

ROTHER DEVELOPMENT AND SITE ALLOCATIONS LOCAL PLAN

SCHEDULE OF PROPOSED MODIFICATIONS

APPENDICES

March 2019

APPENDIX 1

Page numbers added to the lists of Development Policies, Site Allocation Policies and Policies Map Inset Maps on pages 5-8 of the DaSA

Development Policies

Resource Management

Policy DRM1: Water Efficiency	20
Policy DRM2: Renewable Energy Developments	22
Policy DRM3: Energy Requirements	23

Communities

Policy DCO1: Retention of Sites of Social or Economic Value	26
Policy DCO2: Equestrian Developments	29

Housing

Policy DHG1: Affordable Housing	33
Policy DHG2: Rural Exception Sites	35
Policy DHG3: Residential Internal Space Standards	38
Policy DHG4: Accessible and Adaptable Homes	41
Policy DHG5: Specialist Housing for Older People	43
Policy DHG6: Self-build and Custom Housebuilding	45
Policy DHG7: External Residential Areas	47
Policy DHG8: Extensions to Residential Gardens	48
Policy DHG9: Extensions, Alterations and Outbuildings	52
Policy DHG10: Annexes	53
Policy DHG11: Boundary Treatments	55
Policy DHG12: Accesses and Drives	57

Economy

Policy DEC1: Shopfronts, Signage and Advertising	61
Policy DEC2: Holiday Sites	64
Policy DEC3: Existing Employment Sites and Premises	69

Environment

Policy DEN1: Maintaining Landscape Character	74
Policy DEN2: The High Weald Area of Outstanding Natural Beauty (AONB)	75
Policy DEN3: Strategic Gaps	77
Policy DEN4: Biodiversity and Green Space	85
Policy DEN5: Sustainable Drainage	91
Policy DEN6: Land Stability	94
Policy DEN7: Environmental Pollution	99

Implementation

Policy DIM1: Comprehensive Development	102
Policy DIM2: Development Boundaries	104

Site Allocation Policies

Overview

Policy OVE1: Housing supply and delivery pending plans	111
--	-----

Bexhill

Policy BEX1: Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill	117
Policy BEX2: Land at Preston Hall Farm, Sidley, Bexhill	120
Policy BEX3: Land at North Bexhill - Infrastructure	124
Policy BEX3a: Kiteye Farm and adjoining land	125
Policy BEX3b: Land west of Watermill Lane	127
Policy BEX3c: Land east of Watermill Lane	129
Policy BEX4: Land at Former High School Site and Drill Hall, Down Road, Bexhill	132
Policy BEX5: Land at Gullivers Bowls Club, Knole Road, Bexhill	134
Policy BEX6: Land adjacent to 276 Turkey Road, Bexhill	136
Policy BEX7: Land at Moleynes Mead, Fryatts Way, Bexhill	139
Policy BEX8: Land south of Terminus Road, Bexhill	141
Policy BEX9: Land off Spindlewood Drive, Bexhill	144
Policy BEX10: Land at Northeye (Former UAE Technical Training Project), Bexhill	150
Policy BEX11: Land at Sidley Sports and Social Club, Bexhill	154
Policy BEX12: Bexhill Town Centre	157
Policy BEX13: Bexhill Town Centre Primary Shopping Area	158
Policy BEX14: Land south-east of Beeching Road, Bexhill	161
Policy BEX15: Bexhill Cultural Area	164
Policy BEX16: London Road - Sackville Road Enhancement Area	166
Policy BEX17: Little Common and Sidley District Centres	168

Hastings Fringes

Policy HAS1: Combe Valley Countryside Park	178
Policy HAS2: Land at Michael Tyler Furniture, Woodlands Way, Hastings	181
Policy HAS3: Land north of A265, Ivyhouse Lane, Hastings	183
Policy HAS4: Rock Lane Urban Fringe Management Area	185

Villages with Site Allocations

Beckley / Four Oaks

Policy BEC1: Land east of Hobbs Lane, Beckley Four Oaks	193
Policy BEC2: Land south of Buddens Green, Beckley Four Oaks	195

Broad Oak

Policy BRO1: Land west of the A28, Northiam Road, Broad Oak	199
Policy BRO2: Land at the Rainbow Trout Public House, Broad Oak	201

Camber

Policy CAM1: Land at the Former Putting Green, Old Lydd Road, Camber	207
Policy CAM2: Land at the Central Car Park, Old Lydd Road, Camber	210

Catsfield

Policy CAT1: Land west of the B2204, Catsfield 215

Fairlight Cove

Policy FAC1: Land at Former Market Garden, Lower Waites Lane, Fairlight Cove 221

Policy FAC2: Land east of Waites Lane, Fairlight Cove 224

Iden

Policy IDE1: Land south of Elmsmead, Iden 229

Northiam

Policy NOR1: Land south of Northiam CE Primary School, Northiam 233

Policy NOR2: Land south of The Paddock/Goddens Gill, Northiam 235

Peasmarsh

Policy PEA1: Land south of Main Street, Peasmarsh 240

Rye Harbour

Policy RHA1: Land at the Stoneworks Cottages, Rye Harbour 246

Policy RHA2: Harbour Road Employment Area 248

Westfield

Policy WES1: Land at Westfield Down, Westfield 253

Policy WES2: Land at the former Moorhurst Care Home, Westfield 255

Policy WES3: Land south-east of Goulds Drive, Westfield 257

Policy WES4: Land between Moor Lane and the A28, Westfield 259

Other Policies

Policy GYP1: Land adjacent to High Views, Loose Farm Lane, Battle 274

Policy MAR1: Land at Felon's Field, Marley Lane 279



Policies Map Inset Maps

Inset Map 1:	Bexhill	170
Inset Map 1a:	Bexhill West	171
Inset Map 1b:	Bexhill North	172
Inset Map 1c:	Bexhill Central	173
Inset Map 2:	Combe Valley Countryside Park	187
Inset Map 3:	Hastings Fringe (West)	188
Inset Map 4:	Hastings Fringe (East)	189
Inset Map 5:	Beckley Four Oaks	196
Inset Map 6:	Broad Oak	203
Inset Map 7:	Camber	212
Inset Map 8:	Catsfield	217
Inset Map 9:	Fairlight Cove	226
Inset Map 10:	Iden	230
Inset Map 11:	Northiam	237
Inset Map 12:	Peasmarsh	242
Inset Map 13:	Rye Harbour	250
Inset Map 14:	Westfield	260
Inset Map 15:	Brede and Cackle Street	265
Inset Map 16:	Guestling Green	266
Inset Map 17:	Icklesham	267
Inset Map 18:	Pett	268
Inset Map 19:	Staplecross	269
Inset Map 20:	Three Oaks	270
Inset Map 21:	Winchelsea	271
Inset Map 22:	Land adjacent to High Views, Loose Farm Lane, Battle	277
Inset Map 23:	Land at Felon's Field, Marley Lane	280

