



SALEHURST AND ROBERTSBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN 2016-2028

PLAN SUBMISSION : Regulation 15 of the Neighbourhood Planning Regulations 2012

December 2016

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FOREWORD

The Localism Act 2011 gave parishes and other neighbourhood areas the ability to be able to exercise more control over future development in their community by creating their own Neighbourhood Plan. Salehurst and Robertsbridge Parish Council took up this challenge when it was clear that Rother District Council's Core Strategy, approved in September 2014, had identified Robertsbridge along with Ticehurst as a 'Village Service Centre', as we benefit from a range of services such as shops, the rail station, schools a surgery and so on. As a consequence of that designation, Rother's Core Strategy had allocated to Robertsbridge the highest minimum number of new dwellings of any rural village – 155 – to be built in the Plan period until 2028. This represents a very tall order for a village such as Robertsbridge, topographically constrained, subject to severe flooding problems and set entirely within the High Weald Area of Outstanding Natural Beauty.

So the Parish Council decided that to have its own Neighbourhood Plan was the best way forward to achieve such a level of development whilst ensuring the maximum level of public satisfaction. It also hoped that a Neighbourhood Plan would allow the community not just to identify which potential housing sites it would prefer in order to meet the imposed targets but would also allow the community to think more widely and purposefully about ways of achieving solutions to some of the major concerns that the community already faces, such as continued potential flooding from the River Rother and from surface water, parking difficulties caused by commuters to the rail station and users of the schools in the village, the need for improvement to recreational and other facilities within the village and the absolute need to preserve and enhance the beautiful natural environment in which the parish sits.

A Steering Group was formed in February 2015 to take on the task of preparing the Neighbourhood Plan and work immediately started on a huge number of investigations and consultation exercises to prepare the groundwork and evidence base for the Plan. The Steering Group has been considerably helped in this work by the able assistance of Moles Consultancy.

The Steering Group wishes to thank the community for their continued involvement and I would like to specifically thank my fellow members of the steering group and thematic groups for all their hard work and dedication. Following a very successful consultation on the Reg. 14 Plan, the Steering Group have reviewed all the feedback received and have revised and updated the Plan in this current form for submission to Rother District Council and then to an Independent Examiner. Then we trust we shall be able to submit the community's plan to a referendum for approval in 2017.

An electronic copy of this Plan can be found online at: <http://www.robertsbridgeneighbourhoodplan.org.uk>

Stephen Hardy (Chairman of the Steering Group) December 2016



Sheila Brazier, Steering Group Secretary
Huw Merriman MP,
Stephen Hardy, Chair SG

on Mill Site August 2016

EXECUTIVE SUMMARY

Welcome to the executive summary of the Neighbourhood Plan. This plan has been produced on behalf of our community by a Steering Group of local residents from Salehurst and Robertsbridge. We have consulted widely with the community in a number of different settings in order to ensure that the plan meets our needs. We have spoken with older people, younger people, families, and people from surrounding villages in order to gain as many different views as possible about how our parish should develop. We hope that you will take the time to read this summary and also the full document, but most importantly that you will let us know what you think. This plan belongs to the village and your feedback is important.

The Neighbourhood Plan extends to over 80 pages and so this summary can serve only to give an idea of what is included.

The Plan contains a series of policies, the successful delivery of which during the plan period will help to achieve the community's vision for the parish. The Vision is the overall aim of the Neighbourhood Plan and has been developed through consultation with the village.

The Vision is:

'Salehurst and Robertsbridge will continue to be a thriving safe and friendly parish where people want to live, work and play. We will maintain and enhance our parish 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. They reflect the aspirations of residents and have been drafted following extensive consultation. The objectives are set out in Section 2 of the Plan.

These objectives have moulded all the Policies which are contained in the Plan. Policies are guidance for various land use issues which are important to the people of Salehurst and Robertsbridge and the Neighbourhood Plan is delivered through these policies. Issues included in the policies are economy, education, environment, housing, infrastructure and leisure. Further details are in Section 3 of the Plan.

The Plan has many stages to go through including an independent Examination and finally a local referendum. Should the Plan be successful at local referendum then it will be 'made' (adopted) by Rother District Council (RDC). The policies of the Plan will then be used by Planning Officers when determining planning applications for Salehurst and Robertsbridge. It will therefore be an important statutory document at this stage and carry the same weight as the Rother Local Plan.

This summary can only give a brief insight of the Neighbourhood Plan. We therefore encourage you to read the full document.

01 BACKGROUND

1.0 Introduction

- 1.0.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area. (Planning Practice Guidance).
- 1.0.2 A Neighbourhood Development Plan (NDP) should support the strategic development needs set out in the relevant Local Plan/ Core Strategy and plan positively to support local development (as outlined in paragraph 16 of the National Planning Policy Framework).
- 1.0.3 An NDP must address the development and use of land. This is because if successful at examination and referendum the Plan will become part of the statutory Development Plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 1.0.4 The Salehurst & Robertsbridge Neighbourhood Development Plan (SRNDP) was led by extensive public consultation and prepared by a steering group of volunteers representing a range of interests across the parish.
- 1.0.5 The SRNDP has been prepared in accordance with the Neighbourhood Planning Regulations 2012, The Localism Act 2011 and Directive 2001/42/EC on Strategic Environmental Assessment.
- 1.0.6 Neighbourhood planning provides communities with the power to establish their own policies to shape future development in and around where they live and work.
“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” (Paragraph 183, National Planning Policy Framework).
- 1.0.7 RDC as the Local Planning Authority, designated a Neighbourhood Area for the whole of the parish of Salehurst and Robertsbridge on 13th April 2015 and follows the parish boundary. **Refer to ANNEX 1 to the Plan: Map 1**

1.1 The Plan Process

- 1.1.1 Neighbourhood Development Plans have been prepared in England since provided for in the 2011 Localism Act.
- 1.1.2 The Plan preparation process has been led by the Salehurst & Robertsbridge Parish Council as the 'qualifying body' under the Regulations, with the preparation of the Plan delegated to the SRNDP Steering Group (hereafter referred to as the Steering Group).
- 1.1.3 A summary of the statutory Plan process is as follows:
- Step 1: Designating neighbourhood area and if appropriate neighbourhood forum
 - Step 2: Preparing a draft neighbourhood plan or Order
 - Step 3: Pre-submission publicity & consultation
 - Step 4: Submission of a neighbourhood plan or Order proposal to the local planning authority
 - Step 5: Independent Examination
 - Steps 6 and 7: Referendum and Making the Neighbourhood Plan or Order (bringing it into force commonly known as adopting the Plan)
- 1.1.4 If a Plan meets the basic conditions and is successful at the independent examination, it is then put to a parish referendum. A majority vote will lead to the Plan becoming part of the Development Plan for the parish to manage future development decisions alongside the current Local Planning Authority Local Plan and the National Planning Policy Framework (NPPF).
- 1.1.5 Only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be 'made'. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
 - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
 - d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

- e. the making of the order (or neighbourhood 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 order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

1.1.6 Throughout the process, the intention of the Steering Group has been to get as many members of our community as possible involved, using a variety of consultation techniques to ensure that we have a true picture of what the issues are for our community.

1.1.7 The summary of the key stages of the SRNDP process so far include:

- Call for sites process: March / April 2015
- Area Designation: 13th April 2015
- Sites information open day: 4th July 2015
- Parish wide questionnaire: September 2015
- Parish wide consultation open day: 27th February 2016
- Draft pre-submission plan: September 2016
- Reg. 14 consultation: September to December 2016
- Preparation of Reg.15 Submission Plan: November to December 2016
- Building of the evidence base is continuous throughout the process

1.1.8 Communication and consultation, in various forms, played a major role in formulating the Plan. A full description of the community engagement process is included in the Consultation Statement document.

A communication strategy was established to:

1. promote a high degree of awareness of the project;
2. invite residents to join the team advising the Parish Council;
3. encourage everyone to contribute to the development of the Plan;
4. promote consultation events;
5. provide regular updates on the status of the Plan and its development.

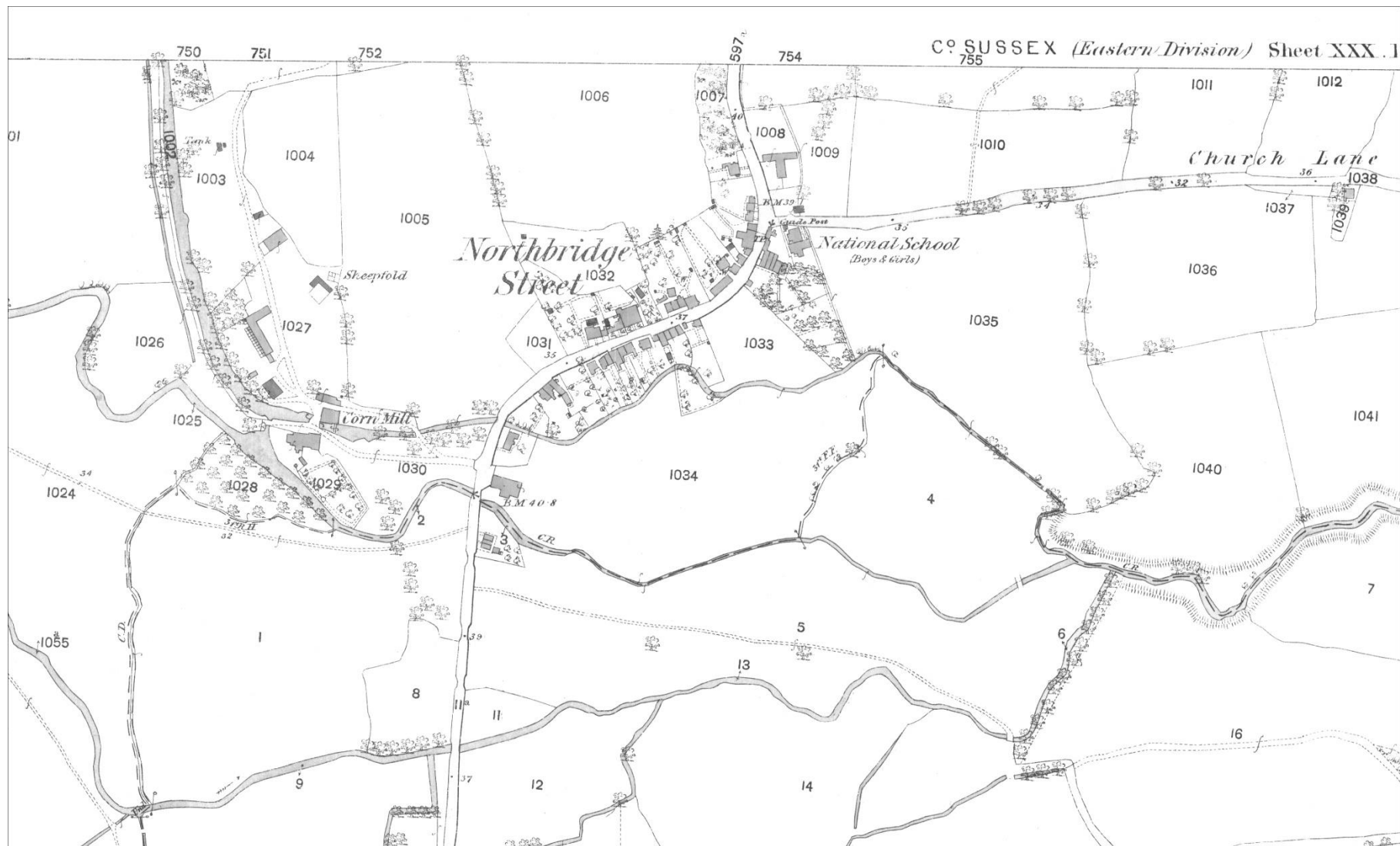
1.2 Policy Context

- 1.2.1 Neighbourhood Development Plans have been prepared in England since provided for in the 2011 Localism Act. The National Planning Policy Framework states: *“Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.”* (para. 16) *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications.”* (para. 183) *“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan ... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”* (para. 184) *“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”* (para.185)
- 1.2.2 Given the requirement for local planning documents to have regard to National Policy Statements in accordance with Section 19(2)(a) of the Planning and Compulsory Purchase Act 2004, it is necessary to consider the implications of the National Planning Policy Framework (NPPF) on the Rother Core Strategy.
- 1.2.3 The NPPF replaces the pre-existing Planning Policy Statements (PPSs) and Guidance Notes (PPGs).
- 1.2.4 It is very important to understand the policy context within which the SRNDP is being produced. The national and district policy mapping analysis document (refer to Evidence base see 3.8) aims to map the conformity between the NPPF and the Rother Core Strategy. It also looks at the key parts of the NPPF which aligns to the main objectives of the Neighbourhood Plan.
- 1.2.5 **National Planning Policy Framework**
The National Planning Policy Framework set out the Government’s planning policies for England. It was published on 27 March 2012. The National Planning Policy Framework is a key part of the Government’s reforms to make the planning system less complex and easier to understand. It vastly reduced the number of pages of national policy about planning.

