



Sustainability Appraisal

Appendices 3 and 4 (Assessment Matrices)



Development and Site Allocations Local Plan
Options and Preferred Options

**Rother District Council
Development and Site Allocations Local Plan
Options and Preferred Options**

**Sustainability Appraisal
Appendices 3 and 4 (Assessment Matrices)**

**Rother District Council
Town Hall
Bexhill-on-Sea
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Appendix 3 Assessment of Development Policy Options

Policy DRM 1 Water Efficiency		DRM1a 'New Policy' - Optional standard		Policy DRM1b 'No Policy' - Default standard	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Water efficiency is part of sustainable construction, hence some benefit to objective.	✓	Water efficiency is part of sustainable construction, hence some benefit to objective; although less than if optional standard, it only amounts to a marginal difference for objective overall.
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.	~		~	
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.	~		~	
13	Maintain, improve and manage water resources in a	✓	Benefit in energy efficiency	✓	Some benefit in energy efficiency
14	Conserve and enhance biodiversity.	✓	Some potential benefit from reduced abstraction.	~	
15	Protect and enhance the high quality natural and built environment.	~		~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		The SA/SEA highlights some advantages of Option B in terms of water resource objectives, as well as potentially reducing pressure for abstraction and hence on ecology.			

Renewable and Low Carbon Energy - Site Specific Wind Turbine(s) Allocation(s)		Option a. Site specific Wind Turbine Allocation		Option b. No Policy'	
SA Objective					
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.	~		~	
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.	(✓)	Specific allocation would significantly increase supply of renewable energy.	(✗)	Under government guidance, Wind turbines can no longer be developed without a site specific Local Plan allocation.
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.	✓	Potential renewable energy generation.	(✗)	Under government guidance, Wind turbines can no longer be developed without a site specific Local plan allocation.
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.	✗	Potential landscape impact from turbines. Difficult to avoid given requirement for sites which also generate sufficient wind-speeds, and extent of designations.	~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation		It would be difficult to mitigate landscape impacts of wind turbines. However, it is important to appreciate the wider context that there are likely to be significant landscape and/or environmental impacts to any energy generating source.			
Cumulative and Synergistic Effects		Cumulative effects can be controlled by restricting turbine development to specific allocation sites - a consequence of national restrictions on speculative development.			
SA Conclusion		<p>The background to this Plan option is elaborated upon in the DaSA Background Paper 'Renewable Energy'.</p> <p>There are undoubted emissions benefits from the renewable energy generated by wind turbines. This needs to be weighed carefully against potential landscape impacts especially in sensitive, nationally protected locations.</p> <p>Although Core Strategy policy SRM1 supports such technologies (subject to other considerations), for wind turbines the wider national context stipulation is that wind turbines sites must be specifically allocated through Local Plans. Therefore, Policy SRM1 is insufficient, in isolation, to secure wind turbine development and the assessment of option b 'no policy' reflects this.</p> <p>Should a specific site(s) be identified, it would require further site specific SA assessment.</p>			

Renewable and Low Carbon Energy - Policy encouraging Biomass/Wood Fuel from Local Sources		Option a. Policy encouraging Biomass/Wood Fuel from Local Sources		Options b. No Policy	
SA Objective					
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.	(✓)	Increased likelihood of uptake may help address fuel poverty.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
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.	(✓)	There may be some additional benefit relative to the no option policy, albeit minor. The extent to which additional policy reference encourages providers and/or influences decision making is debateable.	(✓)	Core Strategy EN5 already supportive, subject to other plan considerations.
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.	(✓)		(✓)	Core Strategy EN5 already supportive, subject to other plan considerations.
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.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		The background to this Plan option is elaborated upon in the DaSA Background Paper 'Renewable Energy'. Core Strategy policy already SRM1 supports biomass technologies (subject to other considerations), supported by background evidence material. However there is scope for the DASA to provide additional guidance and contextual information on benefits and opportunities to support development management decisions. The extent to which this would be positively beneficial is debateable, without more information on potentials. Further SA work will be necessary in the event of the greater specifics emerging on this subject.			

Renewable and Low Carbon Energy - Energy Statement		Option a. Energy Statement - Low Threshold (i.e required from smaller developments) as per Core Strategy		Option b. Energy Statement - High Threshold	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	Increased burden on smaller developers, albeit still relatively insignificant relative to wider costs of development delivery.	~	Some burden on larger scale developers, albeit insignificant in relation to wider costs of larger scale development schemes .
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.	(✓)	Increased likelihood of uptake may help address fuel poverty.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
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.	(✓)	Increased likelihood of uptake from raised awareness, although still not an absolute requirement to apply recommendations, so falls short of maximum score	(✓)	Increased likelihood of uptake from raised awareness, although larger scale developments are more likely to already have some awareness of benefuts. Not an absolute requirement to apply recommendations, so falls short of maximum score.
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.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		<p>The subject was introduced by Core Strategy Policy SRM1 which established thresholds, whilst indicating these would be subject to further assessment via a subsequent DPD and/or SPD. The requirement is effectively for a study to assess scope and potential. A lower threshold (i.e. option a, which is effectively the position taken by Core Startegy policy SRM1) may well increase awareness and likelihood of uptake of renewable energy technologies at a District-wide level, but may start to have negative impacts in terms of viability and deliverability, albeit these are likely to be very minor given the overall costs involved. Obtion b assesses the option of a less stringent approach that would apply to higher thresholds (i.e. larger scale developments). There are strengths and weaknesses in both approaches, but the relative extent of these is unclear at present. Further SA work will be necessary in the event of the greater specifics emerging on this subject.</p>			

Policy DCO1 Retention of Sites of Social or Economic Value		Option A: No further policy		Option B: New policy for each type of use		Option C: New policy covering all types of economic and social uses	
SA Objective							
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.	~		(✓)	Prospect of more facilities, including recreation, that contribute to health being retained	(✓)	Prospect of more facilities, including recreation, that contribute to health being retained
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.	~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		(✓)	Policy directed at supporting employment activities likely to be most effective	✓	Detailed requirements likely to make general approach more effective
7	Improve accessibility to services and facilities for all ages across the District.	~		?	Possible benefit but depends on distribution of facilities	?	Possible benefit but depends on distribution of facilities
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		✓	Detailed requirements likely to make general approach more effective	✓	Policy directed at retaining cultural and leisure activities likely to be most effective
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.	~		~		~	
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.	~		?	Possible but uncertain impact of reducing the need for new greenfield sites	?	Possible but uncertain impact of reducing the need for new greenfield sites
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~	
Potential Mitigation							
Cumulative and Synergistic Effects							
SA Conclusion		The SA/SEA shows that Options B and C compare very similarly, albeit that Option B gives somewhat more of a focus on the specific needs and, hence, is potentially more effective.					

Policy DCO2 Equestrian Developments		DCO2a 'Promotional policy'		DCO2b 'Safeguarding policy'	
SA Objective					
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.	(✓)	Some benefit from additional form of activity	?	No benefit, but uncertain if it encourages access to the countryside
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.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	Some benefit but mostly local residents demand	(✗)	Limited adverse impact due to local facilities predominantly.
7	Improve accessibility to services and facilities for all ages across the District.	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	Some leisure benefit	(✗)	Likely limitation on leisure activity
9	Improve efficiency in land use and encourage the prudent use of natural resources.	(✗)	Some inefficiency from proliferation of sporadic land use	(✓)	Some focus on maintaining land use in agriculture and general efficiency of use.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	?	Potential impacts from additional traffic, but marginal and dependent on nature of proposal	~	
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.	?	Potential for loss of habitat associated with intensive use, but will depend on schemes.	~	
15	Protect and enhance the high quality natural and built environment.	(✗)	Erosion of natural beauty and landscape character at least to some degree	✓	Policy prioritises conservation
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation		Management of location, scale and intensity of use		Allow for sensitive equestrian uses.	
Cumulative and Synergistic Effects					
SA Conclusion		Option A is found to pose actual and potential risks to environmental objectives, but with some, albeit limited, economic benefits.		Option B supports environmental objectives, notably in relation to the natural environment, but at a cost of some potential negative economic/community benefits.	

Policy Options - Affordable Housing		Option A: Retain existing Core Strategy thresholds for on-site requirements and for financial contributions in Rural Areas		Option B: Thresholds in line with the PPG and not seek financial contributions on smaller schemes in the AONB		Option C: Option B: Thresholds in line with the PPG and seek financial contributions on smaller schemes in the AONB	
SA Objective							
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	This option provide for most affordable housng across the District.	✓	This option also provides for affordable housing in medium and larger developments	✓	This option sits between A and B but is scored closer to Option A as it also secures funding for affordable housing where unmet need is greatest.
2	Improve the health and well-being of the population and reduce inequalities in health.	?	Potential link between affordable housng and health, but focus of objective is on access to facilities and recreation space	?	Potential link between affordable housng and health, but focus of objective is on access to facilities and recreation space	?	Potential link between affordable housng and health, but focus of objective is on access to facilities and recreation space
3	Reduce crime and fear of crime.	~		~		~	
4	Reduce deprivation and social exclusion.	✓	Contribution of affordable housing would have a significant bearing on the objective	~	Of the three options, this is regarded as the baseline for assessing impact on the objective	✓	Contribution of affordable housing would some impact on the objective
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~	
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.	~		~		~	
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.	~		~		~	
Potential Mitigation							
Cumulative and Synergistic Effects		Costs of affordable housing requirements will need to be considered alongside costs of other planning requirements may impact on viability.					
SA Conclusion		Need to further review when costs of all planning requirements known in order to come to clearer conclusions. Option A is most supportive of meeting housing needs, with some positive impacts on deprivation and social exclusion, followed by Option C.					

Policy DHG1 Residential Internal Space Standards		DHG4 'Apply national space standards'		Policy DHG4a 'Do not apply national space standards'	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Effective in providing new homes that eet the needs of occupiers	(✓)	Supports new homes being built to reflect market, but found to tend towards smaller sizes.
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.	?	Additional space may impact on on objective, but uncertain link.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
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.	~		?	Smaller homes may support higher densities, but impact on actual plot sizes is uncertain.
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.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Adoption of the space standard contributes more to housing objectives.			

Policy DHG2 - Accessible and Adaptable Homes		Option A. Require all homes to be built to the enhanced access standard M4(2)		Option B. Require 25% of homes on sites of 11+ dwellings to be build to the M4(2) standard		Option C. Require 25% of homes on sites of 11+ dwellings to be built to the M4(2) standard and an additional 5% built to M4(3)(a) on sites of 50+ dwellings		Option D. No policy relating to enhanced access standards i.e. All development to be built to M4 (1) standard	
SA Objective									
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Ensures that needs of a range of occupiers with, or likely to have in the future, mobility limitations are met.	✓	Likely to meet needs of a range of occupiers with, or likely to have in the future, mobility limitations, excepting wheelchair needs	✓	Likely to meet needs of a range of occupiers with, or likely to have in the future, mobility limitations are met including for wheelchairs	~	
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	Reduces impact of health on housing choice	~		✓	Reduces impact of health on housing choice, including for wheelchair users	~	
3	Reduce crime and fear of crime.	~				~		~	
4	Reduce deprivation and social exclusion.	✓	Reduces impact of health on housing choice and hence social exclusion	✓	Reduces impact of health on housing choice and hence social exclusion	✓	Reduces impact of health on housing choice and hence social exclusion	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	✗	Likely impact on housing costs and viability by universal application	~		~		~	
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.	~		~		~		~	
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.	~		~		~		~	
Potential Mitigation									
Cumulative and Synergistic Effects									
SA Conclusion		While Option A provides universal opportunities for households wishing to move to dwellings which are or can be relatively easily adapted in the future, there is likely to be some impact on the viability of some schemes from meeting this requirement. Option B, to apply policy requiring 25% of dwellings to be constructed to the enhanced access standards – M4 (2) only to larger schemes of 11+ dwellings, is likely to still meet most of the potential need for accessible homes, but does not meet any need for wheelchair adaptable homes. Option C addresses the latter limitation and may meet potential need. Hence, Option C appears to offer greatest overall benefits, but this is tentative pending further information on need and effectiveness.							

Policy Options - Housing for Older People		A. Require schemes over 100 dwellings to provide some housing for older people		B. Set district-wide targets for types of care home places (numbers not yet defined)		C. Promote extra care housing schemes in rural service centres		D. Seek housing for older people, including bungalows, as part of affordable housing		E. Seek housing for older people as part of market housing		F. Promote a 'care hotel' to assist transition from hospital back to independent living	
SA Objective													
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Provides housing for older people, albeit limited to larger schemes	(✓)	Provides intelligence to support schemes and basis for allocations	(✓)	Provides housing where most unmet need is identified	(✓)	Puts expectation on RSLs to meet older persons needs	(✓)	Puts expectation on developers to meet older persons needs	~	
2	Improve the health and well-being of the population and reduce inequalities in health.	~		~		~		~		~		(✓)	Helps well-being by supporting continued home living
3	Reduce crime and fear of crime.	~		~		~		~		~		~	
4	Reduce deprivation and social exclusion.	(✓)	Supports mixed communities	(✓)	Supports mixed communities	(✓)	Supports mixed communities	(✓)	Supports mixed communities	(✓)	Supports mixed communities	(✓)	Supports mixed communities
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~		~		~		~	
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.	(✓)	Likely good access to services and facilities	?	Access to services depends on location	(✓)	Likely good access to services and facilities	?	Access to services depends on location	?	Access to services depends on location	~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	Likely good access to services and facilities	?	Access to services depends on location	(✓)	Likely good access to services and facilities	?	Access to services depends on location	?	Access to services depends on location	~	
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.	~		~		~		~		~		~	
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.	~		~		~		~		~		~	
Potential Mitigation													
Cumulative and Synergistic Effects													
SA Conclusion		No negative impacts identified, so all worthy of further consideration, primarily to promote meeting housing needs but also balanced communities.											

Policy Options Custom and Self-Build Housing		Option A. Policy that generally encourages self and custom build housing on residential sites		Option B. Policy that requires a proportion of self and custom build housing in strategic allocations		Option C. Policy that requires a proportion of self and custom build housing in large residential sites (50+)		Option D. Policy that allocates specific sites for self and custom build housing	
SA Objective									
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Increases likely range of available homes, including potentially cheaper and more sustainable homes	✓	Increases range of available homes, including potentially cheaper and more sustainable homes	✓	Increases range of available homes, including potentially cheaper and more sustainable homes	✓	Increases range of available homes, including potentially cheaper and more sustainable homes
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.	?	Potential impact, but depends on nature of scheme	✗	Lack of strategic sites in rural areas would limit access	?	Potential impact, but depends on nature of scheme	?	Potential impact, but depends on nature of scheme
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	✓	Encourages wider range of housing options, without prescription	?	Potential benefits, but depends on demand	?	Potential benefits, but depends on demand	?	Potential benefits, but depends on demand
7	Improve accessibility to services and facilities for all ages across the District.	~		✓	Good prospect access to a range of services and facilities	~		~	
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		✓	Good prospect access to a range of services and facilities	~		~	
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.	?	Tends to be greater energy efficiency but uncertain	?	Tends to be greater energy efficiency but uncertain	?	Tends to be greater energy efficiency but uncertain	?	Tends to be greater energy efficiency but uncertain
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.	~		~		~		~	
Potential Mitigation									
Cumulative and Synergistic Effects									
SA Conclusion ☒		There is a generally positive benefit from widening housng choice to include self and cusom build homes. Different delivery options each have merits. They are not mutually exclusive. Also, high level of uncertainties as quite differing types of scheme and uncertain demand.							

Policy DHG3 External Residential Areas		DHG3a 'No Policy' - rely mainly on LPCS policies OSS4, also EN3, SRM1, TR4		Policy DHG3b 'General Policy' - that brings together/highlights need to consider amenity space, parking and refuse/recycling		Policy DHG3c 'Detailed Policy' that sets standards for amenity space, parking and refuse/recycling	
SA Objective							
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	?	Uncertain impact, reliant upon application of general Core Strategy policies	?	Level of impact uncertain without detailed interpretation to call upon	✓	Some benefit in terms of ensuring housing that is good to live in and meets needs
2	Improve the health and well-being of the population and reduce inequalities in health.	?	Uncertain impact, reliant upon application of general Core Strategy policies	?	Level of impact uncertainwithout detailed interpretation to call upon	✓	Some benefit from more spacious external environment of a home.
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.	~		~		~	
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.	?	Uncertain impact, reliant upon application of general Core Strategy policies	?	Uncertain impact, reliant upon application of general Core Strategy policies	✗	Applying specific space standards may impact on density of development and increase land-take
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.	~		?	Possible added safeguarding of natural features, notably trees, but uncertain	?	Likely added safeguarding of natural features, notably trees, but uncertain
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	?	Uncertain impact, reliant upon application of general Core Strategy policy SRM1	?	Uncertain impact, reliant upon application of general Core Strategy policy SRM1	✓	Some benefits from clear policy direction, supported by guidance.
Potential Mitigation		Make textual cross-reference to relevant Core Strategy policies		Give some guidance to expectations in supporting text.		Avoid excessive or unnecessarily prescriptive standards.	
Cumulative and Synergistic Effects							
SA Conclusion		Development of a more detailed policy (Option C) that elaborates upon existing policies is found to have several sustainability advantages in terms of amenity benefits, while reliance on existing policies (Option A) or a more general policy (Option B) leave greater uncertainties, particularly the former, as they are more open to interpretation. However, Option C may also have an adverse impact on Objective 9. Hence, an approach that provides detailed guidance where essential (as option C) but without prescriptive requirements where they are not necessary (Option B) appears the most sustainable approach.					