APPENDIX 2a

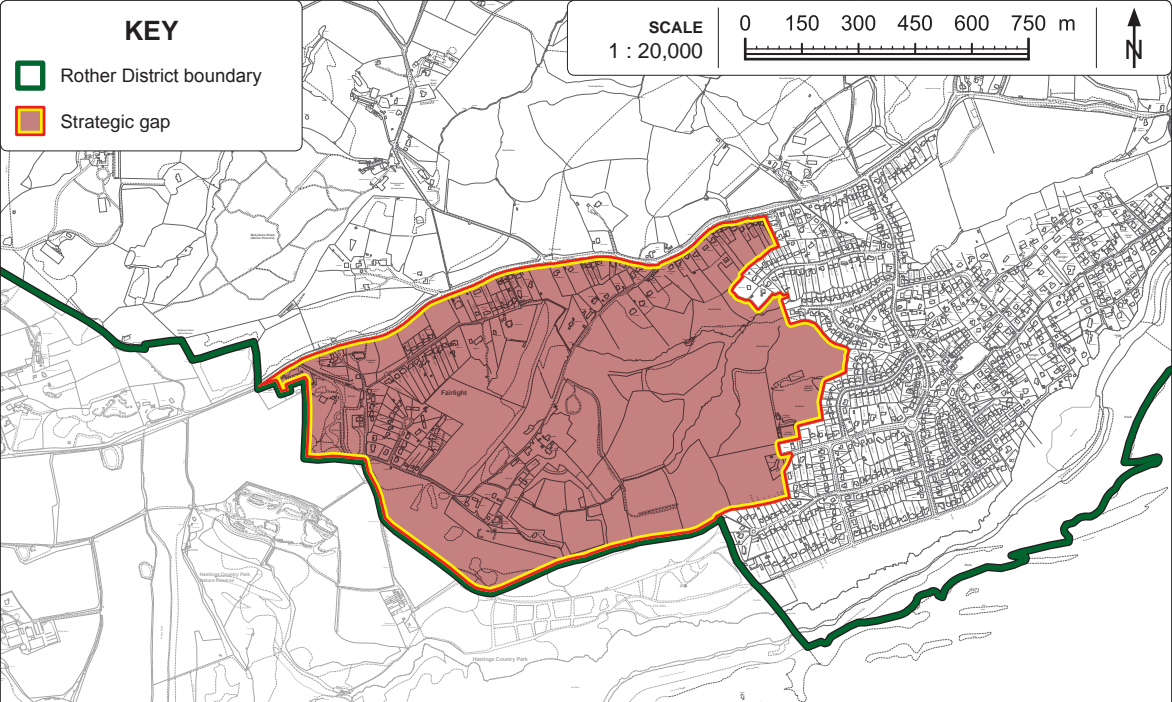

Figure 7: Strategic Gap at Fairlight amended to include The Close

KEY

-  Rother District boundary
-  Strategic gap

SCALE
1 : 20,000

0 150 300 450 600 750 m










APPENDIX 2b

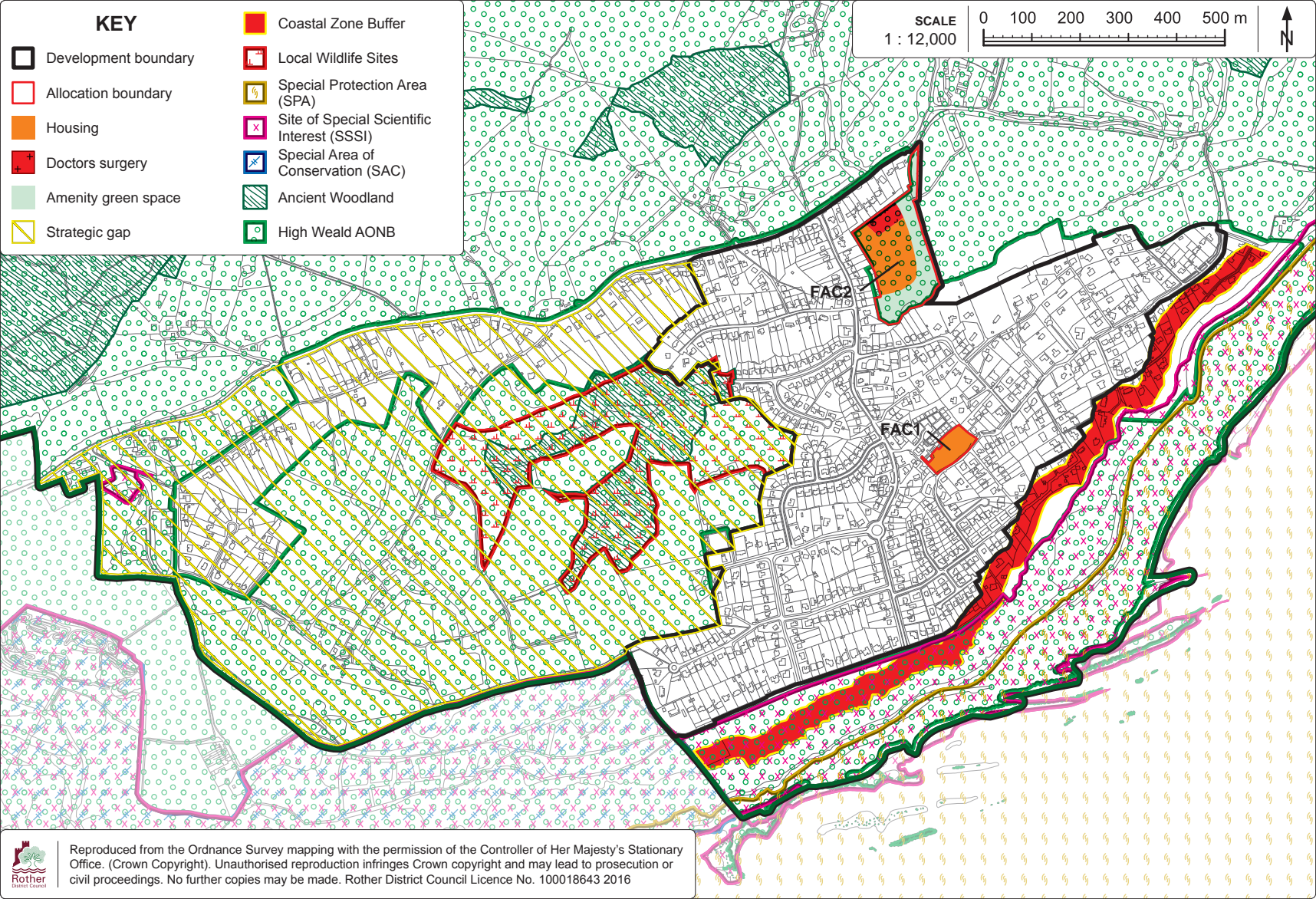
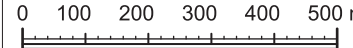
Policies Map Inset Map 9: Fairlight Cove amended to include The Close in the Strategic Gap

