use of resources
2	There is no direct policy in the Plan although as such there would be no significant effect	This policy would not be expected to affect this aspect or have an impact on the environment.
3	Local Plan policy EN2 and the environment section so there will be a positive impact	This policy is not expected to impact on this aspect of the environment
4	Applicable policies would be from differing parts of the Local Plan	This will have a positive impact
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect

8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.31 The main positive impacts to the environment from this thematic section of the SRNP would be in terms of efficient use of natural resources, the landscape and heritage settings as well as accessibility and potential for reduction in air pollutants.

Housing

7.32 The main conclusion of the sites assessment is that a wide number of sites had neutral impacts on the environment. Individual assessment resulted in half of these being suitable, however there were 3 sites that were assessed as having detrimental impacts on the environment and 4 that were assessed as having positive impacts on the environment and some others were neutral. The three that were expected to have negative effects were Slides Farm, North of Northbridge Street (adj. the Mill) and Adjacent Culverwells. The four that were assessed as having positive impacts were Vicarage Lane, Bishops Lane, Heathfield Gardens West and the Mill Site.

7.33 In a similar fashion to the other policy areas the alternative being dealt with in this policy assessment is:

- a) No policy and leaving control of development to the policies of the Rother Local Plan and other relevant plans; or
- b) The policy either as worded or amended.

Policy HO1: Spatial Plan

7.34 This sets out the focus and approach to development both within the development boundary and also outside of it.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This policy allows for development outside the BUAB, this meets requirements of other policies both within the neighbourhood plan and Rother's Local Plan
2	A range of policies from the Local Plan apply so there will be a positive impact	It is not anticipated that this policy would have a significant effect on the environment
3	Applicable policies would be from differing parts of the Local Plan	There will be a positive effect on this aspect
4	Applicable policies would be from differing parts of the Local Plan	It is not anticipated that this policy would have a significant effect on the environment
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	There will be no worsening to the impact on the environment.
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment

9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment
---	---	---

Policy HO2: Housing requirement

7.35 As set out in under the reasonable alternatives discussed in the previous part on Assessing Sites around Salehurst and Robertsbridge from page 27-42, on the basis of the content of the Rother Local Plan and the SHLAA 2013, as stated in the policy it was only felt appropriate to consider how to deliver the 155 dwellings identified.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations, simply amounts that could be expected over the plan period. As such it is not possible to accurately predict the exact impact on the environment	The policy is clear about allocated sites and also sets out that windfall sites will only be supported inside the development boundary and that others will be considered if the allocated sites do not come forward. As such the policy makes an efficient use of land and natural resources and so a positive impact on the environment
2	A combination of policies from the local plan would apply so that there will be positive impacts on the environment associated with the encouragement in the transport section to other non-car uses	The specific mention in the policy of ensuring local infrastructure and explicitly including car parking and congestion means there would be a positive effect on the environment as a result
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment associated with the encouragement in the transport section to other non-car uses	The inclusion in the policy of requirements for infrastructure should result in reduced travel distances and so a positive effect on the environment

4	Applicable policies would be from differing parts of the Local Plan	As the focus of the policy is on sites within and close to the edge of the development boundary it will limit incursion into the neighbouring countryside and so have a positive effect on this aspect of the environment
5	Through a combination of policies there will be positive effects on the natural environment	There will be a slight impact on biodiversity although it is not possible at this level to distinguish the exact degree, however the focus within the existing settlement areas would mean this would most likely be neutral
6	The flood policies of the plan would apply as applicable to the preferred sites	As the policy specifically picks out flood prevention in the policy there will be a positive impact through reducing the number of properties and residents at risk from flooding
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	Though there will be additional capacity required in the networks there is no hindrance to this, there will be a neutral effect on the environment
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