Policy DHG4 Extensions to Residential Gardens		DHG4a: 'Retain existing Local Plan policy HG9'		Policy DHG4b 'Clear restriction on garden extensions into the countryside'	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Some benefit in meeting household needs, although more likely for amenity gains	?	Potential to impact on meeting housing needs, but less common and dependent upon context
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.	~		~	
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.	?	Potential to take more land, but policy includes controls	✓	Due to loss of greenfield land and lower densities, although not individually significant
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.	?	May impact on natural habitat, but impact depends on land management, now and in the future	?	Potential to impact on biodiversity, but would be balanced by nature conservation policies
15	Protect and enhance the high quality natural and built environment.	?	Some potential erosion of character, but dependent upon application of policy criteria	✓	Likely to retain existing character, especially in countryside locations
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation		Uncertain impacts, especially on environmental objectives, may be mitigated by strong criteria and counter-balancing environmental policies			
Cumulative and Synergistic Effects					
SA Conclusion		A highly restrictive policy would provide more certainty against erosion of rural character, but the proper application of the landscape character criterion in existing policy HG9 (Option A), coupled with limiting any such extensions, may offer best balance between residential amenity and environmental objectives.			

Policy DHG5: Extensions, Alterations and Outbuildings		Option A. Retain Policy HG8 of the 2006 Local Plan		Option B. Detailed policy applying principles of high design quality to local context	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Support for extensions responds to householder needs/desires	✓	Support for extensions responds to householder needs/desires
2	Improve the health and well-being of the population and reduce	?	Impact depends on context	?	Impact depends on context
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	?	Impact depends on context	?	Impact depends on context
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
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	✓	Effective use of existing property	✓	Effective use of existing property
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.	✓	Includes general safeguards	✓	Includes more specific safeguards, notably relating to existing, often historic, form of development and landscape context
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		There is little between the options, although Option B offers potential advantages in terms of conservation of both the (historic) built and natural environment.			

Policy DHG6 Residential Annexes		Option A: No specific annexe policy (baseline - see Extensions SA)		Option B: Criteria-based policy regarding amenity, garden area, parking impacts		Option C: Sequential approach to the building of annexes	
SA Objective							
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Increases accommodation options especially for dependent family members	✓	Increases accommodation options especially for dependent family members	✓	Increases accommodation options especially for dependent family members
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	Option provides health care and support	✓	Option provides health care and support	✓	Option provides health care and support
3	Reduce crime and fear of crime.	~		~		~	
4	Reduce deprivation and social exclusion.	✓	Affordable and inclusive housing option	✓	Affordable and inclusive housing option	✓	Affordable and inclusive housing option
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~		~	
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.	✓	Effective use of housing plot	✓	Effective use of housing plot	✓	Effective use of housing plot
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	?	Potentially less traffic due to on-site support but depends on circumstances	?	Potentially less traffic due to on-site support but depends on circumstances	?	Potentially less traffic due to on-site support but depends on circumstances
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.	~		✓	Specific regard to amenity impacts	✓	Regard to amenity impacts as well as minimising environmental impacts
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~		~	
Potential Mitigation							
Cumulative and Synergistic Effects							
SA Conclusion:		Options all score fairly positively, unerlining sustainability benefits of annexes. Marginal overall difference, but option C offers somewhat more benefit in terms of protecting both the rural and urban environments by promoting higher levels of integration with existing dwelling.					

Policy DHG7/8 - Boundary treatments, accesses and drives		Option A 'New Criteria-based Policy'		Option B 'No Policy' but rely on existing policies	
SA Objective					
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.	~		~	
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.	(✓)	Local policy coverage would highlight need to meet the needs for parking in a safe, effective and environmentally acceptable way. There could be greater benefit if there is a specific policy for provision of accesses and drives.	?	Existing policies require safe access and provide for on-site parking but don't address character impacts or guidance on key issues
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.	(✓)	Some greater prospect of maintaining and enhancing habitats	~	
15	Protect and enhance the high quality natural and built environment.	✓	Boundary treatments more likely to respect and enhance local landscape character and access and drives to integrate well with existing development and local character.	~	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Option A offers advantages over the baseline Option B in terms of contributing to environmental objectives, especially in terms of rural landscape character, while it would further benefit from specific policy attention to accesses and drives.			
18		Rother District Council Development and Site All			

Policy DEC1 Shopfronts and Advertising		DEC1 'Broad-brush policy'		DEC1a 'Detailed policy'	
SA Objective					
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.	~		~	
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.	~		~	
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.	✓		✓	Control over advertising will help ensure proper regard to historic character of conservation areas that form the commercial cores of towns and several villages as well as conserve countryside character.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Proving greater clarity of the interpretation of the general principles (through Option DEC1a) offers likely benefits in terms of the built and natural environment objectives.			

Policy DEC2 Holiday Sites		DEC2a 'More open approach'		Policy DEC2b 'More restrictive approach with detailed criteria'	
SA Objective					
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.	~		~	
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	?		?	
11	Reduce emissions of Greenhouse gases.	?		?	
12	Minimise the risk of flooding and resulting detriment to people and			(✓)	
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.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Inevitably, there are strengths and weaknesses in both approaches, with the former more aligned with economic and, to a degree, social objectives, while the latter would better meet environmental objectives.			

Policy DEC3 Existing Employment Sites and Premises		Option A. Maintain Core Strategy policy EC3 (with presumption in favour of retention of employment sites)		Option B. Alternative policy requiring consideration of both business and housing needs to determine use	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~	Provides only infrequent opportunities for additional homes, but in context of sufficient housing sites being identified in the Plan	(✓)	Likely material increase in housing supply, as high housing demand area
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.	(✓)	Maintains and increases job opportunities, the limitations of which are a source of deprivation	?	Likely loss of job opportunities, but uncertain as depends on available alternatives
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	✓	Policy provides strong support for economic activity	(x)	Although housing would provide economic activity, this is outweighed by the very likely reduction in affordable business sites
7	Improve accessibility to services and facilities for all ages across the District.	~		?	Potential impact on accessibility depending on site location
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.	(✓)	Policy provides for effective use of sites	?	Potential impact on greenfield/less accessible sites from businesses
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~		?	Potential impacts depending on site location
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.	(✓)	Makes effective use of accepted sites (allowing loss where not)	?	May improve amenities in some situations, but may displace uses elsewhere with more impact
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Option B is found to be likely to give a further boost to housing supply, while Option A is neutral as impact on housing supply is mitigated by the fact that relevant Plans will have identified sufficient sites to meet housing targets. Option A is notably supportive of economic growth, while Option A is considered to have a negative impact due to commercial pressure for housing, given high value differential. In environmental terms, both options look to use brownfield land effectively, but the impact of finding new sites for business under option B makes this benefit uncertain, as likely to put more pressure on greenfield sites in less sustainable locations.			

Policy DEN1/2: Landscape and the High Weald AONB		Option A 'New Policy' - setting out the basis for assessing local landscape character impacts		Option B 'No Policy' - rely on Core Strategy EN1 and national policies in section 11 of the NPPF	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	?	May encourage more use of local materials in construction, subject to viability	~	
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.	~		~	
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.	?	Uncertain impact, as may embrace resource efficiency elements, but may involve more land take.	~	
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.	(✓)	Likely to better manage water flows, especially in gills	~	
14	Conserve and enhance biodiversity.	(✓)	Likely to better conserve habitats that are associated with different landscape character areas as well as embrace nature conservation value of the AONB	~	
15	Protect and enhance the high quality natural and built environment.	✓	Significant potential to focus on conserving and enhancing distinct landscapes within the districts as well as the key AONB characteristics	(✓)	Policy EN1, used in conjunction with NPPF paragraphs 115 and 116, prove a basis for meeting duty to have regard to the AONB and to landscape character, but omit useful refinement provided by more local information.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		The SA/SEA indicates that there would be benefits to several natural environment objectives to have not only a policy that draws out the clear expectation of maintaining and reinforcing local landscape character, but also having a specific policy that reflects the national landscape importance of the High Weald AONB, highlights the regard to be had to its character components contained in the High Weald AONB Management Plan and to the presumption against large-scale development.			

Policy DEN3 Strategic Gaps		Hastings-Bexhill		Hastings-Crowhurst		Hastings-Battle		Hastings-Fairlight		Rye-Rye Harbour	
SA Objective		Existing	Rec.	Existing	Rec.	Existing	Rec.	Existing	Rec.	Existing	Rec.
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
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.	~	~	~	~	~	~	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
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	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)
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.	~	~	~	~	~	~	~	~	~	~
Potential Mitigation											
Cumulative and Synergistic Effects											
SA Conclusion		<p>The SA recognises the universal potential for strategic gaps to limit housebuilding and economic development potential (before taking account of other options to meet development needs) but that all Gaps offer significant benefits in terms of the built and natural environment, primarily in maintaining their identity and form. there are also benefits in terms of well-being where there is some form of public access and supporting existing biodiversity where there are designated sites in and adjacent to the Gaps. The protection of valued greenfield land is also seen a supporting, to a degree, the prudent use of natural resources. However, the existing Gaps between Bexhill and Hastings/St Leonards and between Crowhurst and Hastings/St Leonards are not currently wholly effective due to the opening up of countryside not currently defined as within the respective Gaps. The recommended amendments to these boundaries would address this issue. It is noted that while some land is removed from the Hastings-Battle Gap, that is still protected by other Plan policies, so no detriment is found relative to the existing boundary.</p>									

Policy DEN4 Biodiversity and Green Infrastructure		DEN4a 'Protection Policy'		DEN4b 'Enhancement Policy'	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	~		(✗)	Likely addition to development costs, which may increase housing cost, although not likely significant
2	Improve the health and well-being of the population and reduce inequalities in health.	~		(✓)	Some quality of life, and hence health, benefit from "natural world", as well as access to green spaces
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.	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	?	Potential impact on objective; may be positive if supports eco-industries, etc, but may add to costs.	?	Potential impact on objective; may be positive if supports eco-industries, etc, but may add to costs.
7	Improve accessibility to services and facilities for all ages across the District.	~		(✓)	Likely creation of sustainable transport routes as part of new green infrastructure
8	Encourage and facilitate increased engagement in cultural and leisure activities.	~		(✓)	Creation of new opportunities for informal leisure
9	Improve efficiency in land use and encourage the prudent use of natural resources.	?	Possible increase in land take in some cases, but maintain greenfiled land qualities	?	Possible increase in land take in some cases, but maintain greenfiled land qualities
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car	~		~	
11	Reduce emissions of Greenhouse gases.	~		~	
12	Minimise the risk of flooding and resulting detriment to people and property.	~		(✓)	Likely SuDs benefit from green corridors and spaces
13	Maintain, improve and manage water resources in a sustainable way.	~		~	
14	Conserve and enhance biodiversity.	(✓)	Conserves flora and fauna	✓	Conserves and enhances flora and fauna
15	Protect and enhance the high quality natural and built environment.	(✓)	Recognises contribution of habitats to the quality of both the natural and built environments.	✓	Creation as well as retention of habitats regarded as integral to natural environment and supports attractive living environments.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation				Ensure effective but deliverable benefits	
Cumulative and Synergistic Effects					
SA Conclusion		Options for enhancements derive from the background evidence, in particular the Green Infrastructure Background Paper Addendum. The more positive policy (Option DEN4b) offers not only environmental but also some social benefits that access to, and proximity to, natural green spaces or simply wildlife can bring. At the same time, the potential implications for housing costs should temper onerous requirements.			

Policy DEN5 Sustainable Drainage		Option A. NPPF-based policy promoting sustainable drainage		Option B. Locally-specific policy applying principles in different contexts	
SA Objective					
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.	~		~	
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.	~		(✓)	Assumes local emphasis on multi-functional nature of SuDS within a green space network
9	Improve efficiency in land use and encourage the prudent use of natural resources.	?	Potential additional land-take, but may incorporate into green spaces	?	Potential additional land-take, but may incorporate into green spaces
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.	✓	SuDS are effective flood management measure	✓	SuDS are effective flood management measure, while this option offers added benefit in most vulnerable areas, drawing on local guidance
13	Maintain, improve and manage water resources in a sustainable way.	(✓)	SuDS supports infiltration and can involve reuse	✓	Greater impacts by highlighting most sensitive areas
14	Conserve and enhance biodiversity.	(✓)	SuDS provide valuable habitats	✓	Added benefit of higher water quality in Ramsar site
15	Protect and enhance the high quality natural and built environment.	(✓)	SuDS help manage river flows and natural features in urban areas	(✓)	SuDS help manage river flows and natural features in urban areas
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Options for locally specific principles derive from background evidence, including the HRA process. Option B has some advantages, notably in relation to water resource and nature conservation objectives, but also albeit to a lesser degree, in relation to flood risk and recreation/amenities.			

Policy DEN6 Land Stability		DEN6 New Overall Policy			DEN6a Fairlight/Pett Policy		
SA Objective		Policy	No policy				
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	~	A more detailed policy with a clear focus provides greater certainty that homes will be appropriately sited and built	(✓)	~	The particular cliff erosion issues at Fairlight warrant specific focus and will provide greater certainty that homes will be appropriately sited and built
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	~	There is a similar potential benefit in terms of health and well being	(✓)	~	There is a similar potential benefit in terms of health and well being, which would apply to homes in both Fairlight and Pett Level if coastal erosion and flooding are properly managed
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.	~	~		~	~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	?	?	Potential but uncertain impact on economic growth, given most sites are already identified and no known risks	~	~	
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.	(✓)	?	Policy offers benefit in terms of land use	(✓)	?	Policy offers benefit in terms of land use
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.	?	?	Potential, but uncertain impact	(✓)	?	Flood risk issues in the Pett Level catchment would be addressed by a specific policy, with potential benefits in Fairlight also.
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.	(✓)	~	Policy protects built and natural environments to a degree.	(✓)	~	Policy protects built and natural environments to a degree where there is a known risk.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~		~	~	
Potential Mitigation							
Cumulative and Synergistic Effects							
SA Conclusion		The impact of inadequately considering and addressing potential ground instability is such that the inclusion of a specific policy requiring due attention has some benefits in terms of both social and environmental objectives.			Given demonstrable coastal erosion issues at Fairlight, combined with concerns over flood risk here and in the wider Pett Level, a specific policy offers several advantages in relation to both social and environmental objectives.		

Policy DEN7 Environmental Pollution		DEN7a 'No Policy' - rely on national and local guidance		DEN7b 'New Policy'	
SA Objective					
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.	~		✓	Some benefit to health from more directed regard to noise, odour, particulates
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.	~		~	
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.	~		✓	Some benefits from more directed regard to pollution from particulates
11	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	~		?	
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.	~		✓	Some biodiversity benefit as wildlife benefits from lower polution, including light.
15	Protect and enhance the high quality natural and built environment.	~		✓	Maintaining darker skies, as well as managing noise and other forms of pollution contributes to environmental quality
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		~	
Potential Mitigation					
Cumulative and Synergistic Effects					
SA Conclusion		Several, mainly environmental as well as health benefits, and no obvious disbenefits from more local policy			

Policy DIM1 Comprehensive Development		DIM1a 'New Policy'		DIM1b 'No Policy'	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Beneficial by facilitating comprehensive, rather than ad-hoc schemes, which should promote housing delivery in the long term. Degree of counter-balance if expectations are onerous or detract from deliverability.	~	May have short-term benefit to developers to pursue own schemes, but offset by less opportunity for effective layouts from comprehensive approaches, as well as potential to frustrate development of some areas.
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Some potential benefit in that it may help ensure provision of supporting appropriate open spaces, green infrastructure alongside residential.	~	While development should meet its own infrastructure needs, this is balanced by missing opportunities from a comprehensive approach to infrastructure, which may impact on health.
3	Reduce crime and fear of crime.	~	No significant relationship.	~	No significant relationship.
4	Reduce deprivation and social exclusion.	(✓)	May assist promoting effective integration	~	Similar reasoning, as 'health' above
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	Very marginally beneficial as may improve permeability of wider neighbourhoods and hence accessibility. But not a significant relationship.	~	Possible marginal adverse impact if results in lack of permeability of developments, but not a significant relationship.
6	Sustain economic growth and competitiveness and encourage innovation in higher value, lower impact activities.	(✓)	Likely to promote on-site employment opportunities in appropriate locations.	(✗)	Securing employment development, like other more economically marginal uses, may well be more difficult to achieve without a clear policy stance.
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	Marginally beneficial as may improve provision of local facilities, as well as permeability of neighbourhoods and hence accessibility.	(✗)	Likelihood of missing out on provision of community facilities, as well as lack of permeability of developments.
8	Encourage and facilitate increased engagement in cultural and leisure activities.	(✓)	Beneficial in that it should help ensure provision of supporting cultural and leisure activities in addition to residential.	(✗)	Some adverse impact from lack of comprehensive approach to provision of cultural/leisure facilities.
9	Improve efficiency in land use and encourage the prudent use of natural resources.	~	No significant relationship.	~	No significant relationship.
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	No significant relationship.	~	No significant relationship.
11	Reduce emissions of Greenhouse gases.	~	No significant relationship.	~	No significant relationship.
12	Minimise the risk of flooding and resulting detriment to people and property.	(✓)	Marginal, but may assist in ensuring appropriate SuDs are in place to serve a wider area.	~	No real impact.
13	Maintain, improve and manage water resources in a sustainable way.	~	No significant relationship.	~	No significant relationship.
14	Conserve and enhance biodiversity.	(✓)	Beneficial in that it should help ensure provision of supporting appropriate green infrastructure and landscaping in addition to residential.	(✗)	Likely marginal adverse impact if results in lack of continuity of habitats and provision of effective network.
15	Protect and enhance the high quality natural and built environment.	(✓)	Potential to promote developments that have a better integration within the landscape.	~	Potential for lack of a landscape-led approach to development, but likely marginal adverse impact.
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	No significant relationship.	~	No significant relationship.
Potential Mitigation		N/a		Site policies address specific issues	
Cumulative and Synergistic Effects		Works well in combination with other policies in the DASA, such as those requiring other uses, open space and SuDs.			
SA Conclusion		Although it may in practice be a policy that is only occasional applicable, the policy's likely effects seem overwhelmingly positive from a sustainability perspective with no identified negative effects at all.		The lack of a specific policy does not have significant adverse impacts on any objective, but the overall impact on several objectives that promote a range of supporting infrastructure shows this to be the less sustainable option.	