KEY

-  Development boundary
-  Allocation boundary
-  Housing
-  Doctors surgery
-  Amenity green space
-  Strategic gap

-  Coastal Zone Buffer
-  Local Wildlife Sites
-  Special Protection Area (SPA)
-  Site of Special Scientific Interest (SSSI)
-  Special Area of Conservation (SAC)
-  Ancient Woodland
-  High Weald AONB

SCALE
1 : 12,000



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

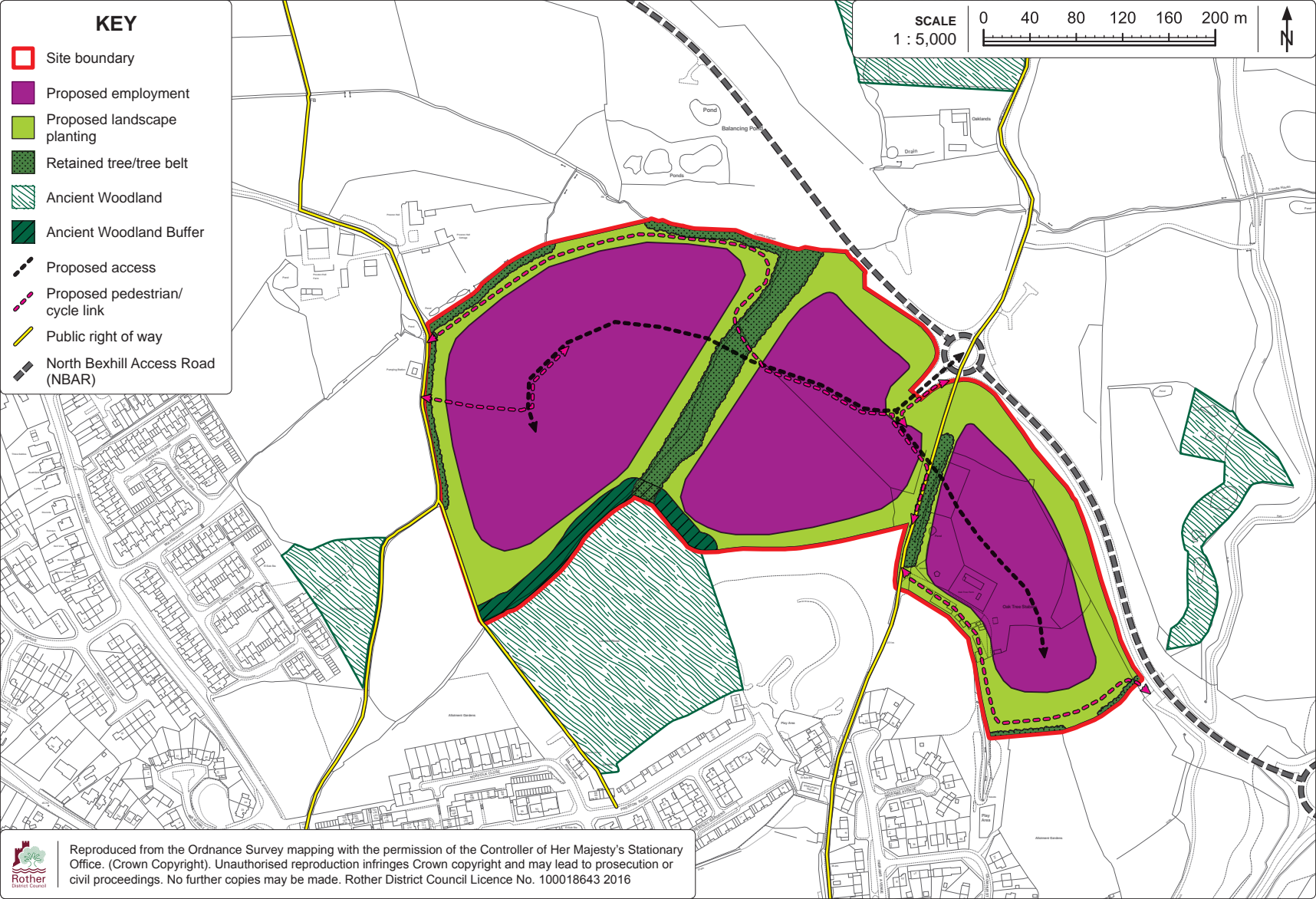
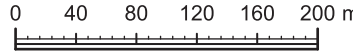
APPENDIX 3a

Figure 19: Policy BEX1 Detail Map amended to include the North Bexhill Access Road (NBAR)

KEY

- Site boundary
- Proposed employment
- Proposed landscape planting
- Retained tree/tree belt
- Ancient Woodland
- Ancient Woodland Buffer
- Proposed access
- Proposed pedestrian/
cycle link
- Public right of way
- North Bexhill Access Road
(NBAR)