Policy HO3: Site allocations

7.36 This does as suggested in the name and allocates sites inside and immediately adjacent of the development boundary to deliver the required housing over the period of the plan. Predominantly this means a greater amount sited in the north east of the existing boundary. However, the three sites that have been included are in line with the outcome from the assessment in the previous section.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	As the focus of this policy is on sites within and close to the development boundary, there will be limited impact on the environment through limiting incursion into the wider countryside
2	Various policies in the local plan relate to this aspect and so there will be a positive impact	The extension of new footpaths and cycleways will have a positive effect through reducing the distance to goods and service's
3	The local plan does not include any allocations for services and so reduce the travel distance	The reference to extending footpath and cycleways means there will be a positive impact on the environment as a result of the different mode of transport
4	Applicable policies would be from differing parts of the Local Plan	The allocation of sites inside and at the edges of the development boundary means that there will be limited impact on the landscape setting and their position means they avoid impacting on any heritage assets
5	Through a combination of policies there will be positive effects on the natural environment	There will be positive effects on the environment resulting from the need for open green space and carefully landscaping being required

6	The flood policies of the plan would apply as applicable to the preferred sites	A combination of policies from the local plan would apply so that there will be positive impacts on the environment associated with the encouragement in the transport section to other non-car uses
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	Though there will be additional capacity required in the networks there is no hindrance to this, so a positive effect on the environment
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.37 Through sites being allocated in and close to the development boundary there will be positive effects on the environment through less incursion into the countryside and so the wider AONB and heritage assets. Additional to this the requirement for specific aspects like landscaping and green space will also encourage biodiversity, along with the extension of footpaths and cycleways to help a switch in travel choice. This last aspect is also in line with the aims of the Rother, Brede and Tillingham Woods BOA as well as a key characteristic of the High Weald AONB.

Policy HO4: Development of residential gardens

7.38 The focus of this policy is as it is named on residential back gardens.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no policy directly relevant to development of back gardens and so it can only be assumed that the effect to	As this policy is about controlling development in back gardens and these are often the edge of the existing development area, it will help to ensure an efficient use of

	the environment would be the same as windfall development.	land and resources, as well as a number of other positive effects on the environment such as the setting of heritage assets and the wider landscape
2	A range of policies from the Local Plan apply so there will be a positive impact	The policy is not expected to have a great impact on this element
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	The policy is not expected to have a limited effect, although maybe minor reduction in very local usage
4	Applicable policies would be from differing parts of the Local Plan	As all of the sites are within the built areas of the village it will help to preserve the value of the landscape, prevent coalescence and habitats
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

Policy HO5: Housing Mix

7.39 This policy has no spatial aspect as it is expected to be applied to all development within the Parish.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	The focus of this policy is across the whole Parish and so will have a positive impact on this aspect of the environment
2	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The policy will not affect this aspect of the environment
3	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The policy is not expected to have a great impact on this element
4	Applicable policies would be from differing parts of the Local Plan so would be positive	The fact that the policy specifically mentions single level dwellings will have the impact of reducing any impact within the countryside and towards the wider landscape setting
5	Through a combination of policies there will be positive effects on the natural environment	It is difficult to assess the exact impact that this would have on the environment considering this will affect the whole parish
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy will have little impact on this aspect as it mentions nothing
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect

8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.40 This policy will have little impact on all the elements of the framework, although those it will affect will be positive.

Policy HO6: Lower cost, shared or social (affordable) Housing

This policy will be expected to apply to the whole Parish but would not be expected to have a significant spatial impact.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	The focus of this policy is across the whole Parish and so will not have a direct impact on this aspect of the environment
2	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The policy will not affect this aspect of the environment
3	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	By ensuring that housing is located and provided for the local community it shall reduce the distance to services and facilities so will have a positive impact
4	Applicable policies would be from differing parts of the Local Plan	The policy will not affect this aspect of the environment

5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy will have a positive impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	The policy will not affect this aspect of the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.41 The nature of the policy means that it will have little impact across the elements of the framework.

Policy HO7: Design

7.42 There is no spatial aspect to this as it would be expected to apply across the whole Parish. By its nature this policy will have positive impacts both to the natural and built environments.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This will not have a direct impact but should indirectly have a positive impact on this aspect

2	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	This will have a positive effect on this aspect of the environment
3	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The policy is not expected to have a great impact on this element but will be positive
4	Applicable policies would be from differing parts of the Local Plan	This policy will have a positive effect to this aspect by protecting and ensuring the retention of the character and setting of the villages, especially with regard the AONB
5	Through a combination of policies there will be positive effects on the natural environment	This policy should have a positive impact through the inclusion of biodiversity being mentioned within the policy
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	The policy will have a positive impact on the environment through the inclusion of renewable technologies within the wording of the policy
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.43 The majority of the aspects of the environment affected by this policy is through the inclusion of specific mention within the policy wording. It will contribute towards both landscape setting and renewable technologies.