Policy DIM2 Development Boundaries		DIM2a 'New Policy'		DIM2b 'No Policy'	
SA Objective					
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home	(✓)	Policy clarifies use of development boundaries in providing for development needs particularly in sustainable locations	(✗)	Absence of policy could lead to greater uncertainty as to whether development is likely to be allowed, potentially discouraging some schemes coming forward.
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	?	Possible but uncertain benefit from explicit focus on growth in urban areas	(✗)	Potential impact if leads to less housing coming forward or in more remote locations
5	Raise educational achievement levels and develop the opportunities for lifelong learning	~		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value. Lower impact activities	(✗)	Provision to be made for job growth, but potential for policy to restrict employment development in the countryside	~	
7	Improve accessibility to services and facilities for all ages across the District	(✓)	Policy reinforces focus of housing where a range of services	~	
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	(✓)	Policy reinforces presumption in favour of development in urban areas, encouraging intensification and redevelopment of urban, brownfield sites	(✓)	May see more brownfield land developed, although mitigated by possible remoteness from services
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage	(✓)	Policy reinforces housing in settlements with higher accessibility	?	Core Strategy gives urban focus but lack of policy may see unnecessary development in the countryside
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	(✓)	Policy gives strong protection for rural environments in particular	(✗)	Absence of clear development management policy may undermine regard to environmental conservation
16	Reduce waste generation and disposal, and achieve the sustainable management of waste	~		~	
Potential Mitigation		Cross reference to policies for development to sustain the rural economy			
Cumulative and Synergistic Effects					
SA Conclusion		This option, which elaborates on existing policies, offers the prospect of greater environmental benefits, notably in terms of conserving countryside character, as well as in focusing development where there is higher access to services.		This option relies on existing policies, so has less positive impacts. It may give scope to more brownfield sites, but this is counter-balanced by other environmental disadvantages.	

Appendix 4 Assessment of Site Policy Options

BEXHILL OPTIONS 1		BX1 - Sainsburys/Station Road/De La Warr Mews/Clifford Road/Buckhurst Road				BX4 - Former High School Site and Drills Hall, Down Road				BX5 – Knole Road				BX8 - Land to the west of Ellerslie Lane		BX10 - Recycling Centre and Car Park Little Common		BX12 - 3 London Road and rear of 1 London Road, Bexhill		BX14 - Bexhill Post Office, Endwell Road	
Proposed For / Main Use Considered		Retail	Residential	Wet/Dry Leisure Facility	Hotel	Commercial (A3 use)	Residential	Bowls Facility	Residential	Residential	Employment	Residential	Employment	Residential							
SA Objective																					
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.	~	~	~	~	~	(✓)	(✓)	~	~	(✓)	(✓)	(✓)	(✓)							
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.	~	(✗)	(✗)	(✗)	(✗)	~	~	~	~	~	~	~	~							
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.	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	(✓)	~	(✓)	(✓)	(✓)	(✓)	(✓)							
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Positive score against sustainability criteria, generally due to the central location of the site within Bexhill Town Centre, assuming the site is deliverable. .	Four uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for, whilst also considering the uses identified within existing allocation. Generally positive sustainability impacts identified including proximity to services which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. Significant positive impacts also identified on cultural and leisure criteria (Obj 8). Wet/dry leisure facility appears most sustainable option, although a combination of uses is considered appropriate.				Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting a that a sporting use should be retained, whilst combined with residential. Generally positive sustainability impacts identified including proximity to services which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. Positive impacts also identified on cultural and leisure criteria (Obj 8). Wholesale loss of a bowls facility is a concern; this would be better developed as a mixed use scheme combining both elements.		One positive sustainability criteria identified. Although generally negative performance against a number of key criteria particularly in relation to objective 15.		Some positive sustainability criteria identified, although generally 'neutral' scores against the majority of SA criteria. Loss of existing car park for Little Common District Centre seen as a negative.		Two uses are considered based upon an initial assessment of what the site could realistically be re-used for. This is in the light of policy position suggesting employment uses would be preferred, consideration is also made to residential given its sustainable location. Some positive sustainability criteria identified, particularly in relation to access to services (Obj 7). Some negative performance against road congestion and cultural/leisure facilities (Obj 8 & 10) when considering the site for residential.		Two uses are considered based upon an initial assessment of what the site could realistically be re-used for. This is in the light of policy position suggesting employment uses would be preferred, consideration is also made to residential given its sustainable location. Generally positive sustainability criteria identified, particularly in relation to access to services (Obj 7). Some negative performance against loss of business premises in a highly accessible location (Obj 4).						
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.																			

BEXHILL OPTIONS 2		BX19 - Land at Preston Hall Farm, Bexhill	BX23 - Sidley Car Park, Ninfield Road	BX24 – Land at Worsham Farm	BX25 - Woodsgate Place, Gunters Lane		BX30 - Cemetery Lodge Field/276 Turkey Road	BX33 – St Mark’s Church Car Park, Little Common Road	BX36 – Land adjacent to Conifers, Little Common Road	BX47 - Land at Fantails, Sandhurst Lane	BX48 - Land at Gotham Farm, Sandhurst Lane	BX49 - Land east of Spring Lane, Bexhill	BX50 - Land adjacent to 163 Barnhorn Road
Proposed For / Main Use Considered		Residential	Residential	Residential	Nursery	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective													
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.	(✓)	(✓)	~	(✓)	(✗)	(✓)	~	~	~	~	~	(✗)
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.	~	~	~	~	~	~	~	~	~	(✗)	(✗)	~
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.	(✓)	(✓)	(✓)	~	~	~	(✓)	(✓)	(✓)	~	(✓)	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Positive performance against many SA criteria including objectives 1, 4 and 15 in particular. Minor negative scores relates to the nature of this site being greenfield and potential impace on biodiversity (Obj 9 & 14).	Some positive sustainability criteria identified, although generally 'neutrally' performing against the majority of SA criteria. Loss of existing car park for Sidley District Centre seen as a negative.	Some positive sustainability criteria identified. Although negative performance against a number of criteria particularly in relation to objectives 8, 10, 14 and 15.	Two uses are considered based upon an initial assessment of what the site could realistically be re-used for. This is in the light of policy position suggesting community uses (a nursery/prep school) would be preferred, compared to residential which is the landowners preference. Some positive sustainability criteria identified, although major negative against loss of existing nursery/prep school facility in terms of objective 8 and to a lesser extent objectives 5 and 6.		Some positive sustainability criteria identified, although generally 'neutrally' performing against the majority of SA criteria..	Some positive sustainability criteria identified, although generally 'neutrally' performing against the majority of SA criteria. Loss of existing car park for St Marks Church seen as a negative.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment of the adjoining countryside.	Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria. Major negative against objective 10.	Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria (objectives 7, 9, 10 & 12). Part of the site is located in Flood Zone 3.	Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria (Obj 7, 9, 10 & 12). Part of the site is located in Flood Zone 3.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and access to services (Obj 7). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment adjoining of the countryside.
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.											

BEXHILL OPTIONS 3		BX51 - Land north of Clavering Walk, Bexhill	BX52 - Land west of Spring Lane	BX53 - Land at Westfield, Highwoods Avenue	BX54 - Land at 168 Peartree Lane, Bexhill	BX56 - Land south west of Pebsham Farm, Pebsham Lane	BX57 - Land north west of Pebsham Farm, Pebsham Lane	BX59 - Land at Glyne Gap Field, Bexhill	BX60 - Land at Beeches Farm, Bexhill	BX61 - Land at Old Town Field, Bexhill	BX64 - Land at Moleynes Mead, Fryatts Way	BX65 - Land rear of 290 Turkey Road, Bexhill	BX66 - Land at Turkey Farm, Bexhill	BX68 - Land adjacent to Holly Close
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	For SA of options for 'Land at North Bexhill', please instead C/R to 'North Bexhill - Appraisal & Recommendations of Development Options' (Chapter 4)	Residential
SA Objective														
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	—	—	(✓)	—	—	—	(✓)	(x)	(x)	(✓)	—		(✓)
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)	—	—	(✓)		—
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.	—	—	—	(x)	—	—	(✓)	(x)	(x)	—	—		—
8	Encourage and facilitate increased engagement in cultural and leisure activities	—	—	—	—	—	—	—	—	—	(x)	—		—
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	—	(x)	(x)	(x)	(x)	✖	✖	—	(x)		—
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	—	(x)	?	(x)	—	—	—	(x)	—	(x)	—		?
11	Reduce emissions of Greenhouse gases.	—	—	—	—	—	—	—	—	—	—	—		—
12	Minimise the risk of flooding and resulting detriment to people and property.	✖	(x)	—	—	—	—	(x)	(x)	(x)	—	—		—
13	Maintain, improve and manage water resources in a sustainable way.	✖	(x)	—	—	—	—	—	(x)	(x)	—	—		—
14	Conserve and enhance biodiversity.	✖	—	—	(x)	—	—	(x)	(x)	(x)	—	(x)		?
15	Protect and enhance the high quality natural and built environment.	✖	—	—	(x)	✖	✖	✖	✖	✖	(✓)	(x)		?
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	—	(✓)	—	—	(✓)	(✓)	(✓)	—	—	—	—		—
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted, notably due to the negative impact on flooding, biodiversity, the natural environment (Objectives 12-15). Development in this area would be out of character of adjoining development and visually exposed to the detriment of the adjoining countryside.	Some positive sustainability criteria identified, although generally negative scoring against a number of SA criteria (Objs 9, 10 & 12). Part of the site is located in Flood Zone 3.	A positive sustainability criteria scoring against objective 1 is identified. One unknown relating to access (objective 10) as any potential access would need to cross private land. Generally, overall neutral scoring.	Significant sustainability issues highlighted, notably due to the negative impact on biodiversity and the natural environment (Objectives 14 & 15) and access to services (Objective 7). Development in this area would be out of character of existing linear development pattern.	Some sustainability issues highlighted, notably due to the negative impact on the natural environment (Objectives 15) and efficiency in land use (Obj 9). Development in this area would be out of character as part of both the Strategic Gap and Combe Valley Countryside Park.	Some sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and efficiency in land use (Objective 9). Development in this area would be out of character as part of both the Strategic Gap and Combe Valley Countryside Park.	Generally a mixed scoring against the SA criteria. Minor negatives identified in relation to efficiency in land use, flooding and conserving an enhancing biodiversity (objectives 9, 12 & 14). A major negative score against enhancing the natural and built environment.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and access to services (Obj 7). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment adjoining countryside.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and access to services (Obj 7). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment adjoining countryside.	Some positive sustainability criteria identified. Although some negative performance against a number of criteria particularly in relation to objectives 8 and 10.	Generally a mixed scoring against the SA criteria. Minor negatives identified in relation to conserving an enhancing biodiversity and enhancing the natural and built environment (objectives 14 & 15).		A positive sustainability criteria scoring identified against objective 1. Although generally a neutral scoring against the majority of objectives. Some unknowns relating to access, biodiversity and natural/built environment (Obj 10, 14 & 15). Due to any potential access would need to cross private land as well as difficulty gaining access to the site. Generally a overall neutral scoring.
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.												

BEXHILL OPTIONS 4		BX72 - Land at Coneyburrow Lane	BX75 - Land west of Forest Barn, Turkey Road	BX78 - Rear of 3a-d Beeching Road/Land north of Windsor Road		BX81 - Land south of Terminus Road		BX85 - 12-14 Sutherland Avenue	BX91 – Mill Wood, Ninfield Road	BX101 - Northeys (Former United Arab Emirates -Technical Training Project)					
										south-west part (BX101a)			North-east part (BX101b)		
Proposed For / Main Use Considered		Residential	Residential	Employment	Residential	Residential	Employment	Residential	Residential	Employment	Residential	Tourism	Institutional	Playing Pitches	Agricultural
SA Objective															
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(x)	~	x	(x)	(✓)	(x)	(✓)	(x)	(x)	~	(x)	(x)	(x)	(x)
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)	(x)	(x)	(✓)	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	✓	x	x	✓	~	~	(✓)	~	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(x)	~	(✓)	(✓)	✓	✓	(✓)	~	(x)	(x)	~	(x)	~	~
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	x	(x)	~	✓	✓	✓	(✓)	(x)	~	~	~	~	✓	✓
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	~	(✓)	x	~	~	~	~	(x)	(x)	(x)	(x)	(x)	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~	~	~	~	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	~	~	~	~	~	(x)	(x)	(x)	(x)	(✓)	(✓)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	(x)	(x)	(x)	(x)	(✓)	(✓)
14	Conserve and enhance biodiversity.	~	(x)	~	~	~	~	~	x	(x)	(x)	(x)	(x)	(✓)	(✓)
15	Protect and enhance the high quality natural and built environment.	x	(x)	~	(x)	(✓)	(✓)	(✓)	x	(x)	(x)	(x)	(x)	(✓)	(✓)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	(✓)	(✓)	(✓)	(✓)	(✓)	~	~	~	~	~	(✓)	(✓)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (Obj 15) and access to services (Obj 7). Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment adjoining countryside.	Generally a negative against the SA criteria. Number of negatives identified in relation to conserving an enhancing biodiversity and enhancing the natural and built environment (Objs 14 & 15).	Two uses are considered based upon an initial assessment of what the site could realistically be re-used for. This is in the light of policy position suggesting employment would be preferred, compared to residential given the proximity to existing housing. A mixed scoring against the SA criteria. Minor negative identified in relation to enhancing the natural and built environment (Obj 15), with two major negatives relating from the loss of parking for adjacent employment site which could not be readily replaced, resulting in parking/congestion problems.		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting employment would be preferred, compared to the owner’s aspirations for residential. Generally a positive overall score against the SA criteria. Loss fo employment land is a negative particularly given the site’s proximity to the town centre.		Overall neutral/positive sustainability criteria scoring. Positives identified against a number of objectives (1, 7, 9, 15 and 16).	An overall neutral/negative scoring against the SA criteria. Negatives identified including in relation to efficiency of land use (objectives 1 & 9), with two major negatives relating to biodiversity and natural/built environment.	Four uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting employment, tourism and institutional would be preferred, as well as consideration for residential. Overall a mixed scoring against the SA criteria, although generally towards the negative side due to proximity to services and impact on the adjacent countryside (objectives 7 and 15). Part of the site is located within Flood Zone 3 and any development should avoid this area. There is no clear preferred option in SA terms.			Continuing the previous use (pitches) is clearly a reasonable option. The alternative (agricultural) warrants consideration should the need for pitches not be demonstrated, or the preferred use on the adjacent south-west part of the site be one that is not complementary or compatible with pitches. Generally a positive performance against the SA criteria. Playing pitches and agricultural uses appear to give an overall positive SA impact. However, the site is considered to be an unsustainable location to it is likely to be a heavily car dependent site.		
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population , is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.													