SCALE
1 : 5,000



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

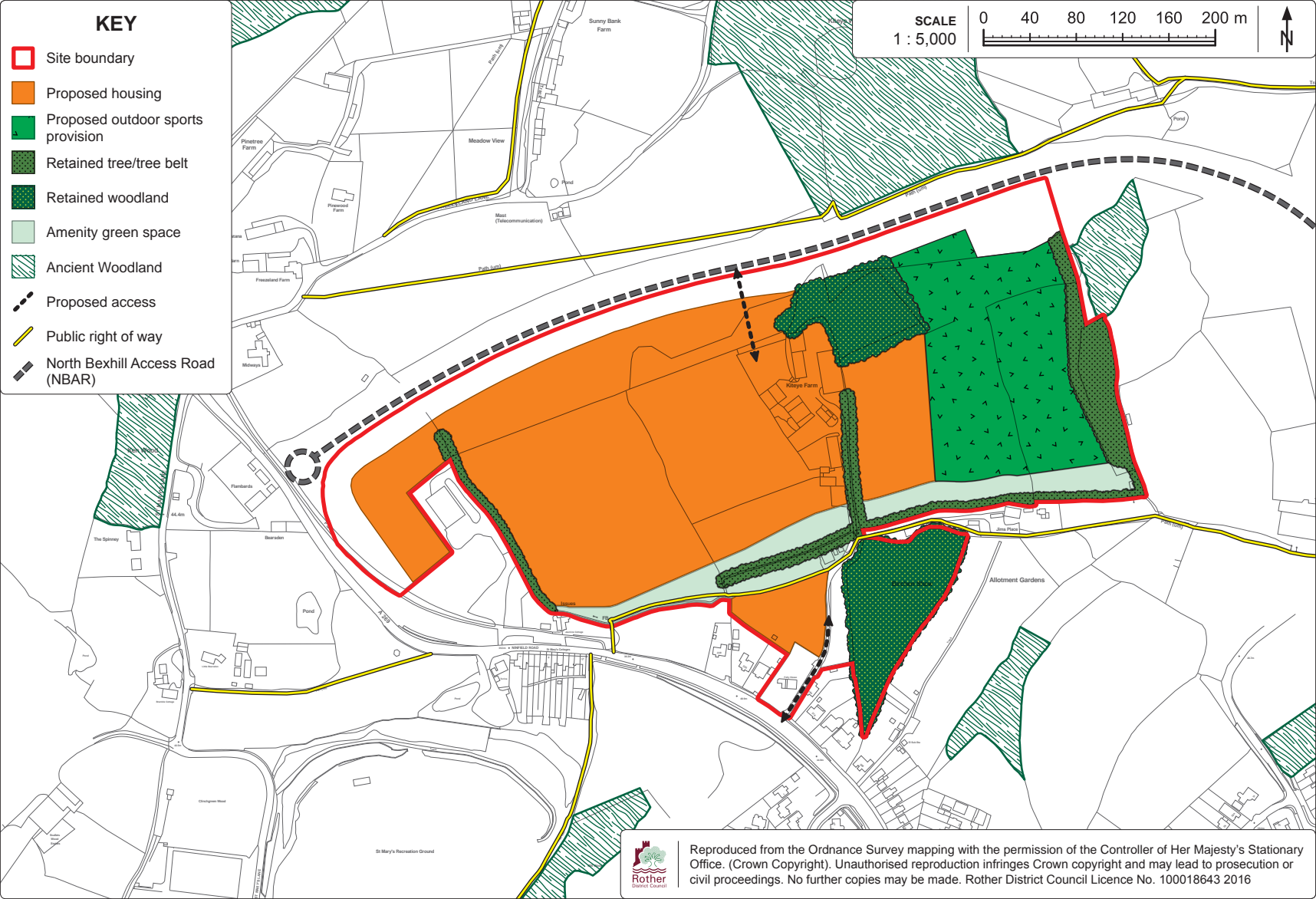
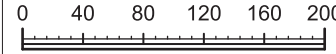
APPENDIX 3b

Figure 21: Policy BEX3a Detail Map amended to include the North Bexhill Access Road (NBAR)

KEY

- Site boundary
- Proposed housing
- Proposed outdoor sports provision
- Retained tree/tree belt
- Retained woodland
- Amenity green space
- Ancient Woodland
- Proposed access
- Public right of way
- North Bexhill Access Road (NBAR)

SCALE
1 : 5,000



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

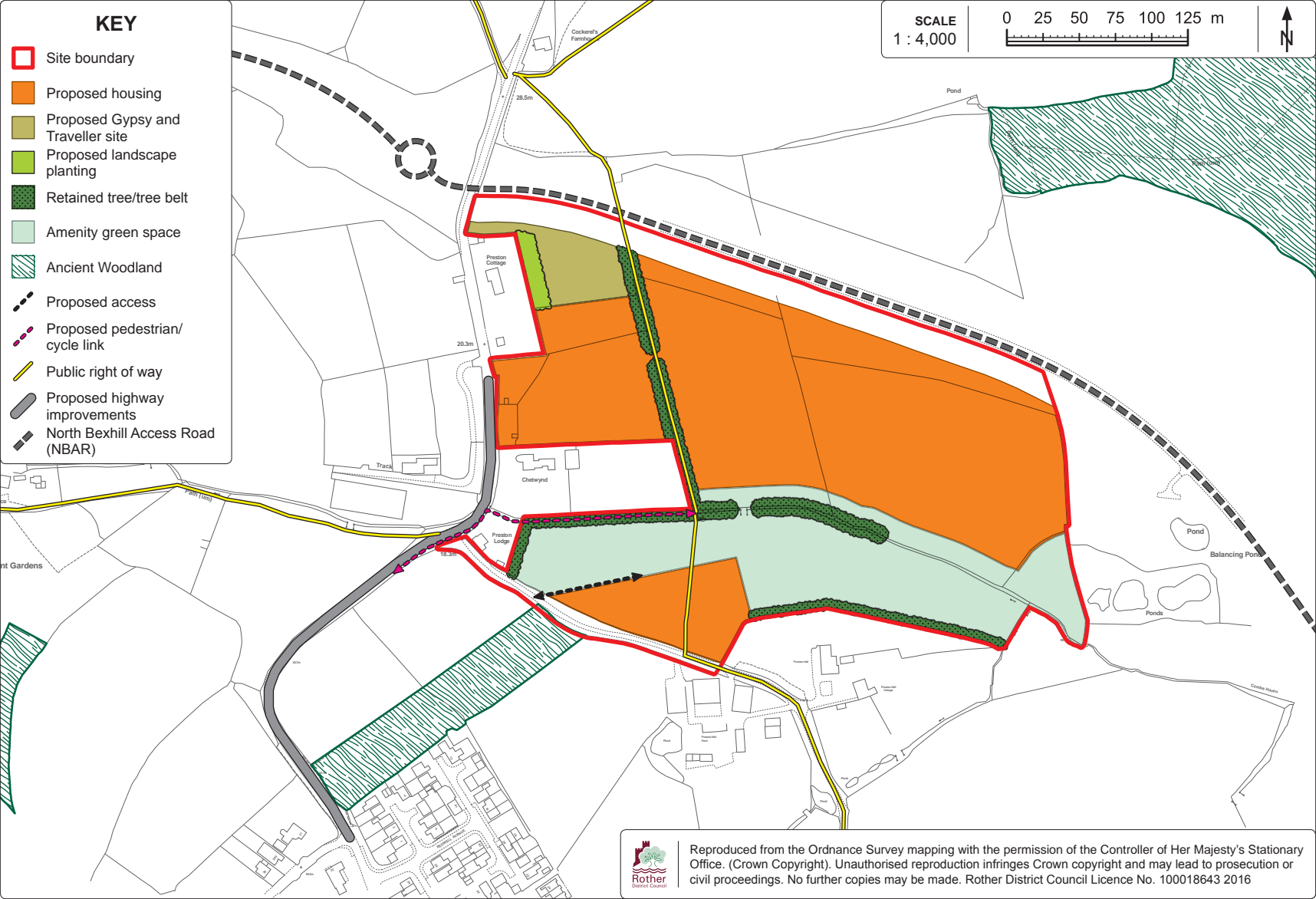
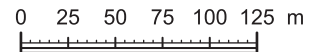
APPENDIX 3c