Policy HO8: Sustainability

7.44 This policy will most directly affect the area around the river due to its specific mention of hydroelectricity, although also the parish more widely.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This policy will not affect land and so not affect this aspect of the environment
2	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The policy will not be expected to have a positive impact on this aspect
3	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	This is not likely to have a direct impact although may have indirect positive impacts
4	Applicable policies would be from differing parts of the Local Plan	This is not likely to have a direct impact although may have indirect positive impacts
5	Through a combination of policies there will be positive effects on the natural environment	This is not likely to have a direct impact although may have indirect positive impacts
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment and it would not be expected that it will have any negative effects regard this aspect
7	There would be a positive effect on this as there is a specific policy in the Local	The policy will not be expected to have a positive impact on this aspect

	Plan to control impacts on the water environment	
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.45 Overall there will be positive effects from this policy.

Policy HO9: Conservation Areas

7.46 The spatial extent of this policy will be within the existing settlement areas that generally correlate to the area of the Conservation Area.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This policy will make a positive contribution to the efficient use of land being focused in the built area
2	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	Though the policy is not expected to have a great impact on this element, it will have an indirect positive impact
3	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	Though the policy is not expected to have a great impact on this element, it will have an indirect positive impact

4	Applicable policies would be from differing parts of the Local Plan	The policy will have the greatest impact on this aspect of the environment through preserving the setting, landscape and heritage assets
5	Through a combination of policies there will be positive effects on the natural environment	The policy will have no direct impact on this aspect of the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.47 The main aspect affected by this policy is that of the landscape setting and protecting heritage assets.

Overall the combination of the policies within this section of the SRNP will have a mix of impacts to the environment. A number of these will be with respect to the wider landscape and heritage assets, as well as reducing flood risk and a good use of land and natural resources.

Infrastructure

7.48 In the same as the previous sections the two alternatives for this section of the neighbourhood plan policies assessment were:

- a) No policy and leaving control of development to the policies of the Rother Local Plan and other relevant plans; or
- b) The policy either as worded or amended.

Policy IN1: Parking Provision

7.49 This policy is about parking provision and spatially its main extent will be within the settlement and development boundaries supported with the new areas for growth identified in the previous part of the SRNP plan

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	Considering all the sites that are the focus of this policy are located in the built area any extensions would therefore represent a good effect to the environment and use of resources
2	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The policy is not expected to have a great impact on this element, it will have an indirect positive impact
3	The local plan gives clear direction of the areas to which it is relevant so there would be a positive effect on the environment	The policy is not expected to have a great impact on this element, it will have an indirect positive impact
4	Applicable policies would be from differing parts of the Local Plan	The policy will not affect this aspect of the environment
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment

6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.50 Overall the policy will not have a significant impact on the environment being contained within the settlement and development boundaries.

Policy IN2: Loss of Parking

7.51 This policy aims to ensure that there is no loss to existing parking space on the streets of the existing settlement and development boundary.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This will positively affect this aspect with it being focused within the existing settlement and development boundaries
2	A range of policies from the Local Plan apply so there will be a positive impact	The policy is not expected to have a great impact on this element

3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	The policy is not expected to have a limited effect, although maybe minor reduction in very local usage
4	Applicable policies would be from differing parts of the Local Plan	Though not direct there will be a positive indirect aspect through ensuring the protection of the countryside and landscape setting, though this is tempered by the fact that it could affect the Conservation Area and possible setting of heritage assets
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	As the focus is in the existing built areas the majority will be in the lower flood risk areas, although a number of higher risk areas are within these
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.52 Overall this policy would only have limited positive effects on the environment.