- 1.2.6 The National Planning Policy Framework must be taken into account in the preparation of Local and Neighbourhood Development Plans, and is a material consideration in planning decisions. It states that in order to be considered sound a Local Plan should be consistent with national planning policy.
- 1.2.7 **Planning practice guidance**
On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. For the first time, planning practice guidance is now available entirely online in a usable and accessible way. Important information for any user of the planning system previously only published in separate documents can now be found quickly and simply. You can link easily between the National Planning Policy Framework and relevant planning practice guidance, as well as between different categories of guidance.
- 1.2.8 **Local Planning Context**
The statutory planning context for preparation of a Neighbourhood Plan is the Core Strategy, which sets out the broad planning strategy for Rother District up to 2028.
At this point in time, the adopted Rother District Local Plan (2006) remains in place as the statutory development plan for the District.
Refer to ANNEX1 to the Plan: Map 11 which illustrates the Development Boundary as adopted in this plan.

1.3 Strategic Environmental Assessment

- 1.3.1 The Localism Act 2011 requires neighbourhood plans to not breach, and be otherwise compatible with EU and Human Rights obligations. It is not the case that every neighbourhood plan will need an environmental assessment of the type normally associated with the process of preparing Local Plan. Neighbourhood Development Plans (NDP) may trigger various EU Directives (including the Strategic Environmental Assessment Directive (SEA) and Habitats Directive (HRA)), and may need to undertake additional procedures and assessment depending on the scale and impact of the plan proposals.
- 1.3.2 A Strategic Environmental Assessment (SEA) is a process to identify likely significant effects of a plan or policy on the environment. An SEA provides technical details of likely effects of the proposal and sets out a management and monitoring framework to help mitigate and track any impacts. The SEA focuses on impacts on the natural environment with some limited consideration of human population needs and material assets.
- 1.3.3 Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects and this process is commonly referred to as a screening opinion request. The requirements are set out in the regulations of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.3.4 A screening opinion request was sent to RDC in April 2016. A screening opinion was sent to the Parish Council on 16th June 2016, advising that an SEA is needed. The SEA document is presented as a separate document. The preparation of the environmental assessment is integrated into the process of producing the neighbourhood plan and used to provide valuable context, and identify important mitigation measures, within the Plan.



Pre 1900

1.4 Parish background

1.4.1 Robertsbridge is comprised of several identifiable communities, Robertsbridge itself, Northbridge Street, Salehurst and Higham. Robertsbridge is situated to the south of the River Rother, with Northbridge Street, Salehurst and Higham being situated on the north side. The Darwell Stream flows through Robertsbridge dividing the historic High Street area from the railway and twentieth century development to the west. Robertsbridge lies wholly within the High Weald Area of Outstanding Natural Beauty. The village lies at the divide of what is generally considered to be the Lower Rother Valley and the Upper Rother Valley. The surrounding landscape is dominated by the broad valley of the River Rother and its tributaries. It is at this point in the valley that the predominantly wooded area of the upper valley gives way to a more open landscape dominated by pasture and arable land. The village has a population of some 2,728 making it the most populated village (and fourth most populated settlement overall) in the District. The wider Salehurst District Council ward, including Hurst Green and Bodiam, has a population of 4,602 (2011 Census).

1.4.2 Heritage

The historic part of Robertsbridge is situated on the eastern side of a spur above the Rother Valley. Much of the more recent twentieth century growth, including the Secondary School, has taken place on a spur and ridge to the west of the Darwell Stream and main railway. In the historic core the majority of the buildings are listed and in 1986 a Conservation Area was designated. More recently, in 2009, Rother District Council published a Conservation Area Character Appraisal for Robertsbridge and Northbridge Street which further extended the Conservation Area boundary to include an area at the eastern end of Fair Lane, land and farm buildings around Grove Farm, and a separate parcel of land at Northbridge Street.

Predominant building materials include clay tiled (and some slate) roofs, while walls are of a variety of materials including brick, clay tiles, weather boarding and framed panels. The central High Street exhibits brick footways.

The central High Street and George Hill, Fair Lane and Bishops Lane are all 'Historic Routeways'. There are several 'Historic Field Boundaries' fringing the Robertsbridge and Northbridge Street.

1.4.3 Flood Risk

Due to its location at the confluence of the River Rother and the Darwell Stream and that the River Rother was once tidal as far as Robertsbridge, much of the land is highly susceptible to flooding and falls within the Environment Agency's 'Flood Risk Area'.

In autumn 2000, some 100 premises were flooded at Robertsbridge and Northbridge Street. Both modern and historic buildings were affected. Following this event, construction of new flood walls and embankments has been completed, to ensure protection against the 1 in 100 year extreme event. In subsequent years, floods would have caused damage to properties, had it not been for the construction of the flood defences and the operation of dedicated pumping.

The village further suffered as a result of the flooding of December 2013 as seen in the photographs below.



1.4.4 Education

As of May 2016, Salehurst CE Primary School – 200 (Capacity 210) Robertsbridge Community College – 655 (Capacity 650). The Education Authority advised that there are likely to be sufficient spaces available to cope with additional demand arising from the proposed extra housing numbers as set out in the Core Strategy. There is also a currently over-subscribed pre-school (Robertsbridge Children's Services), providing places for children 0 to 4 years old, running 50 weeks per year, open 8am to 5.30 pm five days per week.

1.4.5 **Facilities and Services**

Robertsbridge has a good range of services and is the only village with a secondary school, as well as a primary school and a pre-school offering full time day care. Together with Ticehurst, it has been classed as one of the District's 'Rural Service Centre' villages.

1.4.6 The Doctors' surgery is located on Station Road. There are also 2 dentists, an osteopathic clinic, a vets, 4 public houses, 2 convenience stores with one including a post office counter, 2 florists, a chemist, a bakery and cafe, a book shop, a country/agricultural store (including vehicle sales, hardware and garden supplies), a hairdresser's, a community hall, 2 play areas, 2 sets of allotments, 1 cricket pitch, 2 football pitches and 2 places of worship, a fish and chip shop and an Indian restaurant (with take away facility). There is a local aspiration to combine the GP Surgery and two dental surgeries onto a single site in a new 'medical centre'.

1.4.7 Robertsbridge benefits from a train line to London via Tunbridge Wells, and in the other direction to Hastings. Many residents do commute to larger towns and cities. The nearest hospital with A&E is The Conquest in Hastings (about 8.6 miles), with Pembury Hospital in Tunbridge Wells almost twice as far again in the opposite direction. Rother Valley Railway operates alongside the mainline station, with an aspiration to link up with the Kent and East Sussex Railway at Bodiam, as a preserved railway. As this is subject to a longstanding planning application currently before Rother District Council, it was felt that it could not be included in the Neighbourhood Plan. This is the subject of an earlier Local Plan policy which is not yet a commitment and straddles three parishes, so it is covered by the District Council's Development and Site Allocations (DaSA) Local Plan.

1.4.8 Robertsbridge has a number of smaller settlements that to some extent relate to it, depending on the service. For example, as the sole village in Rother District with a state secondary school, school children from a wide area travel to the village on a daily basis. The High Street shops and services support residents beyond the village, as does the train station. The parish has been home for forty five years to the Darwell Community which is a Christian community of approximately 300 people (some 10% of the total parish population). The Community operates its own school and factory, making play equipment and furniture for nurseries and schools. They play an active role within the parish community.

1.4.9 Hurst Green is a 'Local Service Village', less than a 5 minute drive away and relies to some extent on Robertsbridge services. To the south, John's Cross and Mountfield are both less than 5 minutes' drive away, but gravitate more towards the larger market town of Battle. Although more than 5 minutes' drive away, residents of somewhat smaller settlements such as Etchingham and Staplecross also seem likely to rely on Robertsbridge services to a more limited extent.

1.4.10 **Existing Open Space, Sport and Recreation Facilities**

There are two Parish Council run play areas, 'Bishops Meadow' and 'The Clappers' Recreation Ground. There was a skateboard ramp adjacent to the Youth Centre, although this deteriorated in condition due to problems with surface water run-off and has been removed.

In 2009, the Clappers Recreation Ground was the beneficiary of Play Pathfinder funding to provide a wider range of equipment for all ages. However it suffers from its position in the flood plain and as such the Parish Council consider it unsuitable for skate facilities, particularly given the problems the previous ramp suffered at the Youth Centre as a consequence of surface water run-off.

Bishop's Meadow is a play area that is more 'rural' in character, with wooden equipment that blends in with the surrounding landscape. An additional play area was proposed as part of the 2006 Local Plan allocation for land at Grove Farm, which remains unimplemented. The Parish Council also maintain the Pocket Park, a well frequented wild life area adjacent to the Recreation Ground.

1.4.11 Environment

The extent of landscape and nature conservation designations, as well as the number of listed buildings and conservation areas, reflects Rother's high quality environment. Only 11% of the District is not designated of national or international landscape or nature conservation importance.

- 1.4.12 82% of the District falls within the High Weald Area of Outstanding Natural Beauty (AONB). Its landscape is of national importance and was designated by the former Countryside Commission (now the Countryside Agency) and confirmed by the Secretary of State for the Environment in 1983. A further 7% of the District, not within the AONB, is within a nationally or internationally designated site of nature conservation importance. The whole Parish is entirely within the AONB and displays many of the distinctive characteristics of the AONB countryside, such as rolling hills, small irregular fields, abundant woods and hedges and sunken lanes or hollow ways.

Housing Need

1.4.13 Existing Households

The Rural Settlements Study 2008 (the Rural Settlement Strategy covers only Robertsbridge and Northbridge Street (not Salehurst)) estimated there were 908 households in Robertsbridge. There has been a net gain of just 4 completions since 2008, suggesting a best estimate of 912 households today.

1.4.14 Recent Pattern of Development and Commitments

There have been 20 completions in Salehurst & Robertsbridge Parish over the last 9 years.

Table 1.4: Housing Completions in Salehurst & Robertsbridge Parish

Completions	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Salehurst & Robertsbridge Parish	4	6	6	2	0	0	0	2	0	20

Source: Local Plan Monitoring (Oct 2013)

There are 53 commitments in the Parish comprising 6 permissions on small sites and 47 from outstanding allocations.

Table 1.4.1: Housing commitments in Salehurst & Robertsbridge Parish (Oct. 2013)

	Small Sites	Large Sites	Allocations	Total
Salehurst & Robertsbridge Parish	6	0	47	53

1.4.15 Local Housing Need Survey

In 2008, a Housing Needs Survey was produced for Salehurst & Robertsbridge Parish by Action in Rural Sussex. In order to prove their eligibility for a local needs housing scheme, respondents need to demonstrate that they have a local connection and that they are unable to meet their needs on the open market. 36 households fulfilled the two criteria across the Parish, broken down as follows:

Table 1.4.2 Affordable Housing Needs Survey

Single person households	11
Couple without children	12
Single people sharing households (2 people)	2
Families with children	11
Total	36

1.4.16 Affordability

Although, affordability ratio figures are not available for Robertsbridge, there is no reason to suppose the affordability problems in Robertsbridge are any less acute. Indeed, available information regarding Council Tax banding indicates that the problem may actually be far worse in the village, since Robertsbridge has a disproportionate amount of expensive property even when compared to the affluent South East. The fact that incomes are actually lower further emphasises the affordability gap.

- 1.4.17 Evidence contained in the 2010 Strategic Housing Market Assessment (SHMA) suggested that on the basis of existing household incomes in Rother only about 30% of households are able to buy. A further 30% may be able to rent privately, but the remaining 40% are unable to rent or buy in the market. These figures are income based and is caveated by the fact that households may have access to equity from savings or property. Furthermore, in practice, many households stretch themselves further than their incomes would imply, although access to credit has become more restricted in the last few years. The evidence suggests that the need for affordable housing currently outweighs the supply and there is little reason to believe that Robertsbridge is in any more fortunate a position than the rest of Rother in this regard.

1.4.18 Village housing provision

Following the Core Strategy Main Modifications in August 2013, the village has been identified as having potential for 100 dwellings from *newly identified* sites, which will result in approximately **155 dwellings** in the plan period 2011-28. There may be further ‘small site windfalls’ in addition to this number (i.e. sites of less than 6 dwellings and not formally allocated).

Table 1.4.3: Rother District Core Strategy Housing Number

Settlement/Area	All Net Completions in Plan Period (01/04/2011 to 31/03/2013)	Current Commitments	Allocations (Remaining from 2006 Local Plan) See Footnote 1	Proposed New Core Strategy Allocations See Footnote 2	Total New Housing 2011 - 2028 See Footnote 3
Robertsbridge	2	6	47 (+1)	100	155

1. Subject to review and re-assessment as part of SHLAA process. Numbers in brackets indicate any revisions as part of re-assessment.

2. Estimated from suitable and developable (green and amber) SHLAA sites. Core Strategy policy expectation that new allocations are within or immediately abutting a village development boundary.

3. Individual village number may be higher as a result of additional windfalls and rural exception sites.

1.4.19 Older Persons Housing

The RDC Older Peoples Housing Needs Survey Report’ June 2011 document reported that 33 households aged over 55 had reported a need to move to a property more suited to their needs. Of these, 60% wanted sheltered/retirement housing and 34% wanted a bungalow. 64% were owner occupiers, 21% rented from a housing association and 15% rented from a private landlord. 49% had a preference to buy on the open market, 42% wanted to rent from a Housing Association.

ESCC ‘Information to support Robertsbridge Older People’s Housing Needs Survey Report, September 2012 suggests that there is not a strong need for residential and nursing care in the area. However, it also suggests that there may be scope for a sheltered housing scheme of 14-15 units in Robertsbridge.