Figure 23: Policy BEX3c Detail Map amended to include the North Bexhill Access Road (NBAR)

KEY

- Site boundary
- Proposed housing
- Proposed Gypsy and Traveller site
- Proposed landscape planting
- Retained tree/tree belt
- Amenity green space
- Ancient Woodland
- Proposed access
- Proposed pedestrian/cycle link
- Public right of way
- Proposed highway improvements
- North Bexhill Access Road (NBAR)

SCALE
1 : 4,000



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

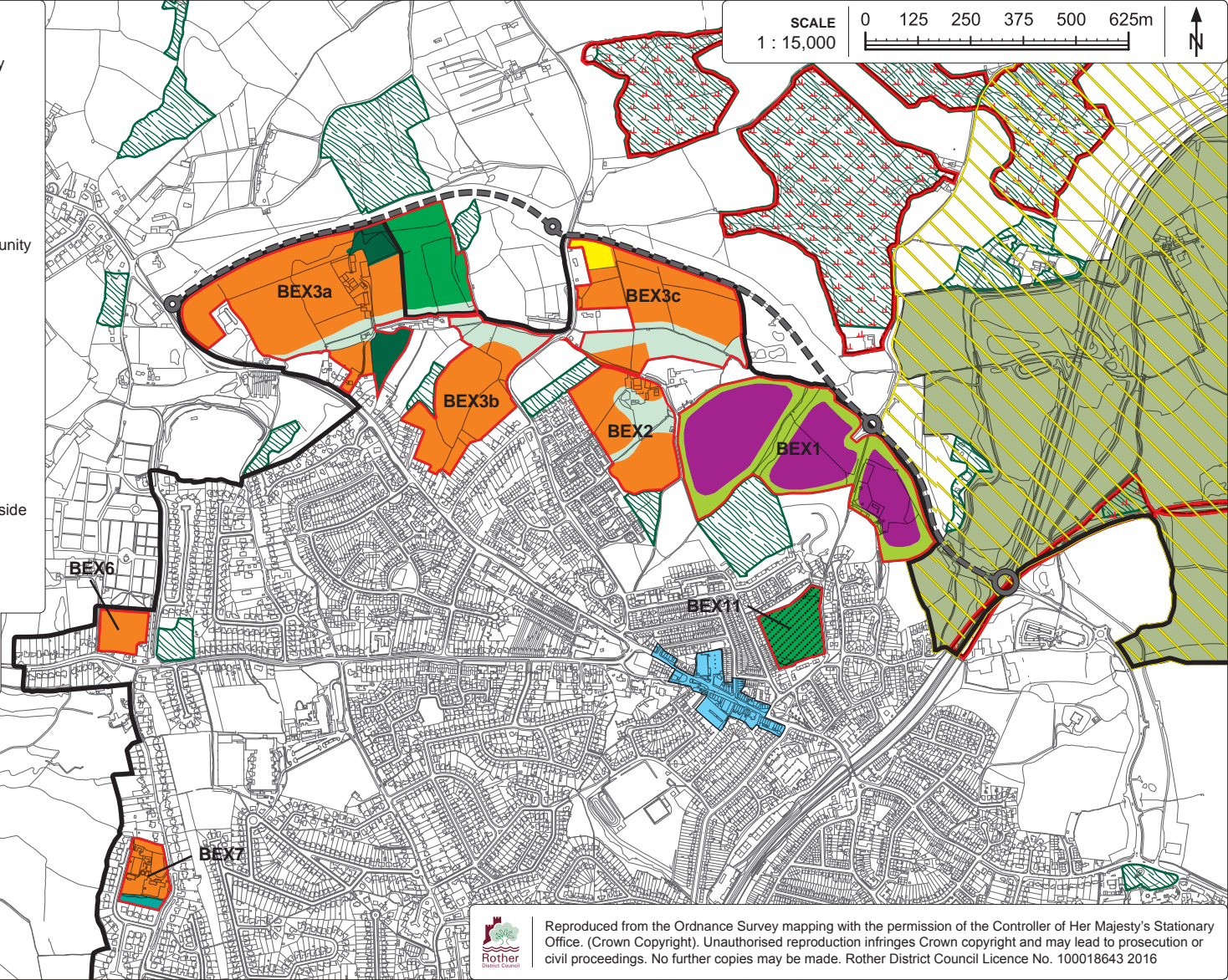
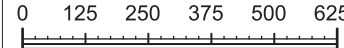
APPENDIX 3d

Policy Map Inset Map 1b: North Bexhill amended to include the North Bexhill Access Road (NBAR)