Policy IN3: Maintain and improve existing infrastructure

7.53 The overall aims of this policy are to help improve existing infrastructure.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This aspect of the environment will not be affected
2	A range of policies from the Local Plan apply so there will be a positive impact	The policy is not expected to have a great impact on this element
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	The policy is not expected to have a limited effect, although maybe minor reduction in very local usage
4	Applicable policies would be from differing parts of the Local Plan	The policy requires that the local environment and landscape is taken into account and so there would be a positive effect
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	Though there would be no effect on this aspect of the environment the policy will have a positive effect on reducing flooding
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect but must have no detrimental effect
8	Due to the requirements of the local plan policy there would be a positive	It is not anticipated that this policy would have a significant effect on the environment

	effect on the environment in this situation	
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.54 This policy will not have a significant impact on the environment directly but will have positive indirect impacts through its inclusion within the policy.

Policy IN4: Non car provision/public transport provision

7.55 This policy aims to ensure that there are safe and improved routes through the village, especially for those who are older or have mobility issues. Spatially there is no direct focus.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	The policy will not affect this aspect of the environment
2	A range of policies from the Local Plan apply so there will be a positive impact	As the focus of this policy is improvement of various cycle and walking routes this should have a positive impact on this aspect of the environment
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	This aspect will be positively affected through making services and facilities more accessible to all parts of the community

4	Applicable policies would be from differing parts of the Local Plan	The increased number of routes will tie in with the historic routeways characteristic of the High Weald AONB
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would be applicable and so as a minimum there would be no worsening of the existing situation	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.56 Overall this policy will have a positive effect on the limited elements that it would affect.

Policy IN5: Pedestrian safety

7.57 This policy is intended to provide safe routeways from new developments for all residents. Spatially though it will be focused within the built area and the growth areas identified it will more widely affect the Parish as a whole.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	There is no land specifically affected by this policy but as it is largely in the settlement and development boundaries it will positively affect this aspect of the environment
2	A range of policies from the Local Plan apply so there will be a positive impact	As the focus of this policy is on walking routes it will positively affect this aspect of the environment through encouraging and making easier travel by other means
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	This policy will have a positive effect on this aspect of the environment as it encourages increased access to services and facilities for all
4	Applicable policies would be from differing parts of the Local Plan	As all of the sites are within the built areas of the village it will help to preserve the value of the landscape, prevent coalescence and habitats
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local	The policy will not be expected to have an impact on this aspect

	Plan to control impacts on the water environment	
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.58 Overall this policy has focused impact on three aspects of the environment.

Policy IN6: Communications Infrastructure

7.59 This policy is focused on communication infrastructure and therefore does not have a spatial focus.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This aspect of the environment will not be affected
2	A range of policies from the Local Plan apply so there will be a positive impact	This aspect of the environment will not be affected
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	There will be no direct impact but a positive indirect one through allowing an increased number of people to access services and facilities through increased provision
4	Applicable policies would be from differing parts of the Local Plan	There will be a positive impact on this aspect of the environment as connections to the historic routeways of the AONB

5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.50 There will only be limited focus on the environment resulting from this policy.

Policy IN7: Developer contributions

7.51 This policy is about the provision of facilities and infrastructure that is required in a timely fashion. This would tend to focus on the existing settlement and development boundaries but especially when applied to windfall sites will have a wider impact on the environment.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	As this will indirectly be focused within the settlement and development areas initially and then identified schemes and locations there will be an indirect impact on this aspect of the environment

2	A range of policies from the Local Plan apply so there will be a positive impact	There would be expected to be a positive impact as the policy allows for other infrastructure elements to be delivered where identified
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	The policy is not expected to have a great impact on this element, it will have an indirect positive impact
4	Applicable policies would be from differing parts of the Local Plan	There would not be expected to be a direct impact on this aspect of the environment
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	There will be a positive impact on this aspect as there is scope for identified schemes to be funded off site
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	If there are any required schemes, then these could be funded using this so scope for a positive impact to the environment
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	There may be potential for offsite requirements to be funded through this route, so there will be a positive effect

7.52 The impact to the environment may be positive across a wider area than just the immediate settlement and development areas dependent on its use.