Sheltered housing with flats would generally be classed as a residential use, so would be subtracted from the village housing total, and be subject to a 40% affordable housing requirement, which reflects reasonably accurately the stated aspirations from the RDC the ‘Older Peoples Housing Needs Survey Report’ June 2011. Whilst it appears from the evidence that the need is for sheltered housing, it may be appropriate to allocate simply for ‘designated housing for older people’ in order to maintain a degree of flexibility.



People at July 2015 Exhibition

02 VISION & OBJECTIVES

2.0 Introduction

- 2.01 The Steering Group with guidance from Moles Consultancy, held a workshop on 10th November 2015 to discuss and formulate the draft vision and objectives for the SRDNP. The basis for the vision was built upon from the analysis of the parish wide questionnaire.

The key aims of the Neighbourhood Plan are:

- To create local planning policies for Salehurst and Robertsbridge to which development proposals need to adhere to;
- To protect against inappropriate and speculative development and to provide greater control over development;
- To bring forward action on facilities and improvements, which are needed by the village.

2.1 Vision

- 2.1.1 The Vision of Salehurst and Robertsbridge in twelve years' time seeks to capture all the community's views and aspirations for the village. It therefore forms the basis on which the objectives and proposed policies will be formulated. The vision and objectives were consulted upon with the community in February 2016 and it was refined to address comments received.

The Vision is:

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

2.2 Objectives

- 2.2.1 The Vision is an important statement of what Salehurst and Robertsbridge will aspire to overall but more specific objectives are needed to deliver this and to guide the formulation of the policies being proposed.

The objectives cover a range of economic, social and environmental issues that form guidance for the sustainability performance of the Plan.

The following objectives under the themes listed below are therefore proposed for the plan:

1. Economy

- a) To sustain a thriving village centre with mixed use shopping and service provision offering a range of goods and services to the local community and visitors.
- b) To retain the local retail and service provision.
- c) To foster a sustainable community that promotes employment creation, across commercial, retail and industrial sites.

2. Education

- a) To improve and extend the local educational facilities in line with future housing developments.
- b) To seek adequate education provision for children of the village of all ages.
- c) To promote informal or social educational facilities for younger people.

3. Environment

- a) To protect and enhance local open spaces and access to the countryside.
- b) To plan for climate change and work in harmony with the environment to conserve natural resources.
- c) To encourage development which meets current energy efficiency standards and where possible higher standards to achieve low carbon status and/or renewable energy generation.

4. Housing

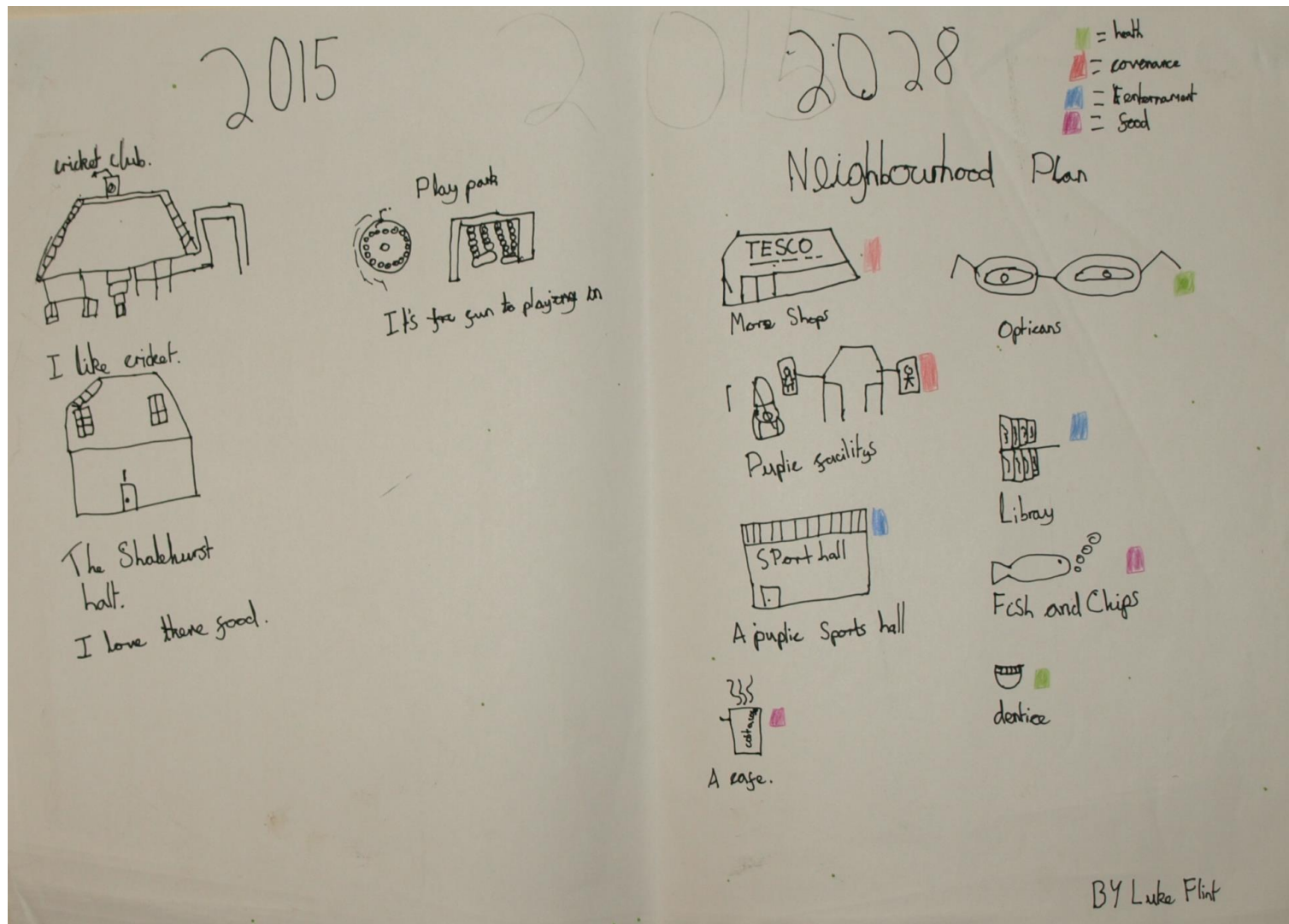
- a) To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.
- b) To protect, maintain and enhance the nationally and locally important heritage assets and historic character; by guiding development that is sympathetic with the surroundings.
- c) To promote principles of good design and high quality that encourages local context and rural locality.

5. Infrastructure

- a) To promote cycle networks and non-vehicular connectivity for a sustainable village life.
- b) To reduce the impact of road traffic and parking on the local community.
- c) To seek timely and effective maintenance of existing infrastructure.
- d) To maintain and improve effective flood defences.
- e) To seek improvements for pedestrian safety on the high street.

6. Leisure

- a) To secure the long term future of existing community leisure and cultural facilities for all ages.
- b) To promote the provision of new facilities to address the future needs of the village.



03 POLICIES

3.0 Introduction

- 3.01 This section sets out the policies to support and deliver our vision. The Plan contains a series of policies, the successful delivery of which during the plan period will help to achieve the community's vision for the parish.
- 3.02 It is not the purpose of this Plan to include all land use and development planning policy relating to the parish because the policies of the RDC Local Plan will also be used by the local planning authority to consider and determine planning applications. Whilst the NDP needs to be in general conformity with the strategic policies in the RDC Plan, the aim is to add detail to those non- strategic policies of the RDC Plan and include local context.
- 3.03 Each policy is numbered and is accompanied by a reference to its conformity with the National Planning Policy Framework (NPPF) and the RDC Local Plan where relevant. There is a short explanation of the policy intent and a justification, including a reference to the relevant key evidence base documents (listed in section 3.8).
- 3.04 The policies should be read in conjunction with the evidence base documents. To aid identification, policies have been coded as indicated in the Table 3 below.

Table 3: Policy coding

Code	Policy Area
EC	Economy
ED	Education
EN	Environment
HO	Housing
IN	Infrastructure
LE	Leisure

3.1 Land Use Policies

3.1 Economy

Policy EC1: Retail in the village centre and outskirts

The provision of any new or additional retail floor-space in the retail core (refer to ANNEX 1 to the Plan: Map2) of Robertsbridge (High Street and immediate environs) will be supported provided that it enhances the village's shopping offer and is accessible, to support its role as a Rural Service Centre. Conversion of retail into residential within the retail core will be resisted.

Additional provision outside the retail core will be supported if it enhances the village centre retail offer, is compatible with the size and scale of the existing village centre, and does not have unacceptable impacts on the operation of the road network and the character of the Conservation Area. Even for commercial premises, shop fronts and lighting must be in keeping with the character of the Conservation Area as described in the SRNDP character appraisal report and whenever opportunity permits, there is a requirement to maintain and restore historic shop fronts which make a positive contribution to the area's character.

Conformity list of references:

- NPPF: Para 28
- RDC: Policies OSS1 and RA1 support rural service centre roles and provides for sustainable growth
- SRNDP objective: To sustain a thriving village centre with mixed use shopping and service provision offering a range of goods and services to the local community and visitors.

Key Evidence base reference: the Government's policy paper "The Digital Communication Infrastructure Strategy March 2015", A Rural Settlements Study, Questionnaire, SRNDP character appraisal

- 3.1.1 Salehurst & Robertsbridge has been a working village for hundreds of years but despite the loss in the last thirty years of two major employers, the Saw Mill and Scats, local employment is still very important to sustaining our balanced community. The Neighbourhood Plan aims to foster these, and attract future businesses, to make Salehurst & Robertsbridge a truly sustainable community.

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

Proposals which seek the expansion of communication networks and superfast / ultra-fast broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication infrastructure are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of both the parish's Conservation Area and the AONB. Any further measures designed to facilitate the supporting of home working will be encouraged subject to the constraints as listed in this Policy and the Neighbourhood Plan generally.

Conformity list of references:

- NPPF: Para 42 and 43
- RDC: Chapter 16-Economy (policy EC4) and chapter 12 (policies RA1-4)
- SRNDP objective: To foster a sustainable community that promotes employment creation, across commercial, retail and industrial sites.

Key Evidence base reference: Landlord survey, Business owner survey, The government's policy paper: The digital communications infrastructure strategy March 2015,

- 3.1.2 The UK's digital communications infrastructure has undergone a step change over the last five years. Looking ahead, the market is mobilising to deliver ultrafast services, including gigabit services on demand. The Plan supports and encourages provision of this infrastructure especially since this is vital to homeworking.

Policy EC3: Employment retention

Proposals for the use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless:

1. it can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable;
2. it has not been in active use for a minimum of 24 months (or as identified by the market) and active steps have been taken throughout to obtain suitable alternative occupation for employment or community purposes. This must be proven through an independent sustained marketing campaign lasting for a continuous period of at least 6 months; **and**
3. the alternative proposal would provide some employment or community use or benefits.

Conformity list of references:

- NPPF: Building a strong competitive economy (para 20)

- RDC: Chapter 16 - Economy
- SRNDP objective: To foster a sustainable community that promotes employment creation, across commercial, retail and industrial sites.

Key Evidence base reference: Survey on employment, Questionnaire, parish analysis study

- 3.1.3 The Neighbourhood Plan recognises that the provision of local employment opportunities is crucial to support a thriving community and to minimise the number of people who have to undertake long journeys to work. Consultation showed that existing employment sites were very valued and residents wanted to protect this for the future. The Neighbourhood Plan aims to foster these, and attract future businesses, to make Robertsbridge and Salehurst a truly sustainable community.

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

Proposals to encourage the retention, improvement or reuse of an Asset of Community Value will be strongly supported. However any proposals that will result in either the loss of an Asset of Community Value or in significant harm to the integrity of an Asset of Community Value will be strongly resisted.

Subject to application agreement with Rother District Council, the proposed list is:

1. Village Hall
2. Network Rail Station
3. Recreation Ground
4. St Mary's Church
5. Cricket ground and pavilion.
6. All school premises (RCC, SPS, RCS)
7. Allotment sites
8. Club
9. The Pubs – Ostrich, George, Salehurst Halt and the Seven Stars

Conformity list of references:

- NPPF: Para 17
- RDC: Employment strategy and Land review (ESLR), Ch. 16 Economy and respective spatial development strategies
- SRNDP objective: To sustain a thriving village centre with mixed use shopping and service provision offering a range of goods and services to the local community and visitors

Key Evidence base reference: Questionnaire, The Assets of Community Value (England) Regulations 2012

- 3.1.4 The Localism Act 2011 has introduced the Community Right to Bid, which gives eligible organisations such as Town and Parish Councils, and defined community groups the opportunity to nominate (an) asset(s) (building or land) they believe to be important to their community well-being, to be listed by the Local Authority as an Asset of Community Value. This aims to ensure that buildings and amenities can be kept in public use and remain an integral part of community life where possible, and thus reduce the trend in recent years of communities losing local amenities and buildings of importance to them. The inclusion of these sites on the local planning authority's register of Assets of Community Value will provide the Parish Council or other community organisations within Salehurst and Robertsbridge with an opportunity to bid to acquire the asset on behalf of the local community, if it is placed for sale on the open market, under the Community Right to Buy Regulations.