BEXHILL OPTIONS 5		BX102 - Land to rear of Town Hall, Amherst Road		BX108 - Land south east of Cooden Wood		BX113 - Land at Levetts Wood and Oaktree Farm, Sidley		BX114 - Chestnut Meadow Caravan Park & adjacent land north-east, Ninfild Road		BX115 - Lower Barnhorn Farm and Caravan Park, Barnhorn Road		BX116 - Land off Spindiewood Drive		BX120 – Land at Barnhorn Green		BX121 – Land adjacent to Station Road,		BX122– land south-east of Beeching Road		BX123 – Land at Sidley Sports and Social Club, Bexhill		BX124 - Land at North Bexhill	BX125 - North of NBAR
Proposed For / Main Use Considered		Employment	Residential	Residential	Employment	Tourism	Residential	Tourism	Residential	Residential	Residential	Retail	Employment	Retail	Housing	Playing Pitches	For SA of options for 'Land at North Bexhill', please instead C/R to 'North Bexhill - Appraisal & Recommendations of Development Options' (Chapter 4)						
SA Objective																							
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.	(-)	(-)	—	—	(+)	(+)	—	—	—	—	—	—	—	(-)	(-)							
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.	—	—	(+)	—	—	—	—	(+)	—	—	—	(+)	(+)	—	(-)							
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.	(-)	(-)	—	(-)	—	—	—	—	—	(-)	(-)	(-)	(-)	(-)	(-)							
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for employment use along with the potential for residential use given the proximity to existing housing and the town centre. Some positive sustainability criteria identified, including relatively close proximity to local services (Obj 7) and efficiency of land use (Obj 9), assuming the site is deliverable. There are negative scores against loss of an intensive employment use in close proximity to the town centre when considering the site for housing (Obj 6). Mixed use (employment and housing) development appears appropriate in SA terms.		Some positive sustainability criteria identified, including relatively close proximity to local services (Obj 7) but negative scoring against loss of cultural/tourism facilities and immediate proximity to RAMSAR/SSSI (Objs 8 & 14/15).		Some positive sustainability criteria identified, including relatively close proximity to local services (Obj 7) but negative scoring against efficiency in land use and potential loss of biodiversity (Obj 9 & 14).		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for tourism uses, compared to the landowners preference for the site for residential. Generally negative performance against the sustainability criteria, particularly objectives 7, 8 and 15. The site is not a sustainable location for residential development and would be out of keeping with the surrounding landscapes.		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for tourism uses, compared to the landowners preference for the site for residential. Some positive sustainability criteria identified, including relatively close proximity to local services (Obj 7) but negative scoring against loss of cultural/tourism facilities and proximity to RAMSAR/SSSI (Obj 8 and 14/15) when considering the site for residential.		Generally positive sustainability criteria identified, including relatively close proximity to local services and protecting/enhancing high quality natural environment (Objs 7 & 15).		Generally positive sustainability criteria identified, including relatively close proximity to local services and protecting/enhancing high quality natural environment (Objs 7 & 15).		Positive score against sustainability criteria, generally due to the central location of the site within Bexhill Town Centre.		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for employment or other employment generating uses. Positive score against sustainability criteria, generally due to the central location of the site within Bexhill Town Centre. Loss of employment land is a negative factor (Obj 6).		Two uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting retention of the site for Playing Pitches, compared to the owner's aspirations for residential. Generally a neutral to negative scoring against the SA criteria for housing, particularly in terms of Objectives 2, 8 and 9. Generally a more positive SA scoring against playing pitches on the site in terms of the health and leisure benefits (Objs 8, 9).			
Overall Settlement Commentary		Bexhill is the largest settlement in the District equating to over half of the overall population, is considered the most sustainable location for development and relatively unconstrained compared to other areas which are located within the High Weald Area of Outstanding Natural Beauty (AONB) where more restrictive planning policies apply. As such, the Core Strategy apportions highest proportion of the overall development targets for the District to Bexhill and clearly warrants the retention of a development boundary. Bexhill has a very good range of services and is least environmentally constrained compared to other areas in the District. It is also relatively free from flood risk. Bexhill has reasonable site options that have a relatively low landscape and environmental impact. In addition to the Town Centre, there are a number of smaller District and Local Centres which contain day to day services for their local communities. There are a number of GP and dental services spread over Bexhill. Bexhill is also the focus for retail growth over the plan period. Generally, Bexhill offers a sustainable location for growth.																					

BEXHILL POLICIES 1		Policies					
		Policy BEX1: Land at Levetts Wood and Oaktree Farm, Sidley		Policy BEX2: Land at Preston Hall Farm, Sidley		Policy BEX3: Land at North Bexhill	
Site Size							
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	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 a significant quantum of employment land against the overall target for Bexhill and the District (Obj 6). The site is located primarily within the development boundary for Bexhill and will help support the economic position of the Town by providing some 28,000sq.m of quality employment floorspace (offices and light Industrial). The site is greenfield and located adjacent to the North Bexhill Access Road (NBAR) which is currently under construction. Development in line with the policy provisions will ensure an efficient use of land (Obj 9). It is proposed that there will be one access off a roundabout onto NBAR at Buckholt Lane to serve the three discrete land parcels that comprise the site (Obj 10). Internal road connections should involve minimal intervention to the intervening tree belts; these may need to be strengthened – see below.	✓	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Will provide a significant contribution towards the overall housing target for Bexhill (Obj 6). The site is greenfield and located adjacent to existing residential development within Sidley and well related to the Sdiely District Centre in order to access day to day services (Obj 7). Development in line with the policy provisions will ensure an efficient use of land (Obj 9). The traffic implications of development on the Watermill Lane/A269 junction will be lessened with construction of the North Bexhill Access Road, although it may still impact on the A269/Holliers Hill /A2036 Wrestwood Road/ London Road junctions (see mitigation below).	✓	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9.)</u> Will provide a very significant quantum of housing, including affordable units, larger family dwellings, a small traveller site (3 pitches), a recreation area, a linear park, local community facilities, and footpath and cycle routes (Obj 1), in line with the respective planning policies. The development is in a sustainable location, close to Sidley District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj 9).
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.	—		✓		?	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	✓	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> The site offers a sustainable, accessible option for development close to Sidley and its services in the District Centre (Obj 5, 7 & 10). Linkages to the wider countryside using the existing Public Right of Way network assists in promoting the health and wellbeing of those in the locality (Obj 2). Located in close proximity to a relatively deprived community where good, accessible jobs would be welcomed (Obj. 4, 5, 7).	—	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> The site offers a sustainable option for development close to Sidley and its services in the District Centre (Obj 5, 7 & 10). Linkages to the wider countryside using the existing Public Right of Way network assists in promoting the health and wellbeing of those in the locality including those in the adjacent existing development in Watergate (Obj 2).	✓	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> This site offers a sustainable development opportunity,being within walking distance of Sidley District Centre and supported by the policy requirement for new footpath and cycle routes to connect to existing development (Obj 2, 4, 6, 7, 8, 10). The site is close to the existing Public Right of Way network to provide access to the countryside and will provide additional links to the wider countryside. A linear park will be provided, along with playing pitches as part of a recreation area (Obj 2, 8). The scheme can also has scope to provide affordable housing in line with Core Strategy policy (Obj 1 & 4).
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.	✓	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is located on the edge of Sidley adjacent to NBAR which is currently under construction. Although the site is greenfield, it is well-contained and largely separated from residential areas to the south and west, meaning the wider landscape impact is minimal (Obj 15). The loss of trees would be minimal and therefore should be largely retained and enhanced as part of any development (Obj 11, 14 & 15). <u>Potential Mitigation</u> A comprehensive masterplan for the development is imperative and a clear policy requirement, as is vehicle, cycle and pedestrian access from NBAR, together with cycle and pedestrian access through the site to adjoining areas. Landscaped boundaries will need to be maintained and reinforced and proposals for structural open spaces, landscape and woodland belts developed and implemented as an integral part of proposals. <u>SA Conclusion</u> This greenfield site is considered appropriate for employment development and any disadvantages are not considered to outweigh the advantages in sustainability terms. Employment provision will contribute to meeting the employment needs of the District and make a significant contribution to sustainable growth in Bexhill.	—	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The development should also make financial contributions towards improvements to the A269/Holliers Hill /A2036 Wrestwood Road/ London Road junctions and towards primary and nursery school education provision at NE Bexhill. Access may be gained in Watergate, but replacement parking provision would need to be provided. <u>SA Conclusion</u> This greenfield site is part of a previously planned sustainable urban extension on the edge of Bexhill and any advantages are considered to outweigh the disadvantages in sustainability terms. The scheme will bring foward a varied mix of housing, including affordable housing, whilst also providing key pedestrian/cycle links to the wider countryside.	—	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is located adjacent to Ancient Woodland, but any development would not encroach on this woodland. Additional woodland buffers would ensure the impact would be minimal (Obj. 9, 15). The valley floor itself provides not only a natural green space but also the opportunity for this to be enhanced both for biodiversity and as an amenity and recreational public access corridor. Existing woodlands should be retained with green links provided between them. The patchwork of small fields west of Watermill Lane are found to be valuable in ecological terms as well as contributing to the more rural character of the northern section of the lane (Obj 9, 11, 12, 13, 14, 15) . Access is provided from the North Bexhill Access Road (NBAR) which has now gained planning permission and construction has started at the eastern end. There would be an acceptable highway impact to development with the North Bexhill Access Road (NBAR) in place, although improvements to the A269 are like to be needed, in additon to the traffic mitigation measures along St Mary's Lane and Peartree Lane (Obj. 10). <u>Potential Mitigation</u> As discussed, this site offers a sustainable development opportunity combined with a significant number of green space elements including new footpath and cycle routes to connect to existing development as well as the wider countryside, a linear park, additional woodland areas, along with playing pitches as part of a recreation area. Improvements to the A269 are like to be needed, in additon to the traffic mitigation measures along St Mary's Lane and Peartree Lane.
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		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The preferred sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cyle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the preferred sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The preferred sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations , reasonably close to shops, GPs bus services etc, which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration to needs to made to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these preferred sites represent the most sustainable options to meet Bexhill's development targets.					

BEXHILL POLICIES 2		Policy BEX4: Land at Former High School Site and Drills Hall, Down Road, Bexhill		Policy BEX5: Land at Gullivers Bowls Club, Knole Road, Bexhill		Policy BEX6: Land adjacent to Cemetery Lodge /276 Turkey Road, Bexhill	
Site Size							
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	<p><u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Will provide a mixed use development, including housing (and affordable units) (Obj 1), in line the respective planning policies. The development is in a sustainable location, close to Bexhill town centre which contains a number of key day to day local services (Obj 6 & 7). The site is brownfield and given its central location is suitable for a high density development (Wet/dry leisure, hotel, commercial and housing) in line with policy will ensure efficient use of the site (Obj 9).</p> <p><u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> This site offers a sustainable development opportunity, the site is within walking distance of Bexhill town centre which contains shops, a GP, dental surgery , primary school and bus services (Obj 2, 4, 5, 7, 8, 10). The proposal will provide a leisure destination hub for a wet/dry leisure facility and associated complementary commercial development (Obj 8). The scheme also has scope to provide affordable housing in line with the respective Core Strategy policy (Obj 1 & 4).</p> <p><u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is known to partially suffer from surface water flooding and there is a culvert which runs through the site (Obj 12, 13). Redevelopment would need ensure that it manages flood risk effectively.</p> <p><u>Potential Mitigation</u> Redevelopment of this site is likely to displace the existing Drill Hall facility which would need to be reprovided elsewhere, as per the policy requirements. Similarly, the redevelopment would result in the displacement of existing formal car parking for the adjacent school which would also need reproviding.</p> <p><u>SA Conclusion</u> This brownfield site brings forward a large scale redevelopment as a mixed use scheme as a lesiure hub for the District, close to Bexhill town centre and the existing transport network. The scheme would also bring forward a good mix of housing, including affordable housing.</p>	(✓)	<p><u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Will provide a significant quantum of housing, including affordable units in line with the Core Strategy objectives (Obj 1). The development is in a sustainable location, close to the town centre which contains a number of key day to day local services (Obj 6 & 7).</p> <p><u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> This site offers a sustainable development opportunity, the site is currently used as an outdoor bowls facility consisting of 2 outdoor greens (one is disused) with an additional indoor rink, along with other associated facilities. The existing bowls club buildings are in poor condition. - redevelopment would allow for replacement, improved facilities (Obj. 2, 8) The site is well related to the town centre and other associated services such as doctors. There are also nearby bus services connecting to the town and wider transport network within walking distance. The train station is also within a reasonable walking distance (Obj 2, 5, 7, 8, 10). The scheme can also has scope to provide affordable housing in line with the respective Core Strategy policy (Obj 1 & 4).</p> <p><u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site allows for the redevelopment of part of the site for housing as well as an improved bowls facility (Obj 9). Part of the site suffers from surface water flooding 1000 (Obj 12). The site is located ajdacent to a listed terrace (De La Warr Parade) and any deveopment must respect the setting of this listed terrace through appropaite design (Obj. 15).</p> <p><u>Potential Mitigation</u> The site is located adajcent to a substantial Grade II listed terrace of late-Victorian dwellings in De La Warr Parade on the south side of Knole Road. The site visually forms part of the setting of the listed terrace to the south known as De La Warr Parade.The policy specifically references the design not adversely affecting the character of the listed terrace. The policy also considers that development to the rear of the site should only be one storey given the adjacent residential development.</p> <p>Although the redevelopment of this site would result in the loss of one outdoor bowls green, it is considered acceptable given the Council's Playing Pitch Strategy evidence relating to the provision of outdoor bowls greens in the District. The provision of housing on the site will support improvements to the existing bowling facility on the site.</p> <p><u>SA Conclusion</u> Although the redevelopment of this site would result in the loss of one outdoor bowls green, it is considered acceptable given the Council's evidence in the Playing Pitch Strategy relating to the provision of outdoor bowls greens in the District. The scheme would bring forward a mixed use scheme (new bowls facilities and a sheltered housing scheme) and it is considered the advantages outweigh the harm in sustainability terms.</p>	(✓)	<p><u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Will provide a significant quantum of housing, including affordable units and larger family dwellings (Obj 1), in line the respective planning policies. The development is in a relatively sustainable location, close to existing schools (Obj 56 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj 9).</p> <p><u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> This site offers a sustainable development opportunity. The site is within walking distance of some local services, including local schools (Obj 5, 7 & 10). The scheme also has scope to provide affordable housing in line with Core Strategy policy (Obj 1 & 4).</p> <p><u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> There is no existing access point for the site, but the most likely access point is at the south-west corner of the site onto Turkey Road (Obj 10). The site is partially contained from wider views but there are more localised filtered views. There is an existing Tree Preservation Order (TPO - no.312) along western and southern boundaries. As such, appropriate boundary planting will need to be incorporated as part of the development (Obj. 11, 15). The site is almost entirely free of flood risk, although located within the Pevensy Levels Hydrological Catchment meaning SuDS are imperative (Obj 12 & 13).</p> <p><u>Potential Mitigation</u> As discussed, SuDS have multiple environmental benefits that mitigate harm from the development and are necessary in accordance with the policy. Highway improvements are likely to be required to make the development acceptable. The existing trees on the site need to be carefully incorporated within the development, along with the provision of additional boundary planting, in line with the provisions in the policy.</p> <p><u>SA Conclusion</u> Although a greenfield site, it is located within the existing development boundary for Bexhill, the advantages outweigh the harm in sustainability terms. The scheme would bring forward a good mix of housing, including affordable housing.</p>
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.	(✓)		✓		(✓)	
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.	—		—		—	
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		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The preferred sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the preferred sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The preferred sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations , reasonably close to shops, GPs bus services etc, which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration to needs to made to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these preferred sites represent the most sustainable options to meet Bexhill's development targets.					