Policy IN8: Flood Risk

7.53 This policy deals with ensuring that flood mitigation schemes and actions are implemented. Spatially this would therefore tend to be focused in the space between the settlements where the greatest flood risk is.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	Due to the location of the highest flood risk this would have a positive effect this aspect of the environment
2	There is no direct policy in the Plan although there is a strand within another regarding education. As such there would be no significant effect	This aspect of the environment would not be affected
3	Nothing in the Local Plan directs to any locations to do with schools	The policy is not expected to have a great impact on this element, it will have an indirect positive impact
4	Applicable policies would be from differing parts of the Local Plan	This aspect of the environment is not expected to be significantly affected
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have a positive impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect

8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.54 This policy would only be expected to have a limited impact on the environment.

7.55 Overall this infrastructure section would cumulatively have a positive impact across the framework, even though there will impacts from each policy individually.

Leisure

7.56 Again the two alternatives for these policies are:

- a) No policy and leaving control of development to the policies of the Rother Local Plan and other relevant plans; or
- b) The policy either as worded or amended.

Policy LE1: Community leisure/cultural facilities

7.57 This policy is focused on leisure and cultural facilities, especially those providing multiple uses. Spatially this tends to be focused within the existing built areas.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately	As this will be focused within the built areas as this where facilities are there will be a positive impact on this aspect of the environment

	predict the exact impact on the environment	
2	A range of policies from the Local Plan apply so there will be a positive impact	This will not directly affect this aspect of the environment
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	There will be a positive impact on this aspect as this will make increased provision and therefore accessibility.
4	Applicable policies would be from differing parts of the Local Plan	As all of the sites are within the built areas of the village it will help to preserve the value of the landscape, prevent coalescence and habitats indirectly
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	This would result in increased demand on water demand, so this would be negative
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.58 There will only be a focused impact to the environment from this policy.

Policy LE2: Loss of leisure/cultural facilities

7.59 This policy is aimed at preserving the existing facilities and sets out requirements that must be met for this to be acceptable.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This will not directly affect this aspect of the environment
2	A range of policies from the Local Plan apply so there will be a positive impact	This will not directly affect this aspect of the environment
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	This policy will have a positive impact through ensure there is no worsening of the existing provision and therefore accessibility
4	Applicable policies would be from differing parts of the Local Plan	This will not directly affect this aspect of the environment
5	Through a combination of policies there will be positive effects on the natural environment	This policy would have no direct impact to the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	This policy would have no direct impact to the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	The policy will not be expected to have an impact on this aspect

8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

7.60 The policy will only have a focused positive effect.

Policy LE3: New facilities

7.61 This policy is focused on new community facilities, although there is no focused spatial element to the policy.

SEA Objective	Alternatives	
	a) No policy	b) Policy
1	There is no direction in the policies of the local plan over explicit locations. As such it is not possible to accurately predict the exact impact on the environment	This aspect of the environment is not expected to be affected
2	A range of policies from the Local Plan apply so there will be a positive impact	Provision for various routes and alternate modes of transport mean there will be a positive indirect impact on the environment
3	A combination of policies from the local plan would apply so that there will be positive impacts on the environment	The focus of this policy will have a positive impact through provision of additional services being allowed
4	Applicable policies would be from differing parts of the Local Plan	There will not be a direct impact but a positive indirect impact through the requirement to take account of local environment

5	Through a combination of policies there will be positive effects on the natural environment	The inclusion in the policy of the local environment means there will be a positive effect to this aspect of the environment
6	The flood policies of the plan would apply as applicable to the preferred sites	The inclusion for addressing surface water flooding means there will be a positive impact on this aspect of the environment
7	There would be a positive effect on this as there is a specific policy in the Local Plan to control impacts on the water environment	There will be no direct impact on this aspect of the environment
8	Due to the requirements of the local plan policy there would be a positive effect on the environment in this situation	It is not anticipated that this policy would have a significant effect on the environment
9	This would be controlled through the East Sussex Waste and Minerals Plan policies being applied	It is not anticipated that this policy would have a significant effect on the environment

06 Compatibility with EU obligations and legislation

- 6.0.1 Section 4B 8 (2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations
- 6.0.2 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.
- 6.0.3 A screening process was carried out by Rother District council which determined that the Neighbourhood Plan required a Strategic Environmental Assessment (SEA)
- 6.04 A Scoping Report of the SEA was submitted to RDC and sent to English Heritage, the Environment Agency and Natural England for assessment against environmental requirements for a consultation period of 6 weeks.
- 6.05 Amendments and additional document/objectives were then considered when the SEA was formally prepared. The SEA is a live document and has been continually updated. The SEA has demonstrated that the policies of the Neighbourhood Plan will not lead to any significant environmental effects that cannot be avoided or mitigated by subsequent planning applications and consents.
- 6.06 The SRNDP does not breach any EU obligations and would be otherwise compatible with all EU obligations.