Policy EC5: Tourism

Tourism development which includes any business activities that facilitate tourism and leisure related activities will be permitted where they:

1. make appropriate use of materials, scale, height, form and signage;
2. make use of the historic and geographic attributes of the area;
3. actively promotes access by sustainable transport; **and**
4. are in keeping with the rural character of the AONB countryside.

Policy EC5 should be read alongside the policy for Holiday Sites contained in the RDC DaSA

Conformity list of references:

- NPPF: Para 28
- RDC:CS policies RA2 & RA3, Employment strategy and Land review (ESLR), Ch. 16 Economy and respective spatial development strategies
- SRNDP objective: To sustain a thriving village centre with mix use shopping and service provision offering a range of goods and services to the local community and visitors.

Key Evidence base reference: Robertsbridge Enterprise Group Tourism Strategy 2014, Place check, Questionnaire

- 3.1.5 Salehurst and Robertsbridge Parish lies in a highly attractive location and could be a centre for tourism, not only for visiting the outstanding natural beauty, but also for visiting places of historic interest in and around the Parish itself. It is also extremely important that a balance is kept so that tourism development does not have an adverse effect on local beauty and tranquillity.

Policy EC6: Rural businesses

Outside the Development Boundary (see Policy HO1), the following will be permitted so far as re-use or conversion is concerned:

- a) change of use of a rural building to business, tourist or equestrian related uses,
- b) a proportionate and well-designed extension of an existing building in current business or tourist use providing it is not a historic building
- c) change of use, conversion or extension of historic buildings to provide economic use will be supported where this will contribute to achieving the optimum viable use of the building and the design has sought to conserve the building's significance

Provided that:

1. the building to be converted or re-used it is not a historic building
2. the building to be converted or re-used is of a construction that is suitable for such development;
3. the development should have good access to and from the A21 and not generate significant additional traffic through the centre of the village; **and**
4. the building cannot be demonstrated that it can economically be used for its original purpose.

Conformity list of references:

- NPPF: Supporting a prosperous rural economy: Para 28
- RDC: Ch 16 Economy (especially Policy EC4) and Ch 12 Rural Areas (Policies RA1-4), Policies CO1 and CO3
- SRNDP objective: To retain the local retail and service provision.

Key Evidence base reference: Business owner survey, Place Check, Parish analysis study

- 3.1.6 Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The Plan supports rural businesses while retaining the rural character of the parish.

Policy EC7: Encouraging employment

Business development in the parish will be encouraged where:

1. it blends well within the character of its neighbours and is only visible from a limited area within the parish;
2. it minimises the impact of the proposal on the wider character of the AONB landscape **and**
3. it will not cause or exacerbate any traffic problems and will promote sustainable transport..

The Core Strategy identifies a need for 10,000sq.m of employment floorspace over the plan period in rural areas. The Plan encourages employment and seeks to work with RDC to identify suitable employment /business space.

Conformity list of references:

- NPPF: paras 18,19,20
- RDC: Rother Core Strategy paras 12.22 and 12.25
- SRNDP objective: To retain the local retail and service provision.

Key Evidence base reference: Parish analysis study, Employment land supply and trajectory April 2012, Review of employment land requirements in light of proposed revised housing targets July 2013, SRNDP business report

3.1.7 The Core Strategy identifies a need for 10,000sq.m of employment floorspace over the plan period in rural areas. The evidence from this total stems from the Hastings and Rother Employment Strategy Review, together with its Update. The Employment Strategy Review recognises there is on-going demand for workshops and other light industrial accommodation and, to a lesser degree, office space in rural Rother, as evidenced by the number of small sites, conversion schemes and high occupancy rates. Most provision is of small workshop and office units, with some demand for larger units. Many of the smaller developments stem from the reuse of former agricultural buildings and, collectively, these provide an important source of business space in the area.

The Employment Strategy Review further notes that the high proportion of people who work from home in Rother, suggests a potential for more office based employment particularly in rural areas. A broad distribution of accommodation across the rural area therefore meets wider objectives. Robertsbridge, being one of two Rural Service Centres and accessible by rail and car to the A21, offers one of the more sustainable locations to locate this need.

3.2 Education

Policy ED1: Education provision

The Plan supports provision for school places for every child in Salehurst & Robertsbridge in whichever of Robertsbridge Community College (RCC), Salehurst C of E Primary School (SPS) or Robertsbridge Children's Services (RCS). Any housing development will only be permitted if it can be demonstrated that either the expected child yield would not result in the Schools exceeding the maximum number of children permitted on its roll or that appropriate modifications and/or extensions to the School can be delivered at the developer's expense.

Conformity list of references:

- NPPF: Para 72
- RDC: Policy CO1 and CO4
- SRNDP objective: To seek adequate education provision for children of the village of all ages.

Key Evidence base reference: Place check, S & R parish profile by AiRS 2011,

3.2.1 All education sites are either full or near capacity and any significant development will put further pressure on allocating child places. Pupil forecasts undertaken by ESCC in July 2016 show that schools can cope with the additional demand from the development proposed. ESCC is therefore not currently proposing expanding education provision in the area. However RCS is already at capacity with a substantial waiting list. If forecasts change then expansion may be required and in line with RDC's CIL Charging Schedule Reg. 123 list either CIL monies or S106 contributions should be used to help address the shortfall in pupil places.

Policy ED2: Sports Facilities at the Schools

Proposals which provide for additional sports facilities, over and above those which already exist, and which meet the requirements of the schools and the wider community and are open to both, will be encouraged.

Conformity list of references:

- NPPF: Paras 70 and 73
- RDC: Policy CO1 and CO3
- SRNDP objective: To promote informal or social educational facilities for younger people.

Key Evidence base reference: Place check, S & R parish profile by AiRS 2011, Questionnaire, Uth Voice Report, Open space, sport& recreation audit and assessment.

- 3.2.2 The importance of young people within Rother is set down within the Sustainable Community Strategy and the Rother District Council Corporate Plan, which seeks to create a place of greater vibrancy with a more youthful demographic profile. The Plan seeks to address the needs and aspirations for sports facilities at the schools.

3.3 Environment

Policy EN1: Parks and Open Spaces

Built development will not be permitted except for necessary equipment or facilities on the parks and open spaces as shown in the ANNEX 1 to the Plan: Map 10.

New development will include or contribute to the provision of recreational open space in line with standards set out by Rother District Council.

Conformity list of references:

- NPPF: Para 74
- RDC: Policies EN5, CO1 and CO3
- SRNDP objective: To protect and enhance local open spaces and access to the countryside.

Key Evidence base reference: Historic environment study, Place check, Open space, sport & recreation audit and assessment, Landscape assessment

- 3.3.1 These areas provide relief to the built form of the parish. They are an important feature in the parish and contribute to its character, adding to the distinctive open feel. Open Spaces equipped with play equipment provide an important recreational facility for families, promote healthy living as well as being used for local community events

Policy EN2: Local Green Space Designation

The Plan designates the locations described in Schedule 1 (Refer to ANNEX 1 to the Plan: Map 3) as Local Green Spaces under the Neighbourhood Plan in accordance with paragraph 77 of NPPF guidelines because of their particular significance and/or benefit to the community either as community amenities or because of their significant contribution to the rural appearance of the village within the High Weald AONB, in order to protect these sites.

Proposals for any development on the land will be resisted other than in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available. There will be a presumption against development on these sites under the Neighbourhood Plan.

Conformity list of references:

- NPPF: Paras 76 & 77
- RDC: Policies CO3 and EN5 provide context; envisage proposals via Site Allocations or Neighbourhood Plans
- SRNDP objective: To protect and enhance local open spaces and access to the countryside.

Key Evidence base reference: Historic environment study, Place check, Character Appraisal, Green Infrastructure study, Landscape assessment

3.3.2 Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Although most of the parish is in the AONB, the designation gives those sites additional local benefit.

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

All development will be considered with regard to the need to protect the landscape character of the countryside as the whole of the Parish is within the AONB. Proposals which preserve the open character of the Gap Between Settlements and as a minimum, is not detrimental to the Green Infrastructure Network (as identified by RDC) will be supported.

Development will only be permitted where it conserves or enhances the natural beauty of the Parish and has regard to the High Weald AONB Management Plan.

In particular it will;

1. take opportunities to restore the natural function of the River Rother, the Darwell Stream and other watercourses to improve water quality, to prevent flooding and enhance wetland habitats;
2. respect the settlement pattern of the Parish, use local materials and wood fuel systems that enhance the appearance of development, which are further referred to in Policies HO 7 and 8, and support woodland management;
3. relate well to historic route ways and not divert them from their original course or damage their rural character by loss of banks, hedgerows, verges or other important features;
4. not result in the loss or degradation of Ancient Woodland or historic features within it and, where appropriate will contribute to its on-going management;
5. conserve and enhance the ecology and productivity of fields, trees and hedgerows, retain and reinstate historic field boundaries, and direct development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features.

Conformity list of references:

- NPPF: Para 115 and 117
- RDC: This is explicit in Ch. 5. Spatial Vision, supported by a number of policies, notably OSS1, OSS3, RA2-4, EN1, DaSA chapter 10'
- SRNDP objective: To protect and enhance local open spaces and access to the countryside.

Key Evidence base reference: Character Appraisal, Place check, RDC Landscape assessment

- 3.3.3 The policy seeks to protect the distinct open rural character of the parish as explored in the Character Appraisal. Retaining the open character is valued by residents and tourists and crucial for maintenance of visual separation in the gaps between settlements.

Policy EN4: Conservation of Natural Resources

Development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows, watercourses and other ecological networks together with the habitats alongside them and ponds

If there is any loss of trees and shrubs as part of development, then new provision must be provided elsewhere on the site.

Conformity list of references:

- NPPF: Para 115
- RDC: Policy EN1
- SRNDP objective: To plan for climate change and work in harmony with the environment to conserve natural resources.

Key Evidence base reference: Historic environment report, Character appraisal

- 3.3.4 The policy seeks to conserve the landscape and scenic beauty in the Parish. Although there is protection in the AONB, the NPPF makes it quite clear that these areas should be conserved.

Policy EN5: Renewable Energy and Energy Efficiency

All new development in excess of a single dwelling will be required to demonstrate the following features unless developers can robustly justify why full compliance with the policy requirements is not viable:

1. effective use of resources and materials, minimising water use and CO2 emissions;
2. minimisation of carbon dioxide emissions by reduced energy consumption, efficiency of supply and use of renewable energy sources;
3. building siting and design which take into account the long term impacts of climate change;
4. achievement of energy efficiency in keeping with Building Regulations for domestic buildings **and**
5. all non-domestic development over 500m2 to be built to the highest standard, and meet CO2 reduction targets at least in line with the requirements of national policy and Building Regulations.

Conformity list of references:

- NPPF: Paras 95 & 96
- RDC: Policies SRM1 and SRM2
- SRNDP objective: To encourage development which meets current energy efficiency standards and where possible higher standards to achieve low carbon and/or renewable energy generation.

Key Evidence base reference: Parish profile, Parish Analysis Study

- 3.3.5 The Parish would like to promote strategies to mitigate and adapt to climate change so that we have a sustainable place for future generations. Although, the final delivery of the outcomes in Policy EN5 will be through Building Regulations, it is essential that the policy outlines the criteria which need to be addressed in order to achieve energy efficiency.

Policy EN6: Historic Environment

Designated historic heritage assets in the Parish and their settings, including listed buildings, historic public realm, sites of archaeological significance and any monuments that may be scheduled or conservation areas that may be created will be preserved and enhanced for their historic significance, including the contribution made by their settings and their importance to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

Applicants should clearly demonstrate that any harm is both unavoidable and justified on the basis of public benefits it deliver.

Conformity list of references:

- NPPF: Paras 126 and 129
- RDC: Environment chapter, notably policy EN2
- SRNDP objective: To plan for climate change and work in harmony with the environment to conserve natural resources.

Key Evidence base reference: Historic environment study, Place check, Character Appraisal

3.3.6. The policy seeks to promote a positive strategy for the conservation and enjoyment of the historic environment for future generations to come. In doing so, it should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

Policy EN7: Listed Buildings and Buildings or Structures of Character

Development that would result in the loss of either listed buildings or the buildings or structures of character set out in Schedule 2 of the Plan, or those subsequently listed by any relevant authority, will not be supported.

Conformity list of references:

- NPPF: Paras 128 and 129
- RDC: Environment chapter, notably policy EN2
- SRNDP objective: To plan for climate change and work in harmony with the environment to conserve natural resources.

Key Evidence base reference: Historic environment study, Place check, Character Appraisal

3.3.7 The policy seeks to protect listed buildings even where they are not in a Conservation Area.

Policy EN8: Local listing of buildings and other structures

Locally listed buildings listed in Schedule 3 and identified on **Map 13** or otherwise identified by RDC and other key buildings or structures which are of significant local architectural and historic interest and contribute to the Parish's distinctiveness will be conserved in a manner appropriate to their significance. Development proposals will be expected to retain and enhance the local distinctiveness of locally listed buildings and structures and their setting. The Salehurst and Robertsbridge Character Assessment and historic environment study (see evidence base) will be used as a reference to assess the impact of the proposals.

Conformity list of references:

- NPPF: Para 58
- RDC: Environment chapter, policy EN1 and 2
- SRNDP objective: To plan for climate change and work in harmony with the environment to conserve natural resources.