KEY

-  Development boundary
-  Allocation boundary
-  Housing
-  Employment
-  Playing pitches
-  Playing pitches/Community facilities
-  Gypsy and Traveller pitches
-  Ecology area
-  Landscape buffer
-  Amenity green space
-  Retained trees
-  Town/District Centre
-  Combe Valley Countryside Park
-  Local Wildlife Sites
-  Ancient Woodland
-  Strategic gap
-  North Bexhill Access Road (NBAR)

SCALE
1 : 15,000



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

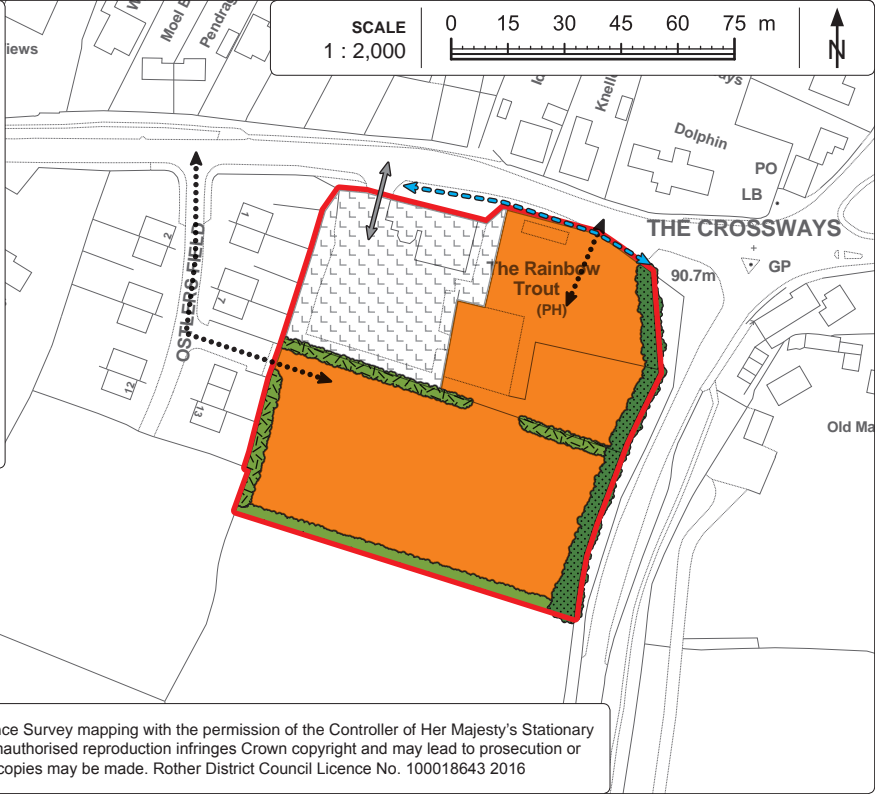
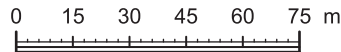
APPENDIX 4a

Figure 45: Policy BRO2 Detail Map amended to accord with drawing no. 1802-P-204_B, submitted pursuant to planning application RR/2018/1813/P

KEY

-  Site boundary
-  Proposed housing
-  Proposed hedge/hedgerow planting
-  Retained and enhanced hedge/hedgerow
-  Retained tree/tree belt
-  Potential Access
-  Proposed footway link
-  Existing public house access
-  Area retained for public house

SCALE
1 : 2,000



APPENDIX 4b

Policy Map Inset Map 6: Broad Oak amended to accord with drawing no. 1802-P-204_B, submitted pursuant to planning application RR/2018/1813/P