07 Conclusion

- 7.0.1 Section 4B 8 (2)(g) states that a draft Neighbourhood Plan will meet the basic conditions if prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with.
- 7.0.2 The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and the prescribed conditions and matters are considered to be met by the SRNDP. It is therefore submitted that the SRNDP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

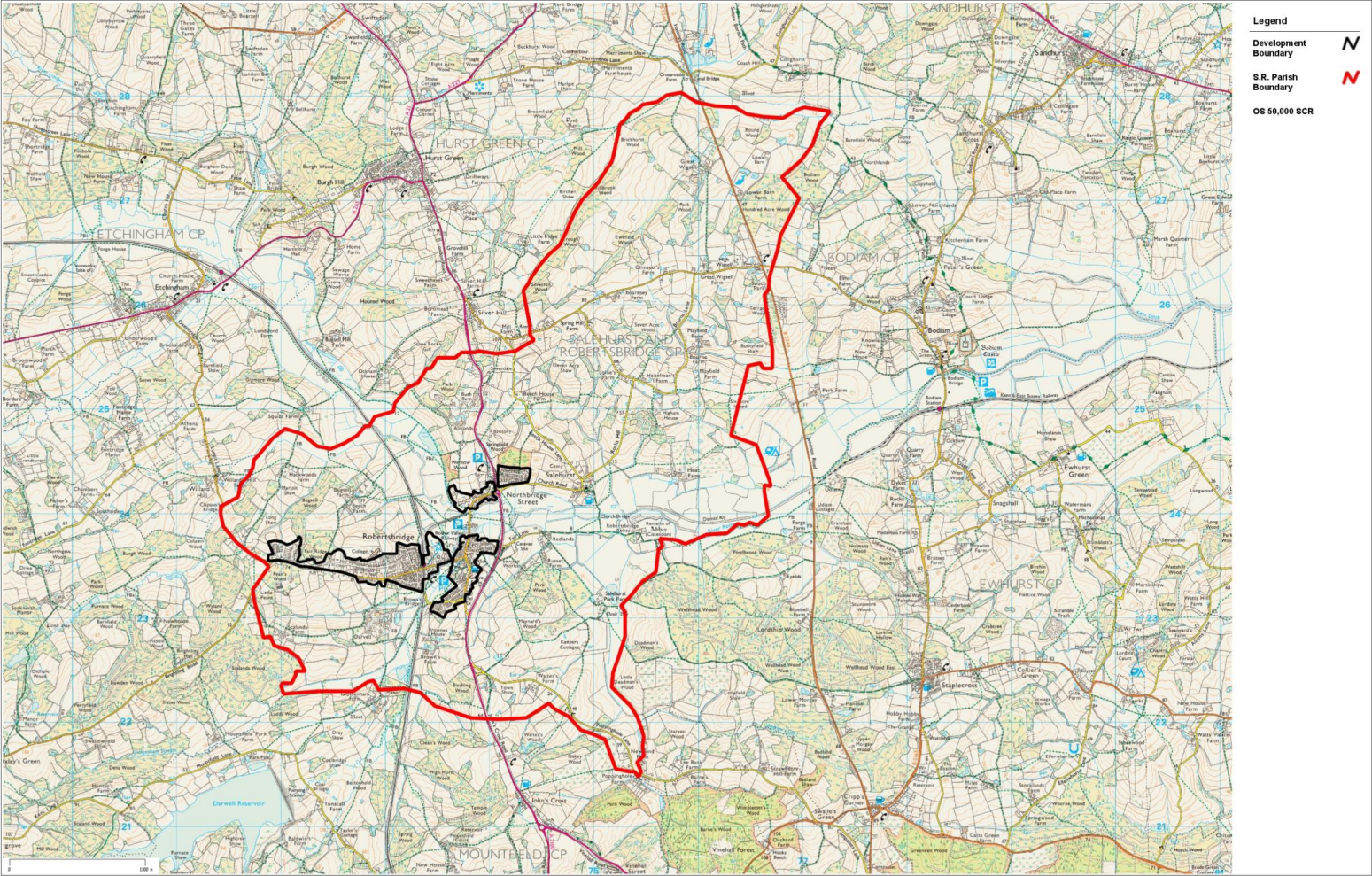
08 Appendices

The appendices contain additional information that would be helpful to the flow of the main text of the statement.