Key Evidence base reference: Historic environment study, Place check, Character Appraisal

- 3.3.8 The policy seeks to protect buildings and other structures which are not statutorily listed. 82% of the District falls within the High Weald Area of Outstanding Natural Beauty. Its landscape is of national importance and was designated by the former Countryside Commission (now the Countryside Agency) and confirmed by the Secretary of State for the Environment in 1983. There are several buildings and structures which contribute to this setting and the parish seeks to ensure they are protected.

Policy EN9: Local listing of trees and hedgerows outside the Conservation area

The Plan designates the trees and hedgerows as listed in Schedule 4 and identified on **Map 12** as locally listed. Development requiring planning permission that would damage or result in the loss of these trees or hedgerows or trees or hedgerows of arboricultural amenity value will not be permitted unless the benefits of the proposed development outweigh the amenity value of the trees or hedgerows in question.

Development proposals must be designed to retain trees or hedgerows of good arboricultural and/or amenity wherever possible.

The Salehurst and Robertsbridge Character Assessment (see evidence base) will be used as a reference to assess the impact of the proposals.

Conformity list of references:

- NPPF: Para 58
- RDC: Environment chapter, policy EN1 and 2
- SRNDP objective: To plan for climate change and work in harmony with the environment to conserve natural resources.

Key Evidence base reference: Historic environment study, Place check, Character Appraisal

- 3.3.9 There is currently only one area of protected trees outside the Conservation area, at the western end of Bishops Lane, north side, which were protected as part of the development of Mill Rise Estate. The policy seeks to protect and actively manage the trees, woodlands and hedgerows that are an important feature in the generally open rural environment of the Parish. Protection will enhance landscape character of the parish so it remains in keeping with the High Weald Landscape.

3.4 Housing

Policy HO1: Spatial Plan

The Plan designates a Development boundary as shown on the proposed new development boundary, Refer to ANNEX 1 to the Plan: Map 11.

Any Housing Development outside the Development Boundary will be regarded as lying within the Countryside as defined in para. 12.47 of the Core Strategy to which RDC policies RA2 and RA3 relate, and therefore will only be permitted provided it complies with provisions of other relevant policies in this Plan and RDC policy documents.

Conformity list of references:

- NPPF: Para 1
- RDC: Policies OSS 1&2
- SRNDP objective: To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.

Key Evidence base reference: Character Appraisal report, Rother in profile

- 3.4.1 This policy establishes the key spatial priority for the SRNDP. It sets the policy direction for all its other policies by steering new development into the established settlement in the parish, by continuing to exert strong control over development proposals elsewhere in the countryside areas of the parish.

Policy HO2: Housing requirement

The housing requirement for Salehurst and Robertsbridge over the period 2011 to 2028 is 155 units as allocated by Rother District Council Core Strategy 2014.

The Neighbourhood Plan identifies the sites for housing development (policy HO3). In addition to these allocations, there is also housing that has been built ahead of the SRNDP or has obtained planning permission. Infill development will be considered acceptable within the built up area, subject to the provisions of Policy HO3 and other material planning considerations. Additional allocations will only be made if the identified housing sites do not proceed and the SRNDP will be reviewed at least every 5 years to ensure deliverability of the allocations.

New housing development will be required to ensure that local infrastructure is provided and/or improved in relation to the size and scale of the development proposed.

Conformity list of references:

- NPPF: Paras 14 and 159
- RDC: potential reflected in policies OSS1-5, BX1-3, HF1, RY1, BA1, RA1
- SRNDP objective: To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.

Key Evidence base reference: Historic environment study, Place check, RDC SHLAA

3.4.2 The Plan seeks to provide and maintain a housing stock that supports sustainable, inclusive, communities and ensures appropriate growth for all in the parish and to work with RDC to positively plan for growth. The data given by RDC in July 2016 for housing in Robertsbridge is as follows:

Core Strategy remaining local plan allocations	Core strategy potential new sites	Large site commitments 1/4/13 to 1/10/15	Balance of new sites to allocate in the DaSA	Anticipated capacity on preferred sites	DaSA	NPs
47	100	17	130	Neighbourhood Plan		130

Policy HO3: Site allocations

The Neighbourhood Plan expects the following sites to deliver the 130 units remaining from the 155 units as allocated in RDC Core strategy and therefore allocates the following sites for housing development:

- a) Mill Site (approximately 100 units)
- b) Heathfield Gardens (approximately 40 units)
- c) Vicarage Land (approximately 10 units)

(these are not listed in priority order and the phasing of the sites will be in agreement with the site owner and RDC)

As shown on the Proposals Map (Refer to ANNEX 1 to the Plan: Map 4) subject to the criteria elsewhere in this Plan and the following:

1. the provision of a range of house types and in accordance with Policy HO2 and Policy HO5 of this Plan;
2. the provision of an appropriate accessible green space within the site;
3. the provision of an appropriate access into the site and thereby ensuring the minimisation of additional traffic problems in the village and creating links by foot and cycle to the surrounding countryside;
4. the introduction of sympathetic landscaping;
5. development will need to provide a connection at the nearest point of adequate capacity in the sewerage network, as advised by the service provider;
6. An odour assessment should be undertaken to inform the masterplanning of the site and to minimise land use conflict; **and**
7. archaeological investigation', which is better understood as a programme of work to understand the area's archaeological potential and interest in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by Rother District Council.

This allocation is in addition to the housing that has already come forward in the plan period, 17 dwellings on the Culverwells site plus a further 6 completions.

Conformity list of references:

- NPPF: Paras 14 and 159
- RDC: potentially reflected in policies OSS1-5, BX1-3, HF1, RY1, BA1, RA1
- SRNDP objective: To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.

Key Evidence base reference: Questionnaire, Local call for sites, site presentations by landowners/agents and exhibition, site assessment, SEA, RDC SHLAA

3.4.3 The housing need was established by the housing numbers proposed for Salehurst and Robertsbridge by RDC in the Core Strategy. This was developed primarily as a result of RDC's assessment of the housing need for the parish, known as the Objectively Assessed (housing) Need (OAN).

The potential sites were identified by including all sites in the RDC Strategic Housing Land Allocations Assessment 2013 (SHLAA), removing any such sites that were no longer available for development, having a local call for sites followed by developer/ landowner presentations. The choice of sites was guided by views expressed by the village in completed questionnaires (67% of households in the parish), the outcome of open days for all residents, call for sites including developer presentations, site assessment exercise, and the sustainability objectives. It is important to note that it is not compulsory for SRNDP to allocate specific housing sites but it welcomes the opportunity to work with RDC to positively plan for its housing need. It should be noted that below 5 units is below the threshold (6) to be considered as an allocation. ANNEX 2 includes the site assessment information.

Policy HO4: Development of residential gardens

The inappropriate development of residential gardens within the Development Boundary, where such development would harm local character, will be resisted. The Salehurst and Robertsbridge Character Assessment (see evidence base) will be used as a reference to assess the impact of the proposals.

Conformity list of references:

- NPPF: Para 53
- RDC: Policy OSS3/OSS4
- SRNDP objective: To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.

Key Evidence base reference: Historic environment study, Place check, RDC SHLAA

3.4.4 The policy resists development in residential gardens within the settlement boundary. This is in line with Para 53 of the NPPF which enables the protection of residential gardens where development would cause harm to the local area.

Policy HO5: Housing mix

Housing developments within the Development boundary of Salehurst and Robertsbridge will be permitted where they include a range of house types, including two and three bedroom dwellings. Housing developments will also be expected to include an element of single level dwellings and sheltered accommodation to meet the needs of the elderly and people with disabilities, and thereby to enable them to remain independent and within the community for as long as is possible.

Conformity list of references:

- NPPF: Para 50
- RDC: Policy LHN1

- SRNDP objective: To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.

Key Evidence base reference: Questionnaire, RDC affordable housing viability assessment 2010, RDC affordable housing background paper, RDC SHLAA, RDC housing needs survey, SRNDP housing report

3.4.5 The Plan is positively prepared to respond to the changing mix and needs of households. We are supportive of a range of house types that are appropriate to their location.

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

Proposals for developments that result in a net gain of 6 or more dwellings will be expected to provide a minimum of 40% of affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage. Affordable ownership lower cost in cases where the 40% calculation provides a part unit then either the number of affordable units must be rounded up to the next whole unit or a financial contribution will be sought equivalent to that part unit.

In allocation of rented accommodation, Rother District Council is to ensure the inclusion of a local connection.

Conformity list of references:

- NPPF: Para 50
- RDC: Policy LHN1 and LHN2
- SRNDP objective: To plan and deliver a range of housing mix, sizes and types that is integrated into the community which reflects both current and future housing needs of the village.

Key Evidence base reference: Questionnaire, RDC affordable housing viability assessment 2010, RDC the affordable housing background paper, RDC SHLAA, RDC housing needs survey, SRNDP housing report

- 3.4.6 The Plan aims to address proposals of 6 or more dwellings to provide a 40% of affordable housing as reflected through parish consultation completed by 67% of households in the Parish. In Robertsbridge specifically, in February 2015 as indicative of housing need there were 26 applicants on the waiting list who had a connection with Robertsbridge, ie through family, employment or current residency (*Housing Needs re Countrycrafts Site*):

Number of applicants	Bedroom need	Percentage of total need
12	One bedroom	46
9	Two bedroom	35
4	Three bedroom	15
1	Four bedroom	4

However, the figures on the housing register who have expressed a preference for Robertsbridge exceed these figures. According to the current register 40 applicants have a connection with Robertsbridge, current (September 2016) register.

Policy HO7: Design

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the AONB as supported in the Character Appraisal document. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will be refused. Applications must give priority to the use of local vernacular building materials. The Salehurst and Robertsbridge Character Assessment (see evidence base) will be used as a reference to assess the impact of the proposals.

Conformity list of references:

- NPPF: Paras 58 and 61
- RDC: Policy EN3 and associated “design principles” in Appendix 4, Paras EN1 - 5
- SRNDP objective: To promote principles of good design and high quality that encourages local context and rural locality.

Key Evidence base reference: Character Appraisal report, Parish profile, Pride of Place, Place check

- 3.4.7 The character of the built form varies from one part to another. Therefore, in our Character Appraisal which was done as part of the Evidence base studies, the parish has been divided up into six different character areas. Each character area has its own characteristics and features unique to it.

Character areas are identified by issues such as layout, materials, design, age of the properties and their uses. For this analysis, the areas have been given names for ease of reference as follows:

- Character Area 1 –Conservation Area
- Character Area 2 – Fayre Meadow
- Character Area 3 – Heathfield Gardens
- Character Area 4 – West of the Railway
- Character Area 5 – Rotherview
- Character Area 6 – Salehurst

Policy HO8: Sustainability

Proposals for individual and community scale energy from hydroelectricity, solar photovoltaic panels, local biomass facilities, anaerobic digestion and wood fuel products will be supported subject to the following criteria:

1. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape including the character and appearance of the conservation areas and listed buildings;
2. the proposed development does not create an unacceptable impact on the amenities of local residents; **and**
3. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

Conformity list of references:

- NPPF: Para 14
- RDC: policy SRM1
- SRNDP objective: To protect, maintain and enhance the nationally and locally important heritage assets and historic character; by guiding development that is sympathetic with the surroundings.

Key Evidence base reference: Historic environment study, Place check

3.4.8 The policy positively seeks to have a sustainable parish whilst at the same time protecting the character of the surrounding area.

Policy HO9: Conservation Areas

Within the conservation areas and sites adjacent to or with views from and into the conservation areas, development proposals will be required to preserve or enhance the character or appearance of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to:

1. be suitably designed for the context within which they are set;
2. ensure that the scale and massing of buildings relate sympathetically to the surrounding area; **and**
3. use traditional and vernacular building materials to respect the context of the development concerned.

Conformity list of references:

- NPPF: Para 126
- RDC: Policies EN1, EN5, OSS4
- SRNDP objective: To protect, maintain and enhance the nationally and locally important heritage assets and historic character, by guiding development that is sympathetic with the surroundings.

Key Evidence base reference: Historic environment study, Place check, parish profile, Rother Conservation area appraisal.

- 3.4.9 It is important to preserve and enhance the character of the parish and whilst the parish already has conservation areas, the plan aims to outline the development criteria in conservation areas.

3.5 Infrastructure

Policy IN1: Parking provision

Proposals for housing development will be required to provide a minimum of one parking space per bedroom up to a maximum of three plus one visitor space. Proposals accompanied by a parking provision of less than one parking space per household will only be supported if:

1. alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on-street parking; **or**
2. otherwise acceptable and well-designed new build or conversion schemes in the village centre conservation area would be incapable of meeting this parking provision **and**
3. no reliance is placed by any new development on fulfilling car parking standards by designating existing on or off road parking facilities **and**
4. they must meet Sustainable Drainage Systems (SUDS) standards or any future equivalent standard or higher.

Conformity list of references:

- NPPF: Paras 39 and 40
- RDC: Policies TR1 and TR4
- SRNDP objective: To reduce the harmful impact of road traffic and parking on the local community.

Key Evidence base reference: Historic environment study, Place check, RDC Infrastructure delivery plan (July 2012), ESCC parking standards

3.5.1 Parking in the village is a problem that is too big an issue to be resolved by the Plan. However, the policy seeks to ensure that new development does not exacerbate the current parking problems.