BEXHILL POLICIES 3		Policy BEX7: Land at Moleynes Mead, Fryatts Way, Bexhill		Policy BEX8: Land South of Terminus Road, Bexhill		Policy BEX9 Land off Spindlewood Drive, Bexhill	
Site Size							
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	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 a significant quantum of housing, including affordable units and larger family dwellings (Obj 1), in line the respective planning policies.	✓	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> This brownfield site is located within the existing development boundary on an existing employment site (car sales/cash wash) site in Bexhill (Obj 6). The site is an edge of the town centre location and is extremely well located in terms of its access to services (Obj 2, 5, 9).	✓	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Will provide a significant quantum of housing, including affordable units and larger family dwellings (Obj 1), in line the respective planning policies. The development is in a sustainable location, close to Little Common District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj 9). The site is also close to the existing Public Right of Way network to provide access to the countryside (Obj 8).
2	Improve the health and well-being of the population and reduce inequalities in health.	~	The development is in a reasonably sustainable location (Obj 7). The site is predominantly greenfield but development in line with the policy will ensure efficient use of the site (Obj 9).	~		✓	
3	Reduce crime and fear of crime.	~		✓	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> This site offers a sustainable development opportunity, the site is within walking distance of Bexhill town centre which contains shops, GP, dental surgery, primary school and bus services (Obj 2, 4, 5, 7, 8, 10).	✓	
4	Reduce deprivation and social exclusion.	✓		~		✓	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> This site offers a sustainable development opportunity as the site is within walking distance of Little Common District Centre which contains shops, a GP, primary school and bus services. A dental surgery is also in the general area. A footpth link can also be provided to Barnhorn Road to access bus services (Obj 7, 10). Little Common Community Centre is also located close to the District Centre (Obj 8). The site is also close to the existing Public Right of Way network to provide access to the countryside (Obj 8). The scheme can also has scope to provide affordable housing in line with Core Strategy policy (Obj 1 & 4).
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	✓		✓	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is known to partially suffer from surface water flooding (Obj 12, 13) and any redevelopment would need ensure that it is does not excecate this. This brownfield site is close to the town centre where mixed use would be considered suitable (Obj 6, 9, 0, 11, 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> Given the presumption to retain employment site, the potential redevelopment requires the provision of some employment floorspace as per the policy.	✓	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is located adjacent to Ancient Woodland, Deciduous Woodland and Wet Woodland, but any development would not encroach on this woodland. Additional woodland buffers would ensure the impact would be minimal. This woodland also acts as a landscape screen to the wider Pevensy Levels and is imperative in the landscape setting for the area (Obj. 9, 15). A central corridor through the site joining two existing areas of woodland (NE-SW) would provide a wildlife corridor to join these two areas (Obj 11, 14 & 15). The site is almost entirely free of flood risk, although located within the Pevensy Levels Hydrological Catchment meaning SuDS are imperative (Obj 12 & 13). There are some protected species located on-site but the wildlife corridor can help mitigate the development's impact (Obj 14). This area of Bexhill does suffer from congestion but Highway Authority advice considers that there is sufficient capacity to accomodate development in this location (Obj 10).
8	Encourage and facilitate increased engagement in cultural and leisure activities	✗	The site is located within the existing development boundary and is relatively well screened from the wider countryside by existing residential development on all four sides (although there are some gaps to the west). The site contains a number of mature trees and these contribute positively to the character of the area; any development should seek to retain them. The southern section of the site is separated from the wider site by an existing Tree Preservation Order and is therefore this area is not considered appropriate as part of the developable area of the site. Additional tree planting would ensure the impact would be minimal. The site is occupied by an existing dwelling (Moleynes Mead) which although not listed, is considered to be an undesignated heritage asset. It is therefore considered that any re-development of the site which involved in demolition of Moleynes Mead would not be acceptable.(Obj 15). The site is almost entirely free of flood risk, although located within the Pevensy Levels Hydrological Catchment meaning SuDS are imperative (Obj 12 & 13). There are some protected species located on-site but the wildlife corridor can help mitigate the development's impact (Obj 14).	✓	<u>SA Conclusion</u> This brownfield site provides a mixed use development (housing and offices) in a location close to the town centre. The development is small scale, and whilst there is a loss of employment land, the advantages of a mixed use development outweigh the harm in sustainability terms.	~	
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.	~		~		✓	<u>Potential Mitigation</u> As discussed, the inclusion of the wildlife corridor and SuDS have mulitple environmental benefits that mitigate harm from the development and are necessary in accordance with the policy. Provision of a footpath link back to Barnhorn Road would help access bus services along this route and provide a public footpath link from the development/Barnhorn Road to the existing foopath route which adjoins the site. While high traffic flows along the A259 results in frequent queuing at Little Common roundabout at present, the Highways Authorities have indicated that there is scope to improve flows and that development here would not have an unacceptable impact on traffic grounds.
12	Minimise the risk of flooding and resulting detriment to people and property.	~		~		✓	
13	Maintain, improve and manage water resources in a sustainable way.	~	<u>Potential Mitigation</u> As discussed, the inclusion of the wildlife corridor and SuDS have mulitple environmental benefits that mitigate harm from the development and are necessary in accordance with the policy. Provision of a footpath link back to Ellerslie Lane to help encourage a more direct walking route and would help access bus services along this route.	~		~	
14	Conserve and enhance biodiversity.	~		~		✓	<u>SA Conclusion</u> Although a greenfield site and development is of a large scale, the advantages outweigh the harm in sustainability terms. The scheme would bring forward a good mix of housing, including affordable housing, as well as ecological enhancements in the form of a wildlife/ecology corridor joining two existing woodland areas, and be well-connected to local shops and services.
15	Protect and enhance the high quality natural and built environment.	✓	<u>SA Conclusion</u> Although a predominantly greenfield site and development is of a medium scale, the advantages outweigh the harm in sustainability terms. The scheme would bring forward a good mix of housing, including affordable housing, as well as ecological enhancements in the form of a wildlife/ecology corridor on the southern part of the site.	✓		✓	
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~		✓		~	
Cumulative Effects		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The preferred sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cycle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the preferred sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The preferred sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations, reasonably close to shops, GPs bus services etc, which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration to needs to made to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these preferred sites represent the most sustainable options to meet Bexhill's development targets.					

BEXHILL POLICIES 4		Policy BEX10: Land at Barnhorn Green, Bexhill		Policy BEX11: Land at Sidley Sports and Social Club, Bexhill		Policy BEX15: Land south-east of Beeching Road, Bexhill	
Site Size							
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	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 a significant quantum of housing, including affordable units and larger family dwellings (Obj 1) in addition to the development already secured in the surrounding development. The development is in a sustainable location, close to Little Common District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is greenfield but development in line with the policy will ensure efficient use of the site (Obj. 9).	✗	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 8, 9)</u> The site is in a sustainable location, close to Sidley District Centre which contains a number of key day to day local services (Obj 6 & 7). The site is located in a deprived area and provision of sports facilities will help promote healthy lifestyles in close proximity to the community (Obj 4 & 8). The site is an important space for sport within the town, and, considering the shortfall of playing pitches in the town, the policy will ensure efficient use of the site (Obj 9).	✗	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 8, 9)</u> The site will bring forward retail development on the edge of the town centre to meet the overall identified retail provision target for Bexhill. Whilst this would result in the loss of employment floorspace, the area includes a number of underused and vacant units. It is likely that it would result in an increased number of job opportunities in the locality (Obj. 4, 6). There may also be the opportunity to achieve some office floorspace as part of a redevelopment to increase jobs. The development is in a sustainable location, close to Bexhill Town Centre which contains a number of key day to day local services (Obj 6 & 7). The site is brownfield would lead to a more e efficient use of the site (Obj 9).
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.	✓		✓		~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> The site is located within an existing area with extant planning permission for 275 dwellings on an area previously safeguarded for a primary school which is no longer required as there is a surplus of primary education space in Bexhill. This site offers a sustainable development opportunity, the site being within walking distance of Little Common District Centre which contains shops, a GP, primary school and bus services. A dental surgery is also the general area. Additional GP facilities are proposed on the wider Barnhorn Green development area which already has planning permission (Obj. 2, 4, 7, 10). Footpath links are proposed on the wider site to integrate with the surrounding development to create more direct routes to the District Centre as well as to access bus services (Obj 7). Little Common Community Centre is also located close to the District Centre (Obj 8). The site is also close to the existing Public Right of Way network to provide access to the countryside (Obj 8). The scheme can also has scope to provide affordable housing in line with the respective Core Strategy policy (Obj 1 & 4).	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> This site offers a sustainable development opportunity, as the site is within walking distance of Sidley Centre which contains shops, a GP, primary school and bus services (Obj 7, 10). Evidence highlights Sidley Sports and Social Club as scoring amongst the top three sites in terms of both accessibility and value within the District (Obj 2, 4, 7, 8).	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> This site offers a sustainable development opportunity, the site is within walking distance of Bexhill Town Centre which contains has a large number of day to day services and existing transport links (Obj 7). Existing footpath links should be utilised, and where possible widened/enhanced, to encourage linked trips to the town centre (Obj 2, 7, 10).
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.	✓		✓		✓	
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		Bexhill is the District Centre of Rother (as defined in the Core Strategy) and clearly warrants retention of its development boundary. The preferred sites comprise of a mix of provision, including large scale mixed use extensions of the edge of Bexhill to smaller redevelopment and infill areas within the existing development boundary. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access sites by foot, cyle and bus. Careful planning will be needed to maximise benefits beyond site scale, with wider than site-specific factors given full consideration. In combination, all the preferred sites make a significant contribution towards meeting the overall housing target for the District and meets the specific target for Bexhill. The preferred sites are considered to be appropriate in terms of scale and environmental impact (in natural and built environment terms) for their locations. They are in sustainable locations , reasonably close to shops, GPs bus services etc, which will benefit economically from the cumulative effects of developing sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments and relevant policy criteria are included within the respective policies where mitigation from development is required. In all cases, careful consideration to needs to made to the individual and overall impact of development on the built environment and the wider landscape on those areas on the edge of Bexhill. Therefore it is concluded these preferred sites represent the most sustainable options to meet Bexhill's development targets.					

BEXHILL - OTHER POLICIES (1)		BEX12 - Bexhill Town Centre		BEX13 - Bexhill Primary Shopping Area		BEX14 Bexhill Cultural Area	
Option		Retain existing 'Shopping Area' boundary	Amend existing Town Centre boundary	Rely on existing 'Shopping Area' boundary	Make provision for a specific Primary Shopping Area	Rely on proposed Town Centre policy	Make provision for a specific Cultural Area
SA Objective							
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.	~	~	~	~	~	~
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.	~	~	~	~	~	~
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.	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Positive score against sustainability criteria, the existing 'shopping area' boundary is a fair reflection of the retail core of town centre but does not incorporate the entire extent of town centre uses. An amended boundary would better reflect the entirety of the town centre given the focus of current national planning policy and guidance providing a better basis for promoting a range of retail, commercial, cultural and leisure uses, hence the more positive performance against the SA Objectives (Objs. 6, 7, 8 and 9).		Positive score against sustainability criteria, relying on the existing 'shopping area' boundary from the 2006 Local Plan is a fair reflection of the retail core but does not extend to incorporate full extent of retail focus within the town centre. Inclusion of a focused boundary for the primary shopping area would best reflect the focus for the shopping role of this core area within the town centre, in line with national planning policy and guidance, hence the more positive performance against the SA objectives (Objs. 6, 7, 8 and 9).		Positive score against sustainability criteria, relying on the town centre is a fair reflection of the town centre but does not highlight the specific focus of cultural activity. Inclusion of a focused boundary for culture would best reflect the need for a proactive policy focus for such activity, separate from the role and function of the town centre, hence the more positive performance against the SA objectives (Objs. 6, 7, 8 and 9).	

BEXHILL - OTHER POLICIES (2)		BEX16 - Little Common and Sidley District Centres			London Road - Sackville Road Enhancement Area	
		Little Common District Centre	Sidley District Centre			
Option		Retain existing District Centre boundary	Retain existing District Centre boundary	Amend existing District Centre boundary	Include a specific enhancement policy	Rely on the market to bring forward improvements i.e no policy
SA Objective						
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.	~	~	~	~	~
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.	~	~	~	~	~
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.	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Some positive sustainability criteria identified relating to the retention of the existing boundary, particularly in relation to access to services (Objs. 6, 7, 8 and 15). Existing boundary appears to be performing well for the District Centre and should therefore be maintained. As such, no alternative option is presented.	A positive performance against some objectives in relation to the existing boundary (Objs. 6, 7, 8 and 15). More positive scoring against the sustainability criteria identified relating to the proposed amendments to the existing boundary (Obj 6, 7, 8 and 15). Consolidation of the existing boundary appears to be most appropriate and would be a more accurate reflection of the District Centre.		A proactive policy approach to the identified area indicates a positive performance against many SA criteria including objectives 1, 6, 7, 10 and 15. Relying on the market (i.e. no policy) to bring forward improvements indicates a number of unknown outcomes, it is likely that a positive planning/regeneration approach will be a catalyst to achieving an enhanced area, which is an important 'gateway' to the town.	

HASTINGS FRINGES OPTIONS 1		Sites					
		Site Name: HF2: Land adjacent to Capricorn, Chown's Hill	Site Name: HF3: Land on Stonestile Lane	Site Name: HF4: Land at Michael Tyler Furniture Site		Site Name: HF5: Land at Breadsell Farm	
Site Size							
Proposed For / Main Use Considered		Residential	Residential	Employment	Residential	Residential	Employment
SA Objective		Score	Score	Score	Score	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.	~	~	~	~	~	~
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.	(✓)	~	~	~	?	?
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.	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment - Objective 15 (specifically landscape character and the impact on the High Weald AONB) and poor accessibility to services, which impacts on several SA criteria.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment - Objective 15 (including impact on the High Weald AONB and landscape character) and poor accessibility, which impacts on several SA criteria.	Two uses are considered based upon an initial assessment of what the site could realistically be used for. This is in the light of policy position suggesting employment uses should be retained, compared to residential which is the landowners preference. Generally positive sustainability impacts identified including proximity to services in Hastings which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. However, it would result in the loss of an existing employment site which is currently in use (in part), resulting in a negative impact in relation to SA objective 6.		Two uses are considered based upon an initial assessment of what the landowner has previously indicated as a preference for the site. Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (including landscape character, the High Weald AONB and the uncertain impacts on the adjacent Marline Valley SSSI). The site is located far for services and would be heavily car dependent (Objective 10) in direct conflict with several SA criteria.	
Overall Settlement Commentary		Although Hastings Fringes area is closely located physically to Hastings Borough, the majority of these sites are well removed from existing services and therefore not considered sustainable locations for development. In most cases, they are heavily reliant on the car, although some are located close to existing bus services. the majority of these sites are located along or close to 'The Ridge' which, like the name suggests, a ridgeline. Meaning these sites tend to be visually exposed and are important for the landscape setting of the Town. Most sites are located adjacent to or physically within the the High Weald Area of Outstanding Natuiral Beauty (AONB), and whilst this does not preclude development, the impact of development on the designation is a consideration. The majority of these sites are greenfield and on areas of land graded agricultural quality Grade 3. A number of the sites are also located in areas of Surface Water Flood Risk. Hastings Fringes clearly warrants the retention of a development boundary around well built up areas contiguous with Hastings.					

HASTINGS FRINGES OPTIONS 2							
		HF6r: Land adjacent to Rock Lane, Hastings		HF8e - Land north of A265, Ivyhouse Lane		HF8r - Land north of A265, Ivyhouse Lane	
Site Size							
Proposed For / Main Use Considered		Residential	Open space	Employment	Open space	Employment	Open space
SA Objective							
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.	(✓)	~	~	~	~	~
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.	~	~	~	~	~	~
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.	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Two uses are considered based upon an initial assessment of what the site could realistically be used for. As a site for housing or as open space. The landowner has previously indicated a preference for residential. Moderately positive sustainability criteria identified, including relatively close proximity to local services within Hastings, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. Development on these valley sides would have a negative impact on landscape character of the valley. The area would better facilitate landscape, ecological and access improvements to wider valley to provide an important open space for residents in proximity of the area, supporting SA objectives 7, 14 and 15.		Two uses are considered based upon an initial assessment of what the site could realistically be used for. As a potential extension to the adjacent industrial estate or as open space. Some positive sustainability criteria identified, including relatively close proximity to local services within Hastings. Modest development close to the industrial estate would allow for the improvement of the screening of the estate improving the transition to the adjacent countryside, therefore improving the appearance of the AONB in this area.		Two uses are considered based upon an initial assessment of what the site could realistically be used for. As a potential extension to the adjacent industrial estate or as open space. Moderately positive sustainability criteria identified, including relatively close proximity to local services within Hastings, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. Development on the valley sides furthest away from the industrial estate would have a negative impact on landscape character on the area. The area would better facilitate landscape, ecological and access improvements to wider valley to provide an important open space for residents in proximity of the area, supporting SA objectives 7, 14 and 15.	
Overall Settlement Commentary		Although Hastings Fringes area is closely located physically to Hastings Borough, the majority of these sites are well removed from existing services and therefore not considered sustainable locations for development. In most cases, they are heavily reliant on the car, although some are located close to existing bus services. the majority of these sites are located along or close to 'The Ridge' which, like the name suggests, a ridgeline. Meaning these sites tend to be visually exposed and are important for the landscape setting of the Town. Most sites are located adjacent to or physically within the the High Weald Area of Outstanding Natural Beauty (AONB), and whilst this does not preclude development, the impact of development on the designation is a consideration. The majority of these sites are greenfield and on areas of land graded agricultural quality Grade 3. A number of the sites are also located in areas of Surface Water Flood Risk. Hastings Fringes clearly warrants the retention of a development boundary around well built up areas contiguous with Hastings.					