Appendix 1: Area designation map

Appendix 2: Screening response

Appendix 1: Area designation map (not to scale)



Date Created: 24-9-2016 | Map Centre (Easting/Northing): 575229 / 124718 | Scale: 1:33000 | © Crown copyright and database right. All rights reserved (0100056444) 2016

Appendix 2: Screening response

Your ref: |
Our ref: Robertsbridge and Salehurst
Please ask for: Norman Kwan
Direct dial no: n/a
Date: 15th June 2016



Karen Ripley
Robertsbridge and Salehurst Parish Council |

Dr Anthony Leonard
Executive Director of Business Operations

Town Hall
Bexhill-on-Sea
East Sussex TN39 3JX

Dear Karen,

SEA Screening Opinion For Robertsbridge and Salehurst Neighbourhood Plan

Thank you for your request for an SEA screening opinion, together with supporting information documents.

Rother District Council (as the responsible authority) must determine whether the plan is likely to have significant environmental effects.

RDC has consulted with the statutory environmental bodies (SEBs) – Natural England, the Environment Agency and Historic England as part of this process and passed them the Parish Council's submitted material. The EA have responded to state that they "*no longer comment on screening opinions*". At the time of writing, Natural England have not yet responded. Historic England are of the view that SEA is required and their response is attached.

In the light of this, as well as our own interpretation of The Environmental Assessment of Plans and Programmes Regulations 2004, I would advise as follows on the need for a Strategic Environmental Assessment: In the opinion of the Local Planning Authority, the Robertsbridge and Salehurst Neighbourhood Plan (RSNP) is likely to have significant effects on the environment and, hence, that a SEA should be undertaken. I have set out the reasoning below in relation to the criteria for determining the likely significance of effects, as contained in Schedule 1 of the above Regulations:

1. The RSNP will form part of the 'development plan' and thereby exert a direct and substantial influence over development proposals coming forward in the period
2. The RSNP has a key role in integrating social, economic and environmental considerations in meeting its obligation to contribute to the achievement of sustainable development
3. The RSNP needs to consider a number of nationally or locally important environmental factors, notably:



- a) The area is wholly within the High Weald AONB, which enjoys the highest status of protection in relation to landscape and scenic beauty.
- b) There are many key features of the AONB within the Parish, including historic field boundaries, historic routeways, etc .
- c) There are significant heritage constraints, including two conservation areas, significant numbers of listed buildings, unlisted buildings of architectural interest, and archaeological notification areas. There are potential direct impacts where sites contain, or lie within these assets, as well as indirect impacts through development in the setting of assets.
- d) There are swathes of land along the course of the Rivers Rother and Darwell and their tributaries, including central areas of the village and sites under consideration for development, are within Flood Zones 2 and 3.
- e) The Rother and Darwell Valleys are also identified within the 'Rother, Brede and Tillingham Woods Biodiversity Opportunity Area' which overlaps with sites under consideration for development. BAP Priority Habitats include ponds, watercourses and floodplain grazing marsh. There are numerous records of protected, BAP and rare species.

It should be noted that RDC has already produced an 'SA Scoping Report for the Development and Site Allocations DPD' available [here](#). On page 29-32 of the link there is a 'Framework', which as the Scoping Report states, *'is also considered relevant and applicable to Neighbourhood Plans produced within the District'*.

I trust this information is useful.

Kind Regards,



Norman Kwan BA (Hons), MA, DiP TP, MRTPI
Principal Planning Officer - Strategy and Planning,
Rother District Council,
Town Hall,
Bexhill on Sea,
East Sussex,
TN39 3JX
]