Policy IN2: Loss of parking

Development proposals that would result in the overall net loss of existing on-street and/or off-street car parking will not be supported.

Conformity list of references:

- NPPF: Paras 39 and 40
- RDC: Policies TR1 and TR4
- SRNDP objective: To reduce the harmful impact of road traffic and parking on the local community.

Key Evidence base reference: Historic environment study, Place check, RDC Infrastructure delivery plan (July 2012)

3.5.2 Parking is a very serious issue for the people of Salehurst and Robertsbridge and it is therefore important to ensure there is no loss of any existing parking provision.

Policy IN3: Maintain and improve existing infrastructure

New and/or improved infrastructure, including utility infrastructure, will be encouraged and supported in order to meet the identified needs of the Parish, subject to the following criteria:

1. the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities;
2. the proposal would not have significant harmful impacts on the surrounding local environment; **and**
3. the proposal would not have significant impacts on the local road network.

Conformity list of references:

- NPPF: Paras 31,40 and 41
- RDC: Policies TR1 and TR4
- SRNDP objective: To seek timely and effective maintenance of existing infrastructure.

Key Evidence base reference: Parish Profile, Place check, RDC Infrastructure delivery plan (July 2012)

3.5.3 The policy aims to maintain and improve the existing infrastructure of the parish to ensure the existing is not depleted.

Policy IN4: Non-car provision/ footpath / public transport provision

The Neighbourhood Plan will require proposals to:

1. promote walking, cycling and the use of public transport, including making proper provision for those with mobility impairment; **and**
2. promote, improve, protect, maintain and extend the local footpath, cycle and bridle path and public transport network.

Conformity list of references:

- NPPF: Para 30
- RDC: Policies TR1, TR2 and TR3
- SRNDP objective: To promote cycle networks and non-vehicular connectivity for a sustainable village life.

Key Evidence base reference: Parish Profile, Place check, RDC Infrastructure delivery plan (July 2012)

- 3.5.4 The policy gives encouragement to solutions which support reductions in car usage and therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport and promotes healthier lifestyles.

Policy IN5: Pedestrian safety

All new housing developments must provide safe pedestrian access to link up with existing or proposed wider footpath networks, ensuring that residents can walk safely to public transport services, schools and other key village services, including retail and medical facilities. We will support highways or other transport improvements that facilitate safe access for pedestrians and cyclists through and between all parts of the village, and the linkages between other settlements.

Conformity list of references:

- NPPF: Para 69
- RDC: Specific community safety policy (CO6); also policy EC4 in respect of mixed uses
- SRNDP objective: To seek improvements for pedestrian safety on the high street.

Key Evidence base reference: Parish Profile, Place check, RDC Infrastructure delivery plan (July 2012), Questionnaire

- 3.5.5 Pedestrian safety was a major concern which was identified when consulting with the people of the Parish, therefore the policy ensures that pedestrians are kept safe as much as possible.

Policy IN6: Communications Infrastructure

Applications for residential development must contain a 'Connectivity Statement' which entails details of the communication infrastructure being provided and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers. In the case of designated development sites the Plan will require the installation of super-fast or ultra-fast fibre services to all the premises on site.

Conformity list of references:

- NPPF: Para 42
- RDC: Policy CO1
- SRNDP objective: To seek timely and effective maintenance of existing infrastructure.

Key Evidence base reference: Parish Profile, Place check, RDC Infrastructure delivery plan (July 2012), Questionnaire

- 3.5.6 The people of Salehurst and Robertsbridge would like communication infrastructure that is in keeping with technological advancement to be provided to promote a sustainable future.

Policy IN7: Developer Contribution

Where the need is identified, new development must provide appropriate new facilities and infrastructure on-site and fund or directly deliver off-site facilities through CIL contributions or other agreed method, as required by the SRNDP, the RDC core strategy and those identified by the East Sussex County Council. Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

Conformity list of references:

- NPPF: Para 42
- RDC: Policy CO1
- SRNDP objective: To seek timely and effective maintenance of existing infrastructure.

Key Evidence base reference: Parish Profile, Place check, RDC Infrastructure delivery plan (July 2012), Questionnaire, S&R PC developer contribution survey 2014, REG 123 list.

- 3.5.7 The policy aims to promote provision of infrastructure to support sustainable growth.

Policy IN8: Reducing flood risk

Development proposals within areas at risk of flooding will only be supported where they can demonstrate that they ensure the implementation of measures to mitigate flood risk across the parish that are effective, viable, attractive and enhance the public realm and ensure that any residual risk can be safely managed unless:

1. the development proposed is a minor housing or commercial extension; **or**
2. the development proposed will have no detrimental impact on surface water run-off in the village's surface water catchment area; **or**;
3. the development proposed is entirely self-sufficient in its ability to manage surface water run-off.

All developments will be designed and constructed to reduce the overall level of flood risk both to the use of the site and elsewhere when compared to current use.

Development will not be supported in flood attenuation areas where that development would reduce the ability of these areas to alleviate flooding. Proposals to use culverts simply to pass the potential to flood to elsewhere, i.e. not as part of a viable SuDS strategy, will not be supported.

Proposals that would result in the loss of open watercourses will not be supported. Any new development must have adequate receiving surface water drainage, ie drains, culverts and definable water courses, under Environment Agency and relevant Authority control.

Conformity list of references:

- NPPF: Para 100
- RDC: Policies EN6 and EN7
- SRNDP objective: To maintain and improve effective flood defences.

Key Evidence base reference: SFRA, Parish Profile, Place check, RDC Infrastructure delivery plan (July 2012), Questionnaire, local flood risk analysis/information

3.5.8 Flooding is an issue for the parish, therefore flood mitigation is an integral element for development proposal in the parish.

3.6 Leisure

Policy LE1: Community leisure / cultural facilities

Proposals to sustain or extend the viable use of existing community leisure and cultural facilities and the development of new facilities will normally be supported if they comply with other policies in this Neighbourhood Plan. In particular the Plan will encourage and support the provision of dual use facilities for schools and for the community if any such development proposals are likely to be brought forward. Development proposals must consider and where appropriate alleviate the adverse impact of any development on existing community and cultural facilities.

Conformity list of references:

- NPPF: Para 69 and 70
- RDC: Policies CO6 and EC4
- SRNDP objective: To secure the long term future of existing community leisure and cultural facilities for all ages.

Key Evidence base reference: Parish profile, Place check, Questionnaire, open space, sport and recreation audit and assessment

3.6.1 The need for leisure facilities has been identified during consultation and as such the Plan seeks to promote facilities for schools and the community.

Policy LE2: Loss of leisure/cultural facilities

Proposals that would result in the loss of leisure and cultural facilities will be resisted unless:

1. it can be demonstrated that the facilities are no longer needed or viable;
2. it can be demonstrated that suitable alternative provision exists in the immediate area to serve the community; **and**
3. suitable like for like alternative provision is included in the development proposal itself.

Conformity list of references:

- NPPF: Para 69 and 70
- RDC: Policies CO6 and EC4
- SRNDP objective: To secure the long term future of existing community leisure and cultural facilities for all ages.

Key Evidence base reference: Parish profile, Place check, Questionnaire, open space, sport and recreation audit and assessment

3.6.2 The Plan supports leisure, cultural facilities and other local services to enhance the sustainability of communities and residential environments.

Policy LE3: New facilities

Proposals for new and/or improved community facilities will be supported subject to the following criteria:

1. the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities;
2. the proposal would not have significant harmful impacts on the surrounding local environment;
3. the proposal would not have unacceptable impacts on the local road network and will actively promote access by sustainable transport; **and**
4. the proposal would adequately address surface water run-off issues, including the installation of permeable hard standing surfaces in all cases.

Conformity list of references:

- NPPF: Para 69 and 70
- RDC: Policies CO6 and EC4
- SRNDP objective: To promote the provision of new facilities to address the future needs of the village.

Key Evidence base reference: Parish profile, Place check, Questionnaire, open space, sport and recreation audit and assessment

3.6.3 The Plan seeks to promote new or improved community facilities in order to deliver the social, recreational and cultural facilities and services the community needs

3.7 List of Policies

The policies being proposed in the Plan are:

Economy

Policy EC1: Retail in the village centre and outskirts

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

Policy EC3: Employment retention

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

Policy EC5: Tourism

Policy EC6: Rural businesses

Policy EC7: Encouraging employment

Education

Policy ED1: Education provision

Policy ED2: Sports Facilities at the Schools

Environment

Policy EN1: Parks and Open Spaces

Policy EN2: Local Green Space Designation

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

Policy EN4: Conservation of Natural Resources

Policy EN5: Renewable Energy and Energy Efficiency

Policy EN6: Historic Environment

Policy EN7: Listed Buildings and Buildings or Structures of Character

Policy EN8: Local listing of buildings and other structures

Policy EN9: Local listing of trees and hedgerows outside the Conservation area

Housing

Policy HO1: Spatial Plan

Policy HO2: Housing requirement

Policy HO3: Site allocations

Policy HO4: Development of residential gardens
Policy HO5: Housing mix
Policy HO6: Lower cost, shared or social (affordable) housing
Policy HO7: Design
Policy HO8: Sustainability
Policy HO9: Conservation Areas

Infrastructure

Policy IN1: Parking provision
Policy IN2: Loss of parking
Policy IN3: Maintain and improve existing infrastructure
Policy IN4: Non-car provision/ footpath / public transport provision
Policy IN5: Pedestrian safety
Policy IN6: Communications Infrastructure
Policy IN7: Developer Contribution
Policy IN8: Reducing flood risk

Leisure

Policy LE1: Community leisure / cultural facilities
Policy LE2: Loss of leisure/cultural facilities
Policy LE3: New facilities



Consultation July 2015



Consultation February 2016

3.8 Evidence base

The following documents are the existing Evidence base documents which the Steering Group have used to inform the production of the Plan. Most of which were used to inform Rother's Plan and so has been tested through examination and is therefore a sound core to build upon.

3.8.1 Local Planning Context

The statutory planning context for preparation of a Neighbourhood Plan is the Core Strategy, which sets out the broad planning strategy for Rother District up to 2028. The existing RDC evidence base was the starting point for the Steering Group when gathering information to support our policies. The following lists the key documents used:

1. The [Rother in Profile Document](#) identifies the main spatial characteristics of the District, and sets the scene for the consideration of future development and change in Rother.
2. A [Rural Settlements Study](#) aims to contribute towards the 'Place-Shaping' of individual villages. It has helped inform the Core Strategy by defining villages in terms of their service role, and need/suitability for development.
3. The [Affordable Housing background paper](#) details the evidence base which supports the affordable housing policies in the Local Housing Needs chapter of the Proposed Submission Core Strategy. It looks at thresholds, percentages and tenures of affordable housing, along with the methodology for affordable housing targets.
4. The [Rother District Affordable Housing Viability Assessment 2010](#) tests the District Council's proposed affordable housing policies and ensures that they are consistent with securing the delivery of new houses within Rother.
5. The [Strategic Housing Land Availability Assessment](#) (SHLAA) 2013 identifies sites with housing potential, both those that accord with current planning policy and further ones that would require a change in policies if they are to be pursued.
6. The [Hastings and Rother Employment Strategy Review](#) (incorporating Employment Land Review) has been prepared jointly with Hastings Borough Council. It provides the evidence base for the development of spatial economic strategies in the Authorities' respective Local Plans. The [Hastings and Rother Employment Strategy Review Update](#) (incorporating Employment Land Review) has been prepared jointly with Hastings Borough Council. It updates the evidence base for the development of spatial economic strategies in the Authorities' respective LDFs.
7. An ['Employment Land Supply and Trajectory April 2012'](#) which indicates the anticipated delivery of employment land proposed in the Core Strategy and the current position on the supply of deliverable sites.
8. [Review of Employment Land Requirements in Light of Proposed Revised Housing Targets July 2013 \[97kb\]](#)
9. An [Open Space, Sport and Recreation Audit and Assessment](#) has been completed with the assistance of PMP consultants and in accordance with national planning guidance (PPG17).
10. [Hastings and Rother - Leisure Facilities Strategy \(2009-2020\)](#) was prepared by Capita Symonds for Rother District Council and Hastings Borough Council. The final report, dated August 2009, has been adopted by the Councils.
11. The Green Infrastructure Study is a background evidence study for the Local Plan (2011-2028). Its purpose is to draw on relevant sources to identify spaces that contribute to green infrastructure in the district and to identify potential opportunities for future green infrastructure provision [Green Infrastructure Study \[3Mb\]](#)