HASTINGS FRINGES OPTIONS 3		HF9: Land at Rock Lane, Guestling	HF9a: Land north of Austen Way	HF18a - Land east of Burgess Road / HF18r - Land to north west of Burgess Road		WL2: Land rear of 66-78 Westfield Lane
Site Size						
Proposed For / Main Use Considered		Residential	Residential	Employment	Open Space	Residential
SA Objective						
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	(✓)	(x)	(x)	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	(✓)	(x)	(x)	~
3	Reduce crime and fear of crime.	~	~	(✓)	(✓)	~
4	Reduce deprivation and social exclusion.	(x)	(x)	(✓)	(✓)	~
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(x)	(x)	(✓)	(x)	(x)
7	Improve accessibility to services and facilities for all ages across the District.	~	~	~	✓	(x)
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	~	~	✓	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	~	~	~	~	(x)
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)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~
14	Conserve and enhance biodiversity.	~	~	(x)	(✓)	(x)
15	Protect and enhance the high quality natural and built environment.	(x)	(x)	(✓)	✓	(x)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15. Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment of the AONB.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15. Development in this area would be out of character of existing linear development pattern and visually exposed to the detriment of the AONB.	Some positive sustainability criteria identified, including relatively close proximity to local services within Hastings. Modest development close to the industrial estate would allow for the improvement of the woodland screening of the estate improving the transition to the adjacent countryside, therefore improving the appearance of the AONB in this area.		Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15 and poor accessibility, which impacts on several SA criteria, although access to an infrequent bus service is close by, development in this area would be out of character of existing linear development pattern to the detriment of the AONB.
Overall Settlement Commentary		Although Hastings Fringes area is closely located physically to Hastings Borough, the majority of these sites are well removed from existing services and therefore not considered sustainable locations for development. In most cases, they are heavily reliant on the car, although some are located close to existing bus services. the majority of these sites are located along or close to 'The Ridge' which, like the name suggests, a ridgeline. Meaning these sites tend to be visually exposed and are important for the landscape setting of the Town. Most sites are located adjacent to or physically within the the High Weald Area of Outstanding Natuiral Beauty (AONB), and whilst this does not preclude development, the impact of development on the designation is a consideration. The majority of these sites are greenfield and on areas of land graded agricultural quality Grade 3. A number of the sites are also located in areas of Surface Water Flood Risk. Hastings Fringes clearly warrants the retention of a development boundary around well built up areas contiguous with Hastings.				

HASTINGS FRINGES OPTIONS 4		Site Name: BB2: Land adjoining Millward Gardens, Batchelors Bump	Site Name: BB3: Land west of Winchelsea Road, Batchelors Bump	Site Name: BB4: Land at Thorsfield and Chatswood House
Site Size				
Proposed For / Main Use Considered		Residential	Residential	Residential
SA Objective		Score	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.	(✓)	(✓)	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(x)	(x)	(x)
7	Improve accessibility to services and facilities for all ages across the District.	(x)	(x)	(x)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(x)	(x)	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	(x)	(x)
11	Reduce emissions of Greenhouse gases.	(x)	(x)	(x)
12	Minimise the risk of flooding and resulting detriment to people and property.	~	(x)	~
13	Maintain, improve and manage water resources in a sustainable way.	~	~	?
14	Conserve and enhance biodiversity.	~	x	~
15	Protect and enhance the high quality natural and built environment.	(x)	(x)	(x)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility, which impacts on several SA criteria. Development would change the character of the landscape and built environment of this open, exposed site in direct conflict with objective 15.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility, which impacts on several SA criteria. Development would change the character of the landscape and built environment of this open, exposed site in direct conflict with objective 15.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility, which impacts on several SA criteria. Development in this area would be out of character of existing linear development pattern to the detriment of the AONB.
Overall Settlement Commentary		Although Hastings Fringes area is closely located physically to Hastings Borough, the majority of these sites are well removed from existing services and therefore not considered sustainable locations for development. In most cases, they are heavily reliant on the car, although some are located close to existing bus services. the majority of these sites are located along or close to 'The Ridge' which, like the name suggests, a ridgeline. Meaning these sites tend to be visually exposed and are important for the landscape setting of the Town. Most sites are located adjacent to or physically within the the High Weald Area of Outstanding Natural Beauty (AONB), and whilst this does not preclude development, the impact of development on the designation is a consideration. The majority of these sites are greenfield and on areas of land graded agricultural quality Grade 3. A number of the sites are also located in areas of Surface Water Flood Risk. Hastings Fringes clearly warrants the retention of a development boundary around well built up areas contiguous with Hastings.		

HASTINGS FRINGES POLICIES 1		Policies			
		Policy HAS1 - Land at Michael Tyler's, Woodlands Way, Hastings		Policy: HAS2 - Land east of Burgess Road, Hastings	
				Policy: HAS3 - Land east of A265, Ivyhouse Lane, Hastings	
Site Size					
SA Objective		Score	Commentaries and Likely Significant Effects	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 contribute towards the overall housing target for the Hastings Fringes (Obj. 1). The site is brownfield site and located adjacent to existing (and under construction) residential development and is reasonably well related to services within Hastings (Obj. 7). Redevelopment of this site for housing will involve the loss of an underused, low grade employment site in an accessible location, which scores negatively against objective 6. However, this is an underused brownfield site (Obj. 9) which could be put to better use for a mixed tenure housing development (Obj. 1 and 4).	~	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Will contribute towards the overall employment target for the Hastings Fringes (Obj 6). The site is greenfield and located adjacent to existing industrial estate in Hastings and is well related to services in Ore within Hastings (Obj 7). Increasing employment floorspace in this area will provide additional job opportunities near a deprived area (Obj. 4). This area has previously been used for anti-social activities and development would reduce the risk of this happening in the future (Obj. 3). Development in line with the policy provisions will ensure an efficient use of land (Obj 9).
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.	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> The site offers a sustainable, accessible option for housing development close to services within Hastings (Objs. 2, 6 and 7). The development will bring forward a mixed tenure housing development, including affordable housing in line within the policy (Obj. 1 and 4). <u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> This brownfield site is located adjacent to the High Weald Area of Outstanding Natural Beauty (AONB) - to the north - and redevelopment must respect these wider views, as well as the relationship with surrounding residential development (Obj.15). There are areas of known surface water drainage which would need to be addressed as part the development (Objs. 12, 13). Wider boundary screening to the west and north of the site would need strengthening in order to prevent overlooking and provide an appropriate screening between the site and the wider AONB (Obj. 15).	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> The site offers a sustainable option for additional employment development adjacent to the existing industrial estate, close to existing services in Hastings (Obj 7). Formal linkages to the wider countryside through the valley in-conjunction with the proposed Urban Fringe Management policy (HAS4) and adjacent developments already secured - Land at Rock Lane and proposed policy HAS3 - assists in promoting the health and wellbeing of those in the locality including those in the adjacent residential areas (Obj 2, 8, 10).
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	(✓)	<u>Potential Mitigation</u> The provision of an Locally Equipped Area of Play in an area where there is little provision will provide a good space for children in the area to play. Given the site is located adjacent to the High Weald AONB, careful consideration will need to be made to the impact of wider views in line with the provisions of the policy. Boundary screening on the western and northern boundaries will ensure that there is no negative impact on residential amenity. <u>SA Conclusion</u> This brownfield site is considered appropriate for residential development, even though this results in the loss of employment floorspace within the District. The site comprises underused, low grade employment floorspace development and the advantages of housing are considered to outweigh the loss of employment provision in this instance.	~	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is located on the fringe of Hastings, although the site is greenfield it is relatively contained from wider views across the valley due to its topography and boundary planting meaning the wider landscape impact is minimal (Obj 15). The loss of trees would be closest to the existing estate and those that would be lost are not considered to be of any particular value. Extensive additional tree planting would be secured as part of the development in the form of a managed woodland. This would provide a softened edge to the industrial estate (Obj 11, 14 & 15). Access would be achieved via allocated employment land in Hastings and is considered suitable for the use proposed (Obj. 10).
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.	~	<u>Potential Mitigation</u> Provision for landscape management of the land to the north of the site will provide new and enhanced green infrastructure, including managed woodland whilst also providing a softer, landscaped edge to the industrial estate (Obj. 14, 15). Provision for public footpaths along the edges of the site to join with the proposed footpath to the east from Rock Lane and other planned footpaths to the west (Policy HAS3) will complement the Urban Fringe Management policy (HAS4) which seeks to improve formal access opportunities across the valley as a greenspace for the local area (Objs. 2, 9, 14, 15). <u>SA Conclusion</u> This greenfield site is a previously planned extension on the edge of the Ivyhouse Industrial Estate in Hastings. This additional development not only helps to contribute towards the employment development targets for the Hastings Fringes but also provides a softened edge to the industrial estate whilst facilitating managed access and green infrastructure improvements to this despoiled valley. The scheme will bring forward additional employment floorspace, enhanced green infrastructure whilst also providing key pedestrian links to the wider countryside.	~	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is located on the fringe of Hastings, although the site is greenfield it is contained from wider views across the valley due to its topography, meaning the wider landscape impact is minimal (Obj 15). The loss of trees would be minimal and significant boundary planting will provide a softened edge to the industrial estate (Obj 11, 14 & 15). Access would be achieved via allocated employment land in Hastings and is considered suitable for the use proposed (Obj. 10). <u>Potential Mitigation</u> Provision for landscape management of the land to the north of the site will provide new and enhanced green infrastructure (Obj. 14, 15). Provision for public footpaths across the site to join with the existing footpath network to the west and other planned footpaths to the east (and possibly the north) will complement the Urban Fringe Management policy (HAS4) which seeks to improve formal access opportunities across the valley as a greenspace for the local area (Objs. 2, 9, 14, 15). <u>SA Conclusion</u> This greenfield site adjoins part of a previously planned extension on the edge of the Ivyhouse Industrial Estate in Hastings. This additional development not only helps to contribute towards the employment development targets for the Hastings Fringes but also facilitates managed access and green infrastructure improvements to this despoiled valley. The scheme will bring forward additional employment floorspace, whilst also providing key pedestrian links to the wider countryside.
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.	~		~	

HASTINGS FRINGES POLICIES 2		HAS4 Urban Fringe Management		HAS5 - Combe Valley Countryside Park	
Option		Rely on Core Strategy policy HF1	Define a boundary for Urban Fringe Management	Retain existing Countryside Park boundary	Amend Countryside Park boundary
SA Objective					
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.	~	~	~	~
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.	~	~	~	~
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.	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A proactive policy approach to the identified area indicates a positive performance against many SA criteria including objectives 2, 8, 14 and 15. Relying on development in the locality to bring forward improvements in line with Policy HF1 of the Core Strategy would result in an uncoordinated approach achieving an unknown outcome, it is likely that a positive planning/regeneration approach will achieve the desired outcome for the area.		Positive performance against many SA criteria including objectives 2, 7, 8, 14 and 15. Retention of the existing boundary shows minor positive impact, whereas a revised boundary incorporating a larger area brings forward more benefits as a major area of green infrastructure and is more accurate reflection of the Park in light of the construction of the Bexhill-Hastings Link Road.	

BECKLEY FOUR OAKS OPTIONS		Sites								
1		FO1 Land at Ilex Cottage, Four Oaks	FO2 Former Vineyard site, Whitebread Lane, Four Oaks	FO3 Land at Pear Orchard, Four Oaks	FO4 Land West of Oakley Cottages, Main Street, Four	FO5 Land at The Retreat, Whitebread Lane, Four Oaks	FO6 Land to east of Coombs Cottages, Peasmarsh Road, Four	FO7 Land north of Beckley Gallery, Four Oaks	FO8 Land at Westlands, Four Oaks	FO10 Land at King Bank Lane, Beckley
Site Size										
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	Score	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.	~	(✗)	(✗)	~	(✗)	(✗)	(✗)	~	✓
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.	(✗)	(✗)	(✗)	(✗)	(✗)	~	~	~	~
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.	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A mix of postive and negative scores. Significant negative against environmental objectives in particular against Objective 15 and the impact of the site on the AONB landscape, loss of trees onsite and the impact of on the setting on the Listed Building.	Significant negative scores highlighted. The site scores poorly against several objectives including relatively distant from local village services (Objective 7&8), evidence of surface water flooding (Objective 12) and a significant impact on the trees onsite which would result in a net loss of trees if development is proposed here. (Objectives 9 and 15)	Mostly negative scores reflecting its unsustainable location away from the village's main services and impact on the wider AONB landscape. The loss of trees (Objective 11/15) and evidence of surface water flooding (13) also impact on the scoring.	A mixture of positive and negative scores. Well placed to access village services but significantly the site scores negatively when assessed against Objective 15 and the impact on the wider AONB landscape and the setting of the village's historical settlement pattern.	Significant negative scores which reflects its marginal location and poor sustainability credentials.	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility to services, which impacts on several SA criteria. Development would also change the character of the landscape with this open, exposed site in direct conflict with objective 15.	Mostly negative scores which reflects its marginal location, poor access to local services and impact on the AONB landscape character.	FO8 scores wells against several accessibility objectives. Well placed to access local services and there is a bus stop located very close to the site. The site also scored poorly against objective 12 with evidence of surface water flooding prevalent in this location. Significantly the site scores poorly against objective 15 with a negative impact on the AONB landscape, the character of the village and historical development pattern.	Scores relatively well against objectives 7 and 8. It is well placed to access local services. The site scored negatively against objective 15 as it located near a listed building and there is a historic field boundary present there. This would impact negatively on the setting of the village and the AONB landscape.
Overall Settlement Commentary		Beckley Four Oaks is a relatively small settlement within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary. Beckley Four Oaks has a good range of services available and consideration of the constraints in the locality, the Local Plan Core Strategy set a target of 20 additional dwelling on new sites in the village up to 2028. It is proposed that the requirement for Beckley Four Oaks be accommodated on two relatively small sites. Land South of Buddens Green (Ref: FO12a) is relatively central to both Beckley and Four Oaks and relatively close to existing services. The other site is on the northern edge of the village to the east of Hobbs Lane and comprises an existing brownfield site known as the Former Manroy Engineering Works (Ref: FO15) and a small adjacent area of farmland which creates a more logical development area. Beckley Four Oaks is a relatively small settlement within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary.								

BECKLEY FOUR OAKS OPTIONS 2		FO9 Land adj. Roberts Row, Whitebread Lane, Four Oaks	FO12 Land at Buddens Green, Four Oaks	FO13 Land adj to Frog Field, Main Street Beckley Four Oaks	FO14 Westlands	FO15 Land East of Hobbs Lane		BE7 Chestnuts Paddock	BE10 Land adj to community hall, Main Street, Beckley	BE11 Land at Horseshoe Lane
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Employment	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score		Score	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.	(✗)	(✓)	(✓)	(✓)	~	~	(✗)	✓	(✗)
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.	(✗)	(✗)	~	(✗)	~	~	~	~	(✗)
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.	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)	(✗)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15 and poor accessibility, which impacts on several SA criteria. Although access to an infrequent bus service is close by, development in this area would be out of character of existing linear development pattern to the detriment of the AONB.	Scores well in several SA criteria and strongly positive in terms of access to services and wider transport connections (Objective: 7/8/10). The site scores negatively against Objective 12 because of potential surface water flooding mainly on the western half of the whole site. This could be mitigated with the implementation a SUDs scheme. BAP status also impacts on this site but habitat will be enhanced with further planting along the boundaries. SA scores are based on the development of land to the rear of the existing Buddens Green estate. Development of the whole site would bring about a wholly inappropriate scale of development for the village and would negatively impact on the AONB landscape. Land to the west of proposed residential area would be suitable as amenity space and the creation of a SUDs scheme.	Centrally located in the village and scores well against several SA criteria when accessibility to services is taken into account. Significantly the site scores poorly against Objective 15 and in particular the negative impact on the AONB landscape and character.	Scores well on several fronts reflecting its location in the village with several services close at hand and within walking distance. The site is also well placed to access bus services. Significantly the site scores poorly against environmental and landscape objectives especially to the detriment of the wider AONB landscape and character of the village.	The site comprises the former engineering work and a small parcel of farmland to the rear of the former factory. residential use site scores poorly against objectives relating to access to services which reflects its village fringe location, as well as the loss of an employment site A new footway to connect the site with the main village will improve connectivity. As the potential for employment use appears limited, implementation of a housing scheme would bring back a derelict brownfield site into use providing much needed housing for the village and improve the appearance of this part of the village.	The site comprises the former engineering work and a small parcel of farmland to the rear of the former factory. The site scores poorly against objectives relating to access to services which reflects its village fringe location, as well as in relation to its alternative potential for housing. Also, while the main part of the site is an employment site (former factory), the potential for continued employment uses on this site is considered limited, (although assessed as somewhat positive against Objective 6 at this stage), with aged premises and poor internal infrastructure, being vacant for two years. As it does not appear readily capable of meeting modern modern commercial requirements, it is assessed as likely to have an adverse impact on the local environment.	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15. Its poor accessibility to local services also impacts on several SA criteria.	Scores well and is well placed to access to a bus service connecting to the wider locality. Development in this area would be to the detriment to the AONB landscape and out of character of existing with the existing streetscape pattern of the village.	Scores poorly against eight objectives reflecting its distance from the village fringe and its poor sustainability credentials. Development here would also impact negatively on the AONB landscape and would be contrary to the sustainability principles advocated by the Core Strategy
Overall Settlement Commentary		Beckley Four Oaks is a relatively small settlement within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary. Beckley Four Oaks has a good range of services available and consideration of the constraints in the locality, the Local Plan Core Strategy set a target of 20 additional dwelling on new sites in the village up to 2028. It is proposed that the requirement for Beckley Four Oaks be accommodated on two relatively small sites. Land South of Buddens Green (Ref: FO12a) is relatively central to both Beckley and Four Oaks and relatively close to existing services. The other site is on the northern edge of the village to the east of Hobbs Lane and comprises an existing brownfield site known as the Former Manroy Engineering Works (Ref: FO15) and a small adjacent area of farmland which creates a more logical development area. Beckley Four Oaks is a relatively small settlement within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary.								