KEY

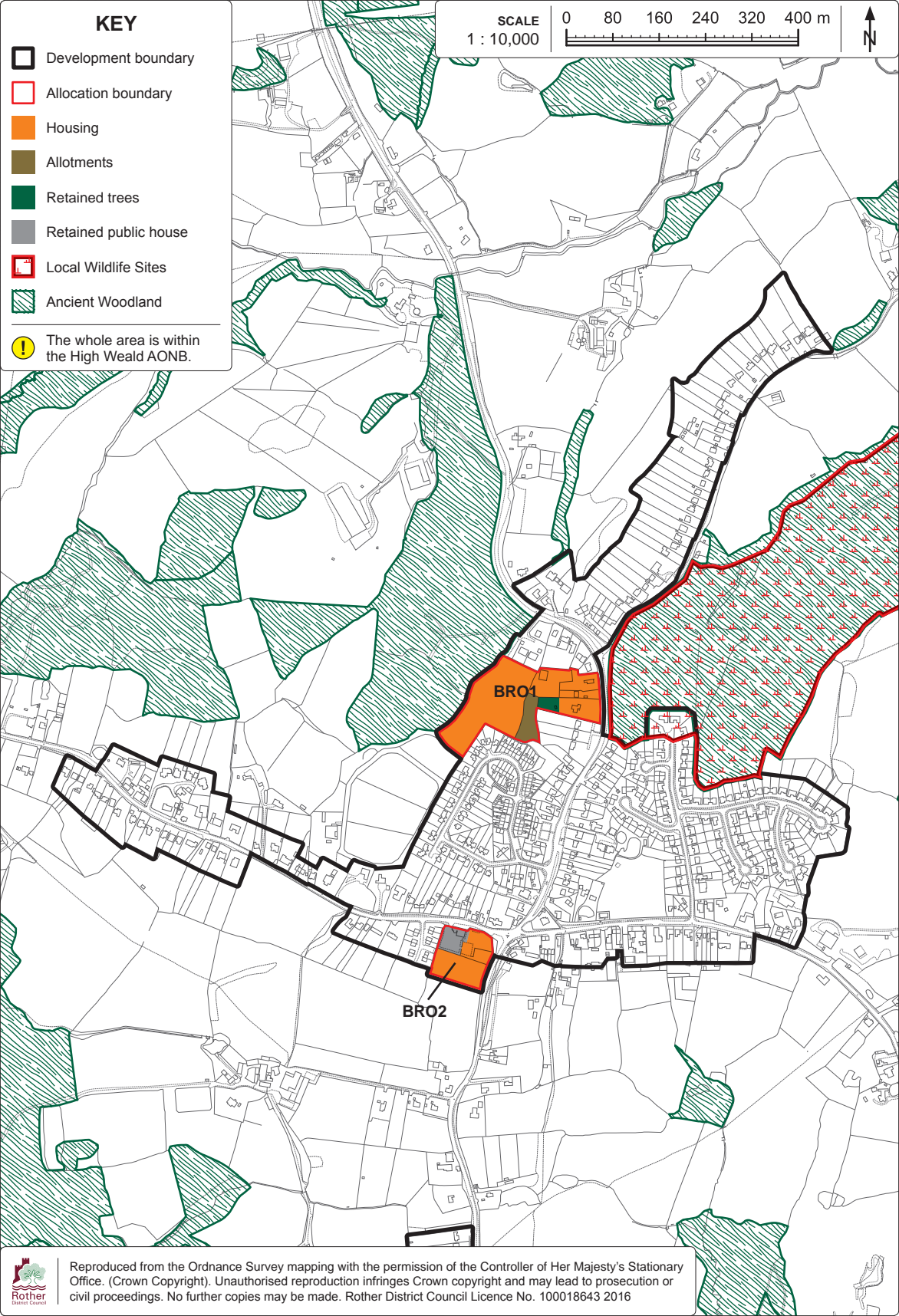
SCALE
1 : 10,000

0 80 160 240 320 400 m



-  Development boundary
-  Allocation boundary
-  Housing
-  Allotments
-  Retained trees
-  Retained public house
-  Local Wildlife Sites
-  Ancient Woodland

 The whole area is within the High Weald AONB.



APPENDIX 5

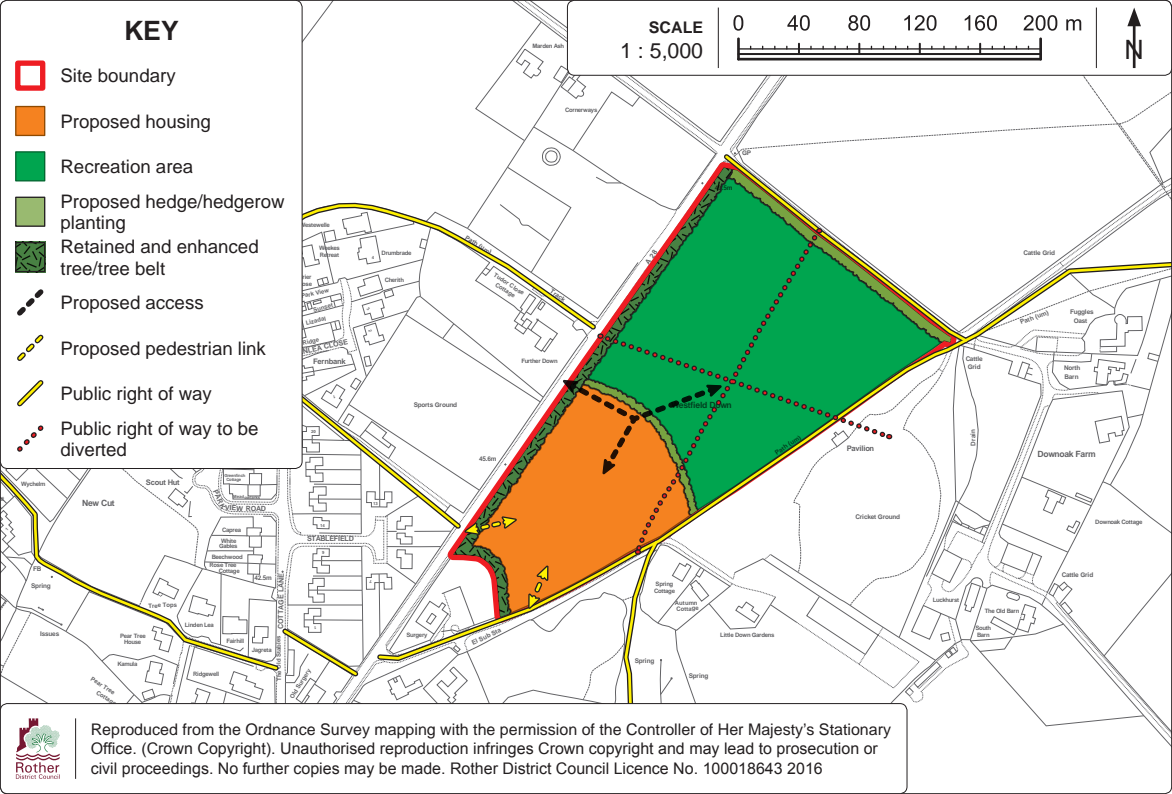
Figure 57: Policy WES1 Detail Map amended to correct Public Right of Way

KEY

-  Site boundary
-  Proposed housing
-  Recreation area
-  Proposed hedge/hedgerow planting
-  Retained and enhanced tree/tree belt
-  Proposed access
-  Proposed pedestrian link
-  Public right of way
-  Public right of way to be diverted

SCALE
1 : 5,000

0 40 80 120 160 200 m



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

APPENDIX 6

Appendices 1 and 2 of the DaSA amended to remove paragraph numbering and Battle policies from the list of Superseded Local Plan 2006 Policies

14. Appendix 1

Core Strategy Policies

Policy Context

PC1 Presumption in Favour of Sustainable Development

Overall Spatial Strategy

OSS1 Overall Spatial Development Strategy

OSS2 Use of Development Boundaries

OSS3 Location of Development

OSS4 General Development Considerations

Bexhill

BX1 Overall Strategy for Bexhill

BX2 Bexhill Town Centre

BX3 Development Strategy

Hastings Fringes

HF1 The Hastings Fringes

Rye and Rye Harbour

RY1 Policy Framework for Rye and Rye Harbour

Battle

BA1 Policy Framework for Battle

Rural Areas

RA1 Villages

RA2 General Strategy for the Countryside

RA3 Development in the Countryside

RA4 Traditional Historic Farm Buildings

Sustainable Resource Management

SRM1 Towards a Low Carbon Future

SRM2 Water Supply and Wastewater Management

Communities

CO1 Community Facilities and Services

CO2 Provision and Improvement of Healthcare Facilities

CO3 Improving Sports and Recreation Provision

CO4 Supporting Young People

CO5 Supporting Older People

CO6 Community Safety

Local Housing Needs

- LHN1 Achieving Mixed and Balanced Communities
- LHN2 Affordable Housing
- LHN3 Rural Exception Sites
- LHN4 Sites for Wholly or Substantially Affordable Housing
- LHN5 Sites for the needs of Gypsies and Travellers
- LHN6 Gypsies, Travellers and Travelling Showpeople Criteria