12. **Habitat Regulations Assessment (HRA)** - The purpose of a HRA is to assess the impacts of a land-use plan, in combination with the effects of other plans and projects, against the conservation objectives of a European nature conservation site, also known as the Natura 2000 network; and to ascertain whether that plan would adversely affect the protection or integrity of such a site.
13. **Landscape Assessments** have been carried out for strategic development areas around Bexhill and the Hastings Fringes and for the Market Towns and Villages in order to assist consideration of the development strategy.
14. A **'Low Carbon and Renewable Potential Study'** has been prepared for the Council by Scott Wilson in association with Drivers Jonas and Thameswey Energy to help in the development of policies for a low-carbon future.
15. A **Strategic Flood Risk Assessment** has been prepared by the council, together with its consultants, Scott Wilson and in consultation with the Environment Agency.
16. **'Water, People, Places'** is a sustainable drainage systems (SuDS) guide developed for the South East 7 (SE7) authorities, which includes East Sussex County Council. This guidance outlines the process for integrating sustainable drainage systems (SuDS) into the master planning of large and small developments. This guidance should be used by developers and planners and other practitioners involved in the planning and design of the built environment in the South East of England.
17. The **Infrastructure Delivery Plan (IDP) (July 2012)** identifies key pieces of infrastructure needed to achieve the objectives and policies in the Core Strategy, and identifies broad locations where the infrastructure will be located. The IDP is a 'live' document and will be periodically reviewed and updated as infrastructure providers assess their investment plans. The previous Infrastructure Delivery Plan was completed in August 2011 and can be found [here](#).
18. The Rother, Brede and Tillingham Woods Biodiversity Opportunity Area.
19. Rother document – Conservation Area Appraisal: Robertsbridge and Northbridge Street
20. Housing Needs Surveys 2001 and 2008
21. S & R Safer Villages Forum Crime Survey 2003
22. Survey Ancient Woodland by Weald and Downs Ancient Woodland Survey for RDC 2010
23. High Weald AONB Management Plan 2014-19
24. Pride of Place – a sustainable community strategy for East Sussex – 2008 (this was the catalyst for local actions plans)
25. S & R Local Action Plan 2007
26. S & R parish profile by AiRS 2011
27. S & R PC developer contribution survey – 2014
28. Older people housing needs survey for Robertsbridge June 2011 - RDC
29. ESCC info re S & R older people's housing needs survey report 2012
30. 2009 Report by Roland Harris https://www.westsussex.gov.uk/media/1741/robertsbridge_eus_report_maps.pdf
31. Rother Development and Site Allocations Plan (DaSA) <https://www.rother.gov.uk/dasa>

- 3.8.2 During the Plan production process, we have primarily used the existing evidence base documents which have been commissioned by Rother District Council during the preparation of the Local Plan. However, the steering group have also carried out more local parish level evidence base work and consultation to support our policies. These documents are presented separate from the plan due to file size but are listed below for completeness:

Economy

1. Survey to owners of premises that are rented out (landlord survey)
2. Survey for all business owners in Salehurst and Robertsbridge Parish (business owner survey)
3. Survey on employment for all residents
4. Robertsbridge Enterprise Group Tourism Strategy 2014
5. SRNDP business report

Environment

1. Historic environment report
2. Character Appraisal

Housing

1. Local call for sites reports
2. Site presentation and exhibition
3. Site Assessment report
4. Strategic Environment Assessment (SEA)
5. SRNDP housing report

Others

1. Parish wide survey
2. Communication strategy
3. Draft vision and objectives
4. Parish action plan
5. Parish analysis study
6. National and district Policy mapping analysis
7. Uth Voice report

3.9 Projects

3.9.1 The extensive survey work carried out to create this plan identified a number of issues and projects that residents feel are important (such as developing a Traffic Management Plan) which cannot form part of the Neighbourhood Plan as they do not relate to land use. It is intended that these issues will be picked up and dealt with for example by the Parish Council via a Community Action Plan. The key issues identified at this stage are:

3.9.2 Training

With regard to training, the following ideas emerged:

1. Local businesses to liaise with the College to provide work experience
2. Identifying those businesses who could employ apprentices
3. The condition to be imposed on all major building sites as a result of the NP that they employ local labour and apprentices on their sites

3.9.3 Employment

1. Employing a village steward as a funded initiative.

3.9.4 Infrastructure

1. The Questionnaire analysis showed clear preferences for safety improvements – High Street pavement repair, yellow lines, 20mph speed limit and new pavement in Station Road.
2. There was also the need for improved signposting and increase in green space.
3. Develop a Traffic Management Plan to address parking and other issues identified in the process.

3.9.5 Aspiration list

1. All weather play area (MUGA)
2. Mechanism for sharing of public facilities with other villages
3. Support for voluntary organisations in the village
4. Wild flower verges
5. Common suitably sympathetic shop designs
6. Grass tennis court at the Village Hall
7. More rail station car parking
8. Bring brick pavements up to spec in High Street and extend to Fair Lane
9. Paint railings in Heathfield Gardens
10. Safe children's cycling network (to schools and Recreation Ground)
11. Solving the parking problems in the village
12. Making a virtue of our historic Wealden Hall houses (how to look after them, a specific heritage trail, gathering experts in

- restoration, full recording of them)
13. Upgrading of footpaths to all weather surfaced paths for horses, cycles and disabled people
 14. A 21 roundabout at George Hill junction
 15. Creation of museum/heritage centre
 16. Creation of cricket museum at Gray Nicholls
 17. Improved location for Aviation museum
 18. Secure future of Seven Stars
 19. Secure future for public use of the United Reformed Church
 20. Bus routes to be re-routed and re-timed to match up to train arrivals and departures where possible.
 21. Tidying up of pavements and verges to eliminate weeds.
 22. Landscaping and flood protection of sub-station on Station Road
 23. Parking decriminalisation
 24. Creation of footpath inside adjoining fields along Church Lane to Salehurst
 25. Improving signage to Millennium Wood
 26. Skateboard ramp or park
 27. Improved Rec changing rooms and toilets
 28. Floodlighting for the Recreation ground
 29. Information centre for the village open more than the Parish Office can be
 30. Improved facilities for St Mary's Church thereby encouraging greater use
 31. All street lighting looking the same- with facilities for Christmas lighting
 32. Hydro power to be produced from Mill Stream
 33. New Health Centre, including dentists
 34. Car sharing services
 35. Encouragement for more solar and/or alternative energy sources in existing buildings
 36. Upgrading of both Scout and Guide facilities
 37. Prevent dog waste deposits in public places
 38. Stop parking on first 50 m of southern side of Station Road
 39. Footpath to Station from Mill site
 40. Improved digital radio reception

04 DELIVERY

4.0 Implementation, Monitoring & Review

- 4.0.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like.
- 4.02 The Neighbourhood Plan, if approved in the referendum, will become part of the Rother Development Plan. Its policies will therefore carry the full weight of the policies in the development plan and, in Salehurst and Robertsbridge, they will have precedence over the non-strategic policies of Rother's Local Plan/ Core Strategy unless material considerations indicate otherwise. Applications will then be determined by RDC using the policies contained in the final 'made' Plan.
- 4.03 The Plan will be monitored by the Parish Council on an annual basis, using the planning data collected by Rother District Council and any other data collected and reported at a parish level relevant to the plan. The Parish Council will be particularly concerned to judge whether its policies are being effectively applied in the planning decision process.
- 4.04 The extensive survey work carried out to create this plan identified a number of issues and projects that residents feel are important (such as developing a Traffic Management Plan) which cannot form part of the Neighbourhood Plan as they do not relate to land use. It is intended that these issues will be picked up and dealt with by the Parish Council via a Community Action Plan.
- 4.05 The Parish Council proposes to complete a formal review of the Plan at least once every five years or earlier if necessary to reflect changes in the Rother Local Plan or the NPPF (National Planning Policy Framework) and other local factors relevant to the Plan.

4.1 Glossary

Community plan	Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.
Community right to build	The community right-to-build process is instigated by a 'community organisation' where the community decides to bring forward specific development proposals for the benefit of the community. This might include community facilities and affordable housing.
Core strategy	A plan setting out the spatial vision and strategic objectives of the planning framework for an area.
Habitats Regulation Assessment	This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.
Local Planning Authority	A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom
Localism Act	The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation. •Community rights •Neighbourhood planning •Housing •General power of competence •Empowering cities and other local areas
National Planning Policy Framework (NPPF)	The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications
National Planning Policy Statements and guidance notes	Planning policy guidance notes, and their replacements planning policy statements, are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. The majority of planning policy statements and guidance notes have been superseded by the NPPF.

Neighbourhood area	A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced
Neighbourhood Development Order	A neighbourhood development order can directly grant planning permission for certain specified kinds of developments within a neighbourhood area.
Neighbourhood Development Plans	New type of plans introduced by the Localism Act 2011. They will be prepared by town/parish councils, or constituted Neighbourhood Forums, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan or LDF.
Planning Advisory Service	The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See www.pas.gov.uk
Qualifying Body	This can be described as: a parish council, organisation or body designated as a neighbourhood forum, authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan
Statement of Community Involvement	A document setting out how the authority will consult and involve the public at every stage in the production of the Local Development Framework.
Statutory Consultees	Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations
Steering Group	A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.
Strategic Environmental Assessment	Strategic environmental assessment (SEA) is a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making.
Town and Country Planning Act 1990	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

4.2 Schedules

Schedule 1 – Local Green Space Designation

NPPF paragraph 77 states that Local Green Space designation should only be used:

- 1 where the green space is in **reasonably close** proximity to the community it serves;
- 2
 - 2.1 **and** is demonstrably **special to a local community**
 - 2.2 **and** holds a particular **local significance**, for example because of its
 - 2a beauty,
 - 2b historic significance,
 - 2c recreational value (including as a playing field),
 - 2d tranquillity
 - 2e richness of its wildlife;
- 3 **and** where the green area concerned is **local in character**
- 4 **and is not an extensive tract of land**

The list below and MAP 3 indicates the green spaces that the NP Steering Group has agreed meet the criteria above to be designated under the neighbourhood plan. Most contribute to rural setting of the historic centres as described in RDC Local Development Framework, Green Infrastructure Background Paper, RDC Conservation Area Appraisal and to the achievement of the ESCC Environment Strategy for East Sussex.

Taken together, they could be seen as 'an extensive tract of land'; the NPSG has agreed that this is not the case, for the following reasons:

- a) Each green space taken individually is not extensive, and has its own individual character, use and ownership
- c) Many are in the flood plain and thus unlikely to be developed in any event
- d) Taken together, several (marked *) form a green belt which provides a significant biodiversity corridor through the heart of the village.

Green Space	Criteria Met	Description
GS01 Wennow Wood	1, 2a, 2c, 2d, 3, 4	Woodland Trust owned access woodland
GS02 Springfield Wood	1, 2a, 2c, 2d, 3, 4	Woodland Trust owned access woodland
GS03 Salehurst Church approach	1, 2b, 3, 4	Highways managed open space
GS04 Pocket Park*	1, 2a, 2c, 2d, 2e, 3, 4	Parish Council owned access woodland
GS05 Pocket Park extension*	1, 2a, 2c, 2d, 2e, 3, 4	Developer owned, leased by Parish Council until 2020
GS06 Cricket Ground*	1, 2c, 3, 4	Club owned sports field
GS07 Recreation Ground*	1, 2c, 3, 4	Parish Council owned sports field
GS08 Rec. Ground Woodland*	1, 2a, 2e, 3, 4	Privately owned woodland adjacent to rec. ground
GS09 Gray-Nicolls plantation*	1, 2a, 2d, 3, 4	Privately owned willow plantation adjacent to footpath
GS10 Sub-station paddocks*	1, 2a, 2d, 3, 4	Privately owned meadow adjacent to footpath
GS11 Culverwells allotments*	1, 2c, 3, 4	Privately owned amenity space

Green Space		Criteria Met	Description
GS12	Jubilee Garden*	1, 2a, 2c, 2d, 3, 4	Parish Council owned open space
GS13	Pipers Field*	1, 2a, 2c, 2d, 3, 4	Parish Council owned open space
GS14	War memorial site & adjacent lawns	1, 2a, 2b, 2d, 3, 4	Parish Council managed open space
GS15	Village Hall grounds & allotments*	1, 2c, 3, 4	Trust owned amenity spaces
GS16	Bishops Lane fields*	1, 2a, 2c, 2d, 3, 4	Privately owned meadow with public footpath access
GS17	Bishops Meadow*	1, 2a, 2c, 2d, 2e, 3, 4	Parish Council owned access meadowland
GS18	Heathfield Gardens open space	1, 2c, 3, 4	Housing Association owned open space

Schedule 2 – Statutory Listed Buildings in Salehurst & Robertsbridge

A simplified version of Historic England list is provided below.