BECKLEY FOUR OAKS POLICIES		Policies	
		Policy BEC1 Land East of Hobbs Lane	Policy BEC2 Land South of Buddens Green
Site Size			
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</u> <u>(Primarily 1, 4, 5, 6, 9)</u> Will provide housing in the village but also much needed affordable housing and smaller units (Objective 1). The site comprises a former engineering works and a small parcel of farmland brought forward as a comprehensive development. The loss of the engineering works would be contrary to Objective 6 but the engineering works has been empty for a number of years despite attempts to market the premises for alternative employment use. The building is not suitable for modern commercial needs and would be appropriate for residential development and making best use of land (Objective 9).
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	<u>Commentary on Social Objectives</u> <u>(Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> The site is centrally located and offers a sustainable opportunity for development. FO12 has strong sustainability credentials within reasonable walking distance to the school, village hall and recreation ground (Objectives 5, 7 and 8). There is a bus stop immediately to the north of the site which offers bus links to other larger settlements such as Peasmarsh and Northiam.
3	Reduce crime and fear of crime.	~	Policy BEC2 advocates a well-integrated development behind the existing Buddens Green Estate which will limit visual intrusion on the wider AONB landscape and respects the character/settlement pattern of the village.
4	Reduce deprivation and social exclusion.	(✓)	Local cultural facilities are limited, but the site is ideally located to access both the village hall and the recreation ground/play area by foot, as well as providing further amenity space that may offer a focal point for community activities (Objectives 8 and 2). A local bus service is immediately accessible from the site and will provide links to Rye and will enable local residents to access higher level services/amenities including tertiary education. (Objectives 4, 7, 8, 10)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	<u>Commentary on Environmental Objectives</u> <u>(Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is within the AONB and the village is characterised by its linear settlement pattern. There is evidence of surface water flooding and scope for SuDS (Obs. 12 and 13). Furthermore, screening planting at the boundaries will minimise visual intrusion in the AONB landscape (Objective 15).
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(x)	<u>Potential Mitigation</u> The proposed residential area is well contained, aided by the gently sloping topography from south to north and by an existing mature tree belt on the southern boundary. Furthermore, the proposed residential area will be limited to behind the existing Buddens Green estate limiting the impact on the AONB landscape, which in turn will help to visually contain the development. Further strategic screen planting on the boundaries will also help to soften any visual intrusion in the landscape as well as strengthen and enhance historic boundaries (Objective 15). In addition, the provision of hedgerow screening will also provide habitats for local wildlife. (Objective 14). The provision of SUDs on the amenity area will also mitigate for surface water flooding and create appropriate habitat for local wildlife (Objective 13 and 14.)
7	Improve accessibility to services and facilities for all ages across the District.	~	<u>SA Conclusions</u> Although BEC2 is a greenfield site, there are several sustainability advantages on why development is appropriate in this location. Attention has been given to the gaps in the settlement pattern, limiting development to the area to the rear of the existing estate. Further development to the west of the proposed residential area will be inappropriate encroachment into wider AONB landscape which would bring about a scale of development wholly unnecessary and inappropriate for the village. The site is also centrally located with good accessibility to local services demonstrating its strong sustainability credentials.
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.	(✓)	
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.	(x)	
Cumulative Effects		In combination the two sites will provide for a significant increase in the number of dwellings over the plan period, relative to the size of the village. The two sites will continue to support the viability and vitality of important local services in the village including the school, village hall and the bus service. Landscape and biodiversity impacts are minimal as a result of the proposed developments and have been partially mitigated by the policy criteria. In combination, it is concluded these two sites represent the most sustainable option to meet Beckley Four Oaks's housing requirement. Beckley Four Oaks is a relatively small settlement within the High Weald AONB but is well served by local amenities, therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Beckley Four Oaks warrants the retention of a development boundary.	

BROAD OAK OPTIONS		Sites											
		BO16 Land West of Northiam Road (A28)	BO17 Land South of the Rainbow Trout	BO15 Land south of B2089	BO14 Reeds Wood, Land at top of Furnace Lane	BO13 Highlands	BO12 Land to the Rear of Malvern Cottage	BO11 Land South of the Old Manor House	BO10 Sunbeam Farm Yard, Udimore Road, Broad Oak	BO9 Land opposite Bell Hurst Cottage, Chitcombe Road	BO4 Land at Burnt House Farm, Broad Oak	BO1 Land west of Tillingham View, Broad Oak	BO2 Land to South of Goatham Lane, Broad Oak
Site Size													
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential			Residential
SA Objective							Score	Score	Score	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.	✓	(✓)	(x)	(x)	(✓)	~	(✓)	(✓)	(✓)	~	(✓)	(x)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	✖	(✓)	(✓)	(✓)	~	(✓)	(✓)	(x)	(✓)	✖
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	(✓)	(x)	(✓)	✓	(✓)	✓	(x)	(✓)	(✓)	(✓)	(x)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	(x)	~	~	~	(x)	✖	~	~	~	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(x)	(✓)	(✓)	~	(✓)	(✓)	(✓)	(✓)	(✓)	(x)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	(✓)	(x)	(✓)	(✓)	~	(✓)	(✓)	(✓)	(✓)	(✓)	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	✓	~	~	✖	(✓)	(✓)	(✓)	✓	~	~	~	(x)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	~	(x)	~	(✓)	(✓)	~	(✓)	(✓)	(x)	~	(x)
11	Reduce emissions of Greenhouse gases.	~	~	✖	✖	(x)	~	✖	~	~	~	(✓)	✖
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.	(✓)	~	~	✖	(x)	(x)	(x)	~	~	~	(x)	✖
15	Protect and enhance the high quality natural and built environment.	(x)	~	(x)	✖	✖	(x)	(x)	(x)	✖	✖	✖	✖
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant positive sustainability impacts generated by proposing residential development here. The site is well located to services and minimises impact on the wider AONB landscape. Although partly brownfield, land to the rear of BO16 is part of the High Weald AONB field pattern, the site relates far more to the built up area than wider countryside, being impacted upon by the adjoining Tillingham View development and visually contained (Objective 15). There is evidence of surface water flooding in the locality contrary to objective 12 but could be mitigated through the implementation of SUDs as well as allotments. The requirement for allotments in the village can be accommodated on BO16 given the scale of comprehensive development proposed. It is not a reasonable option for other smaller sites located elsewhere in the village.	BO17 scores positively against several SA objectives. The site is located centrally in the village and scores well in terms of accessibility and sustainability with close proximity to services. The site is visually contained by existing tree belts and planting.	BO15 scores negatively on many of the objectives. This reflects the relatively unsustainable location of the site and the impact of housing development in the wider AONB landscape.	Significant negative SA impacts regarding development of BO14. In particular when assessed against Objectives 11/14 and 15 reflecting the impact of the loss of Ancient Woodland and impact on the AONB landscape.	BO13 scores well against the objectives. The site scores poorly against loss of trees and impact on the listed building onsite.	Development would be visually exposed in this location and would be in direct conflict with Objective 15. The site does not relate well with the existing fabric of Broad Oak and would be contrary to Objective 4.	Scores positively against several Objectives. It is located in a sustainable location but scores negatively against Objective 11 and 14 with a net loss of trees	Scores positively against a number of SA objectives reflecting its central location. However development would also change the character of the landscape with open exposed site on the open slopes.	BO9 scores positively against several SA objectives but significantly and notably against objective 15 the site has a significant negative impact on the AONB landscape with the open, exposed slope. Development is not suitable in this location.	Mixture of positive and negative scores. On the edge of the village and exposed in the wider AONB landscape, BO4 scores particularly negatively when assessed against Objective 15.	Mostly positive scores. However notably significant negatives against environment objectives 14 and 15 reflecting the impact of adjacent Ancient Woodland to the north west and while the site is relatively contained the complete redevelopment of BO1 for housing is neither necessary or appropriate for the village of Broad Oak at this time and would impact negatively on the AONB landscape.	Significant SA issues highlighted in this assessment. Scores negatively against several objectives reflecting its fringe location and distance to services (Objective 7 and 8), impact on Ancient Woodland (Objective 11 and 14) and impact on the wider AONB landscape which is in direct conflict with Objective 15.
Overall Settlement Commentary		Broad Oak is closely linked to the neighbouring villages of Cackle Street and Brede to the south and the three of them form a relatively compact cluster of settlements running north-south along the A28. The village is relatively well resourced with services including a school, recreation ground, a shop, a pub and a village hall. Given the size of the village, the range of services available and consideration of the constraints in the locality, the Local Plan Core Strategy set a target of 50 dwellings on new sites in the village up to 2028. The housing requirement will be accommodated on two sites which both score relatively well in sustainability terms. Both sites are centrally located in the village. Where possible there will be native planting to minimise the landscape impact. Broad Oak is a relatively small settlement within the High Weald AONB but is well served by local amenities. Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality, most notably the visual encroachment in the AONB landscape, Broad Oak warrants the retention of a development boundary.											

BROAD OAK POLICIES		Policies	
		Policy BRO1 Land West of Northiam Road A28	Policy BRO2 Land South of Rainbow Trout Pub
Site Size			
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.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) BRO1 will provide housing but also affordable housing and much needed smaller units in line with policy. The central location of the site will enable the development to be integrated into existing fabric of the village with good links to local services and amenities (Objectives 4, 5, 7, 8) and supporting the continued viability and vitality of local services and businesses (Objective 7). In addition BRO1 ensures the most efficient use of the land (Objective 9).
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The central location of BEC1 is well placed to access all services and is within reasonable walking distance to the primary school, local shop, recreation ground, pub and village hall (Objective 7 and 8). BRO1 is centrally located in the village and the provision of allotments ensures good accessibility for the rest of the village to access this amenity. It also addresses a shortfall of allotment provision in this area (Objectives 8 and 9).
3	Reduce crime and fear of crime.	~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Although partly brownfield, land at the rear of BRO1 is part of the High Weald AONB field pattern, the site relates far more to the built up area than wider countryside, being impacted upon by the adjoining Tillingham View development and visually contained (Objective 15). BRO1 is within reasonable walking distance of services (Objective 15). A buffer between the proposed residential area and the Ancient Woodland will preserve the integrity of the Ancient Woodland and minimise the impact of development (Objective 14). The creation of further planting of hedgerow and trees on the boundaries is supported by policy and should enhance local biodiversity habitat (Objectives 14 & 15). The creation of SUDs will create opportunities for habitat enhancement and address surface water run off issues (Objectives 12 and 14).
4	Reduce deprivation and social exclusion.	(✓)	Potential Mitigation BRO1 will be bought forward as a comprehensive development. A buffer would be required to the Ancient Woodland of Little Austen's Wood immediately to the west (Objectives 14 and 15). An existing public footpath along the western boundary should be retained and a link provided to it through the development. Trees within the site should be retained as far as possible (Objectives 11 and 15). Evidence provided by the Council's Open Space, Sport and Recreation Study and discussions with the Parish Council have highlighted the shortfall of allotment provision in this locality, which will be addressed through the provision of allotments on this site (Objective 8). Furthermore, the provision of SUDs will address run-off concerns and also provide opportunity to enhance local biodiversity (Objective 12).
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	SA Conclusions The advantages of development at this location outweigh the disadvantages in sustainability terms. The site is visually contained and well located to access local services and amenities. The Policy will also provide much needed affordable housing in the locality. The preferred use of the site is a residential led development with the provision of allotments as set out in Policy BRO1.
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.	(✓)	
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		In combination the two sites will provide for a significant increase in the number of dwellings, including affordable housing over the plan period, relative to the size of the village. The two sites will continue to support the viability and vitality of important local services in the village including the school, shop pub and the local bus services. Landscape and biodiversity impacts are minimal as a result of the proposed developments and have been partially mitigated by the policy criteria. In combination, it is concluded these two sites represent the most sustainable option to meet Broad Oak's housing requirement.	

CAMBER OPTIONS		Sites											
		CM1 : Land at Chapel Field	CM3: Land adjoining Cedar Cottage (west)	CM4: Land Adjoining Cedar Cottage (east)	CM5: Land adjoining Sands End, Farm Lane	CM7: Pontins Holiday Camp	CM11: Land West of Farm Lane, Camber	CM9: Garage, Lydd Road, Camber		CM6: Camber Car Park		CM2 Former Putting Green Site, Old Lydd Road, Camber	
Site Size													
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Commercial (Employment or Retail)	Residential	Commercial (Employment or Retail)	Residential	Commercial (Employment or Retail)
SA Objective							Score			Score	Score	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.	(x)	(x)	(x)	(x)	✓	✗	✓	✓	✓	✓	✓	✓
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~	✓	~	✓
4	Reduce deprivation and social exclusion.	(x)	(x)	(x)	(x)	✓	(x)	~	✓	✓	✓	✓	✓
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	✗	✗	✗	✗	✗	✗	✗	~	✗	~	✗	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	✗	(x)	✗	✓	~	✓	~	✓
7	Improve accessibility to services and facilities for all ages across the District.	(x)	(x)	(x)	(x)	✓	(x)	✓	✓	✓	✓	✓	✓
8	Encourage and facilitate increased engagement in cultural and leisure activities	(x)	(x)	(x)	(x)	✓	(x)	~	~	✓	✓	✓	✓
9	Improve efficiency in land use and encourage the prudent use of natural resources	✗	✗	✗	✗	✓	(x)	✓	✓	✓	✓	✓	✓
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(x)	(x)	(x)	(x)	~	(x)	~	~	~	~	~	~
11	Reduce emissions of Greenhouse gases.	(x)	(x)	(x)	(x)	~	(x)	~	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	✗	✗	✗	✗	✗	✗	✗	(x)	✗	(x)	✗	(x)
13	Maintain, improve and manage water resources in a sustainable way.	~	~	~	~	~	~	~	~	~	~	~	~
14	Conserve and enhance biodiversity.	(x)	(x)	(x)	(x)	✗	✗	~	~	~	~	~	~
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.	~	~	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		CM1 scores poorly on a number of sustainability objectives, particularly against environmental and social objectives and reflects on the site's fringe location on the western side of the village, relatively distant from the main services the village provides (Objective 7). Against objective 12 Walland Marsh SSSI is located to the north. Development of this paddock would be out of proportion with the scale of proposed for the village (Objective 15) and would impact negatively on the local environment.	Significant negatives against several sustainability objectives, in particular flood risk on on a greenfield site (Objective 12) and poorly related to services (Objective 7 and 8).	Almost all negative scores against several objectives. Scores poorly against environmental objectives, in particular objectives 18 and 21 highlighting the site is a greenfield site in flood zone 3.	Does not score well in terms of distance from services which are centrally located in the village. Scores very poorly against objective 15, 18 and 21 in particular which highlights the unsuitability of this site in sustainability terms when assessing residential development on a greenfield site in Flood Zone 3 adjacent to SSSI.	CM6 scores well in terms of sustainability and reducing the need to travel distances to access village services given its central location in the village. Its close proximity to the SSSI and the scale of development would impact negatively on the village and put further recreational pressure on the Dungeness Complex.	Significant negatives attached to this site. Scores poorly against several objectives in particular in regards to flood risk and distance from services.	Has a live permission for residential (5 units) and a retail unit. The former garage site is a potentially contaminated brownfield site, so any development will have a beneficial effect in terms of health (Ob.2) and land efficiency (Ob.9).	A mixture of positives and negatives scores. CM6 is a significant brownfield site currently used primarily as a car park but has a small number of tourism based outlets as well as operational offices for the police, medical facilities and coast guard during busy days. The site is centrally located in the village and is a key hub for the community. This is reflected in the positive score in objective 7 and 8. Access to local services and shops from this location scores relatively well. In terms of the local economy the site is at the heart of the village and regeneration of this brownfield area will be the catalyst to improve access to jobs and diversify the tourism offer in a deprived area (Objective 4). The regeneration of this site must be sympathetic to the Rye Bay SSSI and not prejudice the integrity of the SSSI area and recreational pressure is managed effectively (objective 14). The site is also located in Flood Risk zone 2 and 3. Flood risk mitigation would be required and integral to any development on this site. Habitable rooms in residential development should not be in the ground floor. CM6 is scores positively for both residential and employment uses.	Mostly positive scores when CM2 is considered for residential and commercial uses. CM2 is currently used as a car park and is surrounded by existing residential and commercial development. The site is well located to access local shops and community facilities and scores positively against Objectives 7 and 8 underlining its sustainability credentials. A brownfield site, the development of CM2 would be a catalyst for regeneration in a significantly deprived area. CM6 is located less than 200 metres to the east.			
Overall Settlement Commentary		The scale of development proposed for Camber in the Core Strategy is appropriate (20 units). The historic settlement pattern of the village has been an eclectic post war development centred around tourism. Careful balance must be reached to accommodate growth in the village and preserving the integrity of the Dungeness Complex should be integral to any planned growth of the village. In addition flood risk is also a significant consideration when allocating land for development. The village has a number of services which local residents draw upon although there is no school in the settlement with children having to travel to Rye to access education. During high season the village can be overwhelmed with visitors and traffic management is a significant problem and must be managed as an holistic approach to growth of the village. Camber is relatively well serviced by services and amenities located within the village and therefore to manage sustainable growth in the village especially in an area where the environmental designations and flood risk are particularly sensitive, the settlement warrants the retention of a development boundary.											