Economy

- EC1 Fostering Economic Activity and Growth
- EC2 Business Land and Premises
- EC3 Existing Employment Sites
- EC4 Business Activities Elsewhere Within the District
- EC5 Support for key Sectors
- EC6 Tourism Activities and Facilities
- EC7 Retail Development

Environment

- EN1 Landscape Stewardship
- EN2 Stewardship of the Historic Built Environment
- EN3 Design Quality
- EN4 Management of the Public Realm
- EN5 Biodiversity and Green Space
- EN6 Flood Risk Management
- EN7 Flood Risk and Development

Transport and Accessibility

- TR1 Management and Investment in Strategic Accessibility
- TR2 Integrated Transport
- TR3 Access and New Development
- TR4 Car Parking

Implementation and Monitoring Framework

- IM1 Monitoring Framework
- IM2 Implementation and Infrastructure
- IM3 Phasing of Development

15. Appendix 2

Superseded Local Plan 2006 policies

Development Strategy

- DS3 Proposals within development boundaries
- DS5 Strategic gaps
- DS6 Managing housing land release

Housing Developments

- HG5 Residential Mobile Homes
- HG7 Retention of existing housing stock
- HG8 Extensions and alterations to existing dwellings
- HG9 Extensions to residential curtilages

Community Facilities

- CF4 Provision of play areas
- CF5 Equestrian Development
- CF6 Provision of public art

Transport Developments

- TR1 Bexhill-Hastings link road area of search

Employment Developments

- EM4 Marley Lane – land at Rutherfords Business Park
- EM5 Marley Lane – land adjacent to DB Earthmoving
- EM8 Extension of steam railway from Bodiam to Robertsbridge
- EM10 Chalet, caravan and camping accommodation
- EM12 Winter storage of caravans
- EM13 Shopping and related commercial development in town/district centres

Bexhill

- BX2 Land north of Pebsham
- BX3 Land north of Sidley
- BX4 Countryside Park
- BX5 Town centre shopping area
- BX6 Town centre development area
- BX7 Town centre office areas
- BX8 Former Galley Hill depot, Ashdown Road
- BX9 High School and Drill Halls, Down Road
- BX10 Cemetery extension

Rye and Rye Harbour

- RY7 Rye Harbour Road Employment Area
- RY8 Land adjacent to Stonework Cottages, Rye Harbour

Appendix 2

Superseded Local Plan 2006 Policies

Villages

- VL3 Land adjacent to Fairlight Gardens, Fairlight Cove
- VL6 Land east of the Village Hall at Northiam
- VL9 Land off Moor Lane, Westfield
- VL10 Extension to Wheel Farm Business Park
- VL11 Land at Westfield Down, Westfield
- VL12 Victoria Way and land south of Harbour Farm, Winchelsea Beach

Hastings Fringes

- HF1 Land off Burgess Road
- HF2 Land off Woodlands Way

APPENDIX 7

Amendments to the Fairlight Cove Site Assessment tables

FAIRLIGHT COVE OPTIONS		FC2: Land east of Waites Lane	FC2a: Land south of Pett Level Road
Proposed For / Main Use Considered		Residential, doctors surgery, open space	Residential, doctors surgery, retail, open space
SA Objective		Score	Score
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	✓
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	✓
3	Reduce crime and fear of crime.	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(x)	(x)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	(✓)
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~
11	Reduce emissions of Greenhouse gases.	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(x)	(x)
13	Maintain, improve and manage water resources in a sustainable way.	~	~
14	Conserve and enhance biodiversity.	~	~
15	Protect and enhance the high quality natural and built environment.	(✓)	x
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~
		<p>Scores highly on social objectives, in particular those relating to housing and healthcare. Neutral Minor positive effects in economic growth and accessibility terms (obj. 6 & 7) as the development would provide some on-site employment and facilities but it is not directly linked to the core of the village (although this could be mitigated if a pedestrian link provided to Waites Lane). The site is screened to an extent and the inclusion of open space and boundary planting offers the opportunity to enhance its appearance (obj. 15). Adverse effects on flooding could be mitigated.</p>	<p>Scores very similarly to the mixed use option for the smaller portion of land, FC2, with the notable exception of objective 15 (natural/ built environment). The extent and position of the site means its development would have a significant and adverse landscape impact, detrimental to the character and appearance of the High Weald AONB, which could not be mitigated. Adverse effects on flooding could be mitigated. While it would provide a shop in addition to the uses provided through FC2 (mixed use option) the SA scoring for objectives 6 and 7 are the same as there is an existing shop nearby and its inclusion would not have any significant additional effects in sustainability terms.</p>

FAIRLIGHT COVE POLICIES		Policy FAC2: Land east of Waites Lane (Site FC2)	
SA Objective		Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Will provide housing, including affordable housing and housing for older people. The doctor's surgery will provide some on-site employment (obj. 6).
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	
3	Reduce crime and fear of crime.	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> Reserving space for a doctor's surgery and the inclusion of open space offer benefits to the development and the wider village (objs. 2, 7). These also help counter the weakness in the site of it not being directly connected to the core of the village and its services. There is no school in the village (obj. 5).
4	Reduce deprivation and social exclusion.	(✓)	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(x)	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> There are known drainage capacity concerns in the village and a stream to the south of the site (objs. 12, 13, 14), although adverse effects in these respects are mitigated through policy criteria and DaSA Local Plan Policy DEN5, hence the neutral scoring. Similarly, effects on the adjoining area of woodland (objective 14) are mitigated. Although the site is within the AONB, it is relatively contained and has been assessed in landscape terms as having some capacity for development, although the scale of development is necessarily limited. Boundary tree belts are required to be retained and enhanced (obj. 15).
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(✓)	
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	<u>Potential Mitigation</u> As detailed above, the policy includes a number of criteria to mitigate adverse effects on landscape impact, drainage and archaeology.
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	<u>SA Conclusions</u> The use of the site for a limited amount of housing (including older people's housing), a doctor's surgery and open space respects its sensitive location within the AONB and adjacent to an area of woodland, while also providing valuable community facilities. This scale and type of development is considered sustainable, subject to the detailed policy criteria.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	
11	Reduce emissions of Greenhouse gases.	~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~	
13	Maintain, improve and manage water resources in a sustainable way.	~	
14	Conserve and enhance biodiversity.	~	
15	Protect and enhance the high quality natural and built environment.	(✓)	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	
Cumulative Effects			