These are identified on the on-line map at <https://historicengland.org.uk/listing/the-list/map-search>

Grade 1

ROBERTSBRIDGE ABBEY RUINS, REDLANDS LANE (Scheduled Ancient Monument),
THE PARISH CHURCH OF ST MARY, CHURCH LANE

Grade 2*

ROSEBANK
12 & 14, HIGH STREET
GREAT WIGSELL, JUNCTION ROAD
THE SEVEN STARS INN
34 HIGH STREET

Grade 2

Robertsbridge Conservation Area

HIGH STREET (west side):

1, 3, 5, 7 & 9, 13 & 15, 23, 25 & 27 29 & 31, 35, 35A & 37, 39, 41, 43, 45 & 47, 49, 51, 53, 53A, 55, 57, 59, 61, 63 & 63A, 67, 65, 69, 71, 73, 75

HIGH STREET (east side):

2, 4, 6 & 8, 11, 16, 18, 20 & 22, 26, 28, 34, 36, 38, 40 AND 40A, 42, 42A, 46, 46A, 48, 50, 52, 54, 56, 58

TUDOR HOUSE

BETHEL STRICT BAPTIST CHAPEL

THE UNITED REFORMED CHURCH

THE GEORGE HOTEL

PIPER'S COTTAGES, 1, 2 & 3

George Hill:

YEW LODGE

GEORGE HILL HOUSE

GROVE FARM BARN & CARTSHED

Fair Lane:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 23, 24, 25, 29, 30, 31, 32

Station Road:

4, 6, 8, 10,

THE OSTRICH HOTEL

Northbridge Street Conservation Area

Northbridge Street, north side:

3, 5 & 7 ,11, 13 & 15,17, 19, 21B, 21A, 21

MILL FARM OASTHOUSE

Northbridge Street, south side:

4, 12, 14, 16, 18, 20, 28, 30, 30A, 30B, 34

SCHOOL TERRACE,1-5

Salehurst Village

Church Lane:

TOMB OF VISCOUNT MILNER, ST MARY'S CHURCHYARD

THE SALEHURST HALT PUBLIC HOUSE

CHURCH FARMHOUSE & CHURCH FARM COTTAGE

1-4 POST OFFICE TERRACE, GOODGROOMS

Rocks Hill:

PARSONAGE FARMHOUSE, OASTHOUSES AND GRANARY

Outside Conservation Areas

Fair Lane (east):

REDLANDS FARM: FARMHOUSE, OASTHOUSE, GRANARY & CARTSHED

PARK FARM: FARMHOUSE, BARN, OAST HOUSE & OUTBUILDING

ROBERTSBRIDGE ABBEY OASTHOUSE

Bodiam Road

GREAT WIGSELL OASTHOUSES, GRANARY & LARGE BARN

HIGH WIGSELL

BAILEY REEDS

BOARSNEY FARMHOUSE

CLIMSETT'S FARMHOUSE

Bourne Lane

SHEPHERD'S COTTAGE

HIGHAM COTTAGES (2 AND 3)
HAISELMAN'S FARMHOUSE

Brightling Road
PEANS FARMHOUSE
BUGSELL FARMHOUSE

London Road
STAR HILL COTTAGE, LONDON ROAD
BANTONY, LONDON ROAD
SPRING COTTAGE, LONDON ROAD
BUSH BARN COTTAGE, SILVERHILL

Others
THE CURLEW INN, JUNCTION ROAD
BROWN'S HOUSE, BISHOP'S LANE
BUSHEYGATE, JOHN'S CROSS ROAD,
HACKWOODS FARMHOUSE, LUDPIT LANE
MOAT FARMHOUSE, OASTHOUSES AND GRANARY

Schedule3 – Local list of buildings and other structures

The local heritage list is supplemental to the SRNDP. The list identifies period buildings and other heritage assets as defined by Historic England as having architectural interest, historic significance or cultural importance that are not currently on the national register. It is intended to provide additional protection against inappropriate modification or redevelopment of listed properties under Policy EN 8 of the SRNDP and the list has been drawn up using the guidance published by Historic England, 'Local Heritage Listing' <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

The list must be regarded as provisional, since the properties will be subject to deletion, research, amendment and addition by the Parish Council in consultation with Rother District Council conservation officers. Provisional information and photographs are provided for each property for consultation purposes. Photos of the listed assets are available on the SRNDP website.

Properties within the existing Conservation Areas already enjoy protection, but will be included for completeness. Certain of the properties listed here in the Conservation Areas have already been specifically noted in the Conservation Area appraisal by RDC, and priority candidates are indicated.

It is proposed the Parish Council introduce a monitoring system for heritage assets, with a designated parish councillor to provide an initial point of contact for local residents. The intention is to encourage owners to preserve existing period features.

Provisional dating evidence has been obtained from a study by Robertsbridge History Group 'Who lived here' published for Salehurst & Northbridge Street in 2005, and Robertsbridge in 2014. This lists the residents of each property in the Conservation Areas and Salehurst from the census of 1841. The date of first occupancy is thus often quoted either pre 1841 or between censuses accurate to within a 10 year period.

Proposed buildings, by area, are listed below and include only candidates listed in the Reg. 14 draft Neighbourhood Plan, consulted on between 26 September and 7 November 2016, and also at the public exhibition on 7 & 8 October 2016.

Robertsbridge

*War Memorial & Village Sign**

33 High Street

24 High Street

*Stone Bridge**

Western Villas, Station Road

Brookside House, 9 Station Road

Saxon Terrace
22 Fair Lane (East Lodge)
26 Fair Lane (Holly Lodge)
*Old Lockup in Fair Lane**
*Main Station Building**
*Station Signal Box**
*Station Goods Shed**
Darvell Main Building
Bugsell Park

Northbridge Street

The Old School
Salisbury House
2 Northbridge St
Hodsons Mill
Linton House

Salehurst Area

Church Farm Oast
Old Vicarage
Goodgrooms Oast
Church Farm Outhouse
Old Stone Cottage
Potters Croft
Butts Cottage
Stone Cottage, Park Farm
Park Cottage, Park Farm
Walters Farmhouse, Poppinghole Lane

** Denotes Non-residential (5)*
Total 30

Evaluation Table

Properties proposed for the local list are evaluated below against the criteria issued by Historic England in Advice Note 7 (see above). Each criterion is awarded a score out of 3. The total gives a guide to the heritage importance of that property, and the priority which should be given to its conservation. These scores are estimated for the purposes of selection based on limited information, mainly the external appearance, local knowledge and some logical assumptions. They are thus provisional for consultation purposes.

Property	Age	Rarity	Aesthetic Interest	Group Value Or setting	Archaeological Interest	Archival Interest	Historical Association	Landscape Interest	Landmark Status	Communal Value	TOTAL (max 30)
* War Memorial & Village Sign	0	3	2	3	1	3	3	3	3	3	24
33 High Street	3	2	2	3	0	tbc	1	1	N/A	1	13
24 High Street	2	2	2	3	0	tbc	1	1	N/A	1	12
* Stone Bridge	tbc	3	3	3	2	tbc	tbc	3	3	3	20
Western Villas, Station Rd	1	1	2	2	0	tbc	tbc	0	0	1	7
9 Station Road	1	1	2	2	0	tbc	tbc	1	1	1	9
Saxon Terrace	1	1	2	1	0	tbc	tbc	0	0	1	6
22 Fair Lane (East Lodge)	2	2	2	2	0	tbc	tbc	0	1	1	10
26 Fair Lane (Holly Lodge)	2	2	3	2	0	tbc	tbc	0	1	1	11
* Old Lockup in Fair Lane	2	3	0	0	1	3	2	0	2	0	13
* Main Station Building	2	2	3	1	2	1	1	0	2	3	17
* Station Signal Box	2	2	2	2	2	1	1	0	2	1	13
* Station Goods Shed	2	3	1	1	2	1	1	0	1	2	14

Darvell Main Building	2	2	2	2	0	2	2	1	2	3	18
Bugsell Park	2	2	2	2	2	tbc	tbc	2	2	1	15
The Old School	2	2	2	2	1	2	2	1	2	1	17
Salisbury House	2	1	2	2	0	tbc	tbc	1	2	1	11
2 Northbridge St	3	2	2	3	1	tbc	tbc	1	2	1	15
Hodsons Mill	2	3	3	3	2	2	2	2	3	2	24
Linton House	1	1	2	2	0	1	tbc	0	1	1	9
Church Farm Oast	3	2	2	2	2	2	2	2	2	1	20
Old Vicarage	2	1	2	2	1	2	2	2	2	1	17
Goodgrooms Oast	2	1	2	2	1	1	tbc	2	2	1	14
Church Farm Outhouse	2	3	1	2	3	tbc	tbc	1	3	0	15
Old Stone Cottage	3	1	3	2	1	tbc	tbc	1	2	1	14
Potters Croft	3	1	3	1	2	2	tbc	3	3	1	19
Butts Cottage	3	2	2	1	2	tbc	tbc	2	2	1	15
Stone Cottage, Park Farm	3	2	2	2	2	tbc	tbc	2	3	1	17
Park Cottage, Park Farm	3	2	2	2	2	tbc	3	2	2	1	19
Walters Farmhouse	1	1	2	2	tbc	tbc	tbc	3	1	1	11
Property	Age	Rarity	Aesthetic Interest	Group Value Or setting	Archaeological Interest	Archival Interest	Historical Association	Landscape Interest	Landmark Status	Communal Value	TOTAL (max 30)

Schedule4 – Local list of trees and hedgerows outside the Conservation area

The Plan designates the trees and hedgerows as listed below, as locally listed in Policy EN9 of the SRNDP.

Surveys for the SRNDP have shown that local residents place a high value on the historic and rural character of the village. Professional character assessment of the village has also emphasised the importance of the contribution of green assets to its overall character.

Trees (individually and collectively) and hedgerows have therefore been identified in this report for protection under SRNDP Policy EN9.

This list is not definitive; the Parish Council may review, add or delete entries in future. An implementation and management policy for green assets identified in this list will be agreed and published in due course after consultation with conservation experts. This should include guidance on appropriate management of these resources.

Trees within the Conservation Areas of Robertsbridge and Northbridge Street (CA) are protected by default. Trees and hedgerows outside the CAs are largely unprotected prior to the adoption of the SRNDP, except for a few which benefit from Tree Preservation Orders.

It should be noted that some mature hedgerows form the borders, or are part of, potential development sites, and seeking to preserve these as far as possible should be an important objective in the evaluation of planning applications.

The intention is to protect trees and hedgerows that fall into any of the following categories:

- Individual large trees
- Groups of trees limited in area
- Mixed mature hedgerows
- Mature specimens of selected species

Priority has been given to those that are:

- Within the development boundary
- Near highways and footpaths
- Visible from residential areas

They will:

- Add to visual amenity
- Contribute to biodiversity
- Have significant heritage value

The listing is grouped by area. Woodland and agricultural areas outside the development boundary are generally excluded.

It is expected that priority will be given to those green assets that make a particular contribution to the rural and historic character of the village. The extent of this contribution, as well as the replaceability of the asset, has been assessed on a two point grade scale.

The contribution to biodiversity, visual significance and heritage and amenity value has also been estimated. The general criterion for preservation is whether the character and appearance of the village would be significantly harmed by the loss of any given tree, group or hedgerow.

This list excludes trees and hedgerows in or on the border of the CAs.

Asset Identification

*The listed trees, groups of trees and hedgerows have been assigned an identification code.
The list is selected from an original long list; therefore the identifier codes are not sequential.
Ownership details are subject to confirmation at the consultation phase.
A set of photos of the listed assets is available on the SRNDP website.*

Asset identifier:

Tx = Tree #

Gx = Group #

Hx = Hedgerow #

Quality assessment:

Character

B = Biodiversity asset

V = Visual asset

H = Heritage asset

A = Amenity asset

Ownership

(P) = Private

(E) = ESCC

(C) = Parish Council

(T) = Trust (Club, Church etc.)

(D) = Developer

Grade

1 = Priority, irreplaceable

2 = High value, would be significant loss

E.g.: BVHA (P) 1

List of Trees & Hedgerows

H6: George Hill, east side

Mature mixed hedgerow and trees in prominent site

Western border of Grove Farm site

To be preserved within any development

BVHA (D/P) Grade 2

G6: George Hill

Mature Oak Trees in prominent site

at southern entrance to village

VA (E/P) Grade 1

H7: George Hill, southern end, west side

Mature hedgerow on eastern border of Heathfield Gardens site

To be preserved in any development

BV (E/D) Grade 2

G7 Heathfield Gardens development site

Numerous mature oaks, pond and hedgerows

To be preserved within any development

BVHA (D) Grade 1

T5: Heathfield Gardens

Mature horse chestnut in prominent position at centre of estate

VHA (T) Grade 1

G8 Lane to Browns Farm, off Bishops Lane

Corridor of mature oaks

BVHA (P) Grade 2

G9 Bishops Lane eastern end, south side

Extensive belt of mature oaks and other species

Bordering Heathfield Gardens

BVHA (E) Grade 1

G10 Bishops Lane, between bridges

Mature oaks and hedgerows

BVHA (E) Grade 2

G11 Bishops Lane Hollow Way, western end

Extensive mixed border including numerous mature oaks (preservation order in place for north side)

BVHA (P) Grade 2

G13 Knelle Road, Langham Road (east end) and Bellhurst Road

Roadside pollards

BVHA (E) Grade 2

G14 Brightling Road, east end

Extensive roadside border of mixed mature trees

BVHA (E) Grade 2

G18 The Ostrich eastern boundary

Several mature oaks

VHA (P) Grade 2

G19 Station Road, west end, south side

Row of various specimen trees

BVHA (T/C) Grade 2

G20 Jubilee Garden, Station Road

Mature ornamental trees in dedicated public space

VHA (C) Grade 2

T6 Clappers playground

Mature copper beech

VA (C) Grade 1

G24 Clappers Recreation Ground, west side

Extensive woodland border

VA (P) Grade 2

G29 Cricket Ground, north boundary

Semi-mature oak belt

VA (T) Grade 2

T10 Church Oak

Large tree in front of Church

BVHA (E) Grade 1

T11 Mature Yew

to east of Church (on left)

BVHA (T) Grade 1

T14 Salehurst Halt Oak

Adjacent to Salehurst Halt Pub

VH (P) Grade 2

G40 Churchyard Yews

Along the front of the churchyard

BVHA (T) Grade 1

G41 Churchyard Conifers

3 large conifers at front of churchyard

BVHA (T) Grade 1

G47 Bridleway from Poppinghole Lane to Park Farm

Wooded section at top of hill with ancient hedges

Part of original road from Mountfield to Salehurst

BVHA (P) Grade 1