CAMBER POLICIES		Policies		
		Policy CAM1 Land at the Former Putting Green		Policy CAM2 Land at Central Car Park
Site Size				
SA Objective		Residential	Commentaries and Likely Significant Effects	Residential
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	(✓)	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) The policy will provide housing (Objective 1) and commercial (objective 6) in a location that can be well integrated into the wider fabric of the village (Objective 4).	(✓)
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Regarding social objectives Policy CAM1 scores well against SA Objectives. CAM1 is well related to the existing built up area of Camber and is centrally placed to access the majority of village services by foot (Objective 7).	(✓)
3	Reduce crime and fear of crime.	~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)	~
4	Reduce deprivation and social exclusion.	(✓)	CAM1 is a brownfield site and the redevelopment of the site for residential and commercial use makes best use of land (Objective 9). There are significant environmental constraints which impact on CAM1. The whole of Camber lies within Flood Zone 3a. The main flood risk to Camber is tidal flooding. The completion of the recent Broomfield Sea wall defence has increased protection locally. The surrounding countryside is subject to a number of International and national environmental designations including SSSI, SPA, and RAMSAR and managed accordingly. Camber is popular with visitors during period of fine weather and the population of the village can increase significantly during these periods. Recreational pressure particularly on the International Sites will be managed through the emerging Sustainable Access Strategy.	(✓)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	✗		✗
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	✓		✓
7	Improve accssibility to services and facilities for all ages across the District.	(✓)		(✓)
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	Potential Mitigation Mitigation for flood risk will be localised to CAM1 with the applicant required to submit FRA, nevertheless habitable rooms on the ground floor should be avoided and flood resilience and construction methods should be implemented for all new dwellings at Camber (Objective 12). Working with Shepway DC and Natural England, recreational pressure in Camber will be managed through the implementation of the Sustainable Access Strategy.	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(✓)	The loss of car parking will be mitigated with a rebalancing of spaces from the CAM1 to the overflow car park, in partnership with ESCC, with a pedestrian link between these strengthened.	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	SA Conclusions The policy framework for CAM1 is informed by the adopted Camber Village SPD and SA. The provisions of Policy CAM1 promote a sustainable use of a brownfield site. The central location within the existing fabric of the village promotes accessibility by sustainable modes to the full range of village services, and enhances accessibility for existing areas. The creation of housing and commercial will provide local jobs and support the local economy. The preferred use of the site is a residential and commercial led development, with the provisions as set out in Policy CAM1.	~
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		In combination the two sites will provide for a managed increase in the number of dwellings over the plan period, relative to the size of the village. Both sites are brownfield sites making best use of land. Traffic management will be approached in a holistic way including the mitigation of the loss of car parking spaces by the employment of the overflow car park in partnership with local stakeholders. Recreation pressure will be managed through the Sustainable Access Strategy. Respective sustainability weaknesses have been mitigated by the policy criteria and framed by the adopted Camber SPD. In combination, it is concluded these two sites represent the most sustainable option to meet Camber's development provisions.		

CATSFIELD OPTIONS		Sites										
		CA3: Land at Wilton House	CA4: Land off Church Lane	CA5: Land adj to Park Gate Bungalows, Catsfield	CA6: Land South of Skinners Lane	CA7: Land at the Warren Yard, Catsfield Road	CA8: The Brooks, Church Road	CA10: Land between Park Gate Bungalows and Ivy House.	CA11: Land opposite the Primary School.	CA12: Land rear and adjacent White Hart pub		
Site Size		2.53ha	0.54ha	4.60ha	0.47ha	1.23ha	3.80ha	0.48ha	0.97ha	1.65ha		
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Commercial (Employment or Retail)	Open Space
SA Objective		Score	Score	Score	Score	Score	Score	Score	Score	Score	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.	(✓)	(✓)	⌊	(✓)	✗	(✓)	(✓)	(✓)	(✓)	⌊	⌊
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.	(✓)	(✓)	(✓)	(✓)	(✓)	(✗)	(✓)	(✓)	(✓)	(✓)	(✓)
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.	⌊	⌊	⌊	⌊	⌊	⌊	⌊	⌊	⌊	⌊	⌊
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Comparatively well related to existing services (Ob.7). However, the loss of existing equestrian use, in terms of local rural character, tourism and employment would be a negative factor (Obs. 6, 8 and 15). Partial overlap with two separate archaeological notification areas (ANA), including the 'Saxon, medieval and post-medieval farm complex' to the north-west, in addition to the ANA which covers most of Catsfield. The farm to the north-west also includes listed buildings, for which impact upon setting is a consideration (Ob.15). Relatively minimal flood risk (Ob.12), although surface water flow paths centre south. Partially within Pevensey Levels hydrological catchment with potential pollution issues upon international sites, as identified in HRA (Ob.13). A SuDS treatment train would be essential, for which there is scope. Overall, although the site has some positives, there are also negatives against social, economic and environmental sustainability factors.	Church Lane has a more rural character and development would have an unacceptable AONB impact. In comparison to other sites, it has a negative assessment against key environmental sustainability factors (Ob. 15 in particular).	Greenfield and poorly related to the village. Although on a bus route, this would inevitably be a very car dependant development, with no services in walking distance. Relatively minimal flood risk (Ob.12). Overall the site scores poorly in relation to both accessibility-related SA objectives and those related to impact on the natural and built environment.	Within walking distance of services (Ob.7), although pedestrian connectivity is not ideal. Good potential for solar gain from a frontage scheme on an e/w axis, although lacking direct sewerage connection (Ob.9). Scope for SuDs within site, which is key as the site is partially within Pevensey Levels hydrological catchment (HRA issues). Although a greenfield countryside site, dwellings do extend further west into the countryside. Retention of existing hedge and creation of further connecting hedgerows at boundary should be possible and beneficial (Obs.14 & 15). A potentially sustainable option.	Very poorly related to services and inaccessible for pedestrians (Obs 7 & 10). Brownfield, but no apparent sewer connection. Wholly within Pevensey Levels hydrological catchment (HRA impacts) - SuDS requirements (Ob.13). Not a sustainable site for fully residential development on a full range of environmental, social and economic factors.	A large site that scores generally negatively in relation to environmental matters. The site is centrally located with good access to services, particularly more so the on west side, so scores on some social factors are positive. However, development here would impact on the rural setting and landscape character of the village more noticeably in comparison to other more contained sites in the village, with the fields being a gateway feature that is visually prominent from several aspects (Ob.15). The site is criss-crossed by streams and ordinary water-courses. As well as the attendant surface water flood risk (Ob.12) and risk of pollution via run-off (Ob. 13), the culverting of watercourses may negatively impact on biodiversity (Ob.14).	Not a sustainable site, particularly on environmental factors (Obs 11, 14, 15). Extensive mature tree coverage. This site forms an area of accessible natural green-space that is relatively removed from the existing built form.	Although opposite the primary school (Ob.5), the site is not as well related to other village services (Ob.7), particularly parks and open space (Ob.8). Rural in character and development would be an undesirable extension into open AONB countryside, as well as having issues in relation to the setting of listed buildings (Ob.15). Generally scores poorly in relation to environmental SA factors.	The site offers a relatively sustainable opportunity for development. It scores well on social factors since it directly abuts a shop, post office, public house (Ob.7) and bus stop (Ob.10); and is within walking distance of a primary school (Ob.4). It is also almost entirely free of flood risk, and has scope for SuDs (Ob.12). The rear of the site is within the AONB, but screened by tree belts and vegetation which mitigate wider visual impact to a large extent (Ob.15) Overall, sustainability advantages outweigh the disadvantages of developing a greenfield sites that is of a large scale relative to the size of the settlement. The site appears to be a reasonable option for at least two uses in addition to residential. These are commercial due to its location on a B road frontage and adjacent to other commercial uses (including a pub, shop and post office); and also amenity open space due to the scale of the site, an acknowledged local deficit in the village and its location at the hub of the village. Although the site is too large to justify being wholly either of the latter uses. However, the site also offers an opportunity to create a small space for wider village use, which would also help integrate the development as well as respecting the setting of the listed White Hart.		
Overall Settlement Commentary		Catsfield has a good range of services, particularly relative to its population. These services include a primary school, convenience shop/post office, village hall, public house, recreation ground and a play area. Catsfield is classed as a 'Local Service Village' and clearly warrants retention of a development boundary. However, there is an absence of publicly accessible amenity open space centrally within the village, and to a lesser extent facilities for older children and teenagers. Catsfield is arguably the least environmentally constrained village in the District (as set out in the Rural Settlements Study). It is partially within the AONB, but relatively free from flood risk, and agricultural land quality is average (Grade 3). However most of the village is covered by archaeological notification area. Western fringes of the village touch upon the Pevensey Levels hydrological catchment, for which the HRA cites pollution concerns. There is no gas connection in the village, so renewable energy options would be particularly attractive here. In terms of the opportunities considered, Catsfield has reasonable site options and offers a relatively sustainable location for housing growth.										

CATSFIELD POLICIES		Policies	
		Policy CAT1: Land to the Rear of the White Hart, Catsfield	Policy CAT2: Land South of Skinners Lane, Catsfield
Site Size		1.65ha	0.47ha
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.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Will provide a significant quantity of housing, including affordable and smaller units (Ob.1). Not in a village with a large economic base, but development at this location will support the continued viability of local village businesses (Ob 6).
2	Improve the health and well-being of the population and reduce inequalities in health.	(✓)	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) From a social perspective, the site offers a sustainable opportunity for development. It directly abuts a shop, post office and public house (Ob.7) and bus stop. Site is within a reasonable walking distance (approx. 500m) of the village primary school (Ob. 5). There is no gas connection (Ob 9).
3	Reduce crime and fear of crime.	~	Potential for a well integrated development, providing a mix of units (including affordable) located at the heart of the village. The inclusion of the village green will promote effective integration (Ob.4). Not a village with a GP surgery and the site is large relative to the size of the settlement, but the provision of open space alongside development will provide some health benefits (Ob.2). Local cultural and leisure facilities are limited, but in the village context this site is ideally placed to access both the village hall and the recreation ground/play area by foot, as well as providing an on-site village green that may offer a focal point for community activities (Ob.8).
4	Reduce deprivation and social exclusion.	(✓)	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is within the AONB, but screened by tree belts and vegetation which mitigate wider visual impact to a large extent (Ob. 15). Loss of trees will be minimal, although scrub clearance will be necessary to secure access (Ob 11)
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	Although greenfield, the site unused (Ob 9). The site is also almost entirely free of flood risk, and has scope for SuDS (Obs. 12 and 13). This part of the village can suffer from congestion, and may benefit from highways improvements. This is dependent on Highways Authority advice and the point is highlighted in supporting text (Ob.10). However the site does benefit from an adjacent bus stop and service (Ob. 10 and 11). Impacts on biodiversity are minimal, with no designated sites or priority habitats affected (Ob 14). In common, with most of the village, the frontage is within the Archaeological Notification Area. The site is adjacent the Grade 2 listed White Hart, although the proposed layout's inclusion of a village green offers scope to enhance the setting (Ob15).
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	Potential Mitigation As discussed, the inclusion of a village green will have multiple social and environmental benefits that mitigate harm from development and provide an opportunity to create a central green for wider village use (incorporated into CAT1(ii)), which would also help integrate the development as well as respecting the setting of the listed White Hart. Impacts upon neighbouring amenities could be mitigated by boundary planting. SuDS will be necessary and provision of hedgerow screening will provide habitats in accordance with policy.
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	SA Conclusions Although a greenfield site that is of a large scale relative to the size of the settlement, there are several sustainability advantages of development here. The most sustainable use of the site is considered to be a residential led development with supporting open space in the form of a village green, as specified in Policy CAT1.
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.	(✓)	
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		In combination the two sites will provide for a significant increase in the number of dwellings over the plan period, relative to the size of the village. However, the preferred sites both have a relatively low landscape and environmental impact as well as being located in close proximity to key services. Local services, including the shops, public house and bus service will benefit economically from the cumulative effects of developing both sites, and there is an associated environmental and social benefit in reducing the need to travel. Landscape and biodiversity impacts are minimal as a result of the proposed developments. Respective sustainability weaknesses have been partially mitigated by the policy criteria. In combination, it is concluded these two sites represent the most sustainable option to meet Catsfield's development provisions.	

HURST GREEN OPTIONS 1		Sites					
		HG2: Land to the Rear of Ridgeway, Hurst Green	HG4 & HG5: Land South of playing field and South of village hall, Hurst Green		HG6: Land South of Lodge Farm		
Site Size		1.41 ha	0.76 ha (0.49 + 0.28)		1.76 ha		
Proposed For / Main Use Considered		Residential	Residential	Car Park	Open Space	Residential	Open Space
SA Objective							
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.	~	(✓)	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	(✓)	~	~	~
7	Improve accssibility 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.	(✓)	(✓)	?	(✓)	(✓)	(✓)
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.	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Negative environmental impact, particularly in relation to loss of well connected woodland habitat (Objective 15). Public footpath currently traverses the site and is enjoyed by the community (Ob.2) . Reasonably well connected to public services, provided residents make use of wooded public footpath for which there may be a security concern for some, due to lack of informal surveillance/overlooking (Ob. 3).	Not withstanding the practicalities of accessing the site for residential, this is a sustainable site in many ways. It is also an attractive open space opportunity for which access constraints would present less of an obstacle. It has been assessed for residential, extended open space (on the basis of an identified need) and as an extended car park (a local need identified by the Parish Council) It is adjacent to village shops, the village hall, a play area and recreation ground. These are all positives for residential development (Obs 7 & 8). Location within grounds of grade 2 listed building is a potential heritage constraint (Ob 15). Loss of trees and Proximity to SNCI is a potential environmental constraint (Ob 14). Environmental constraints are more significant with the car park option.			Would require new A21 access. Difficulties of accessing the site in face of Highway Authority objections (hence negative score Obj 10), The site also has more of an AONB landscape impact than other sites in the village. It is a HW AONB field and medieval assart, with associated historic farmstead (Ob.15). It is also adjacent the SNCI and ancient woodland which would require mitigation (Ob 14), as well as having listed buildings and buildings of architectural value at the boundaries, which would require similar consideration (Ob 15). As a larger site in the village, it has been considered for open space. It is considered to have some potential (Ob 7) in SA terms, although this may be difficult to achieve unless alongside development.	
Overall Settlement Commentary		Hurst Green is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present. As such, it clearly warrants retention of a development boundary. Although wholly within the HW AONB, within the context of Rother's rural area it is clearly one of the more sustainable locations. It has an apparent shortage of amenity open space for which there are few obvious opportunities to rectify the deficiency in quantitative terms. However the large sports ground (Drewitts Ground) east of the village has a multi-functional role and improved accessibility to the area would have a positive effect. The village is relatively free from flood risk. Burgh Wood to the north is a large SNCI and area of ancient woodland that acts as an impediment to development. Land south is visually exposed in the AONB and also SNCI meadowland. The east offers the most sustainable location for growth, being contained in the landscape and well related to the village core, although the issue of severance by the A21 is a concern .					

HURST GREEN OPTIONS 2		HG9: Land at Yew Tree Farm, Hurst Green	HG11: Land adj. To the White House, Burgh Hill, Hurst Green	HG17: Caravan Tech premises, High Street.			HG18: Land East of Hurst Green		
							Land South of Foundry Close Access (SHLAA Site HG7)	Land north of Foundry Close & r/o Meadow View Cottages (SHLAA Site HG10)	Land off Foundry Close (HG18)
Site Size		6.10 ha	1.69 ha	0.51ha			1.98 ha	0.45 ha	2.43ha
Proposed For / Main Use Considered		Residential	Residential	Residential	Retail	Employment	Residential	Residential	Car Park (HG18)
SA Objective									
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.	~	~	(✓)	~	~	(✓)	(✓)	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	(✗)	(✓)	✓	~	~	~
7	Improve accssibility 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.	(✗)	(✓)	(✓)	(✓)	(✓)	~	(✓)	~
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.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		An unsustainable extension of the village into AONB landscape not currently related to the village core. Not currently accessible (Ob.10). Surface water flow path and tertiary streams bisect site (Obs 12 & 13). Scores poorly, primarily against environmental criteria (Ob.15).	Some landscape impact on ridge top setting from this greenfield site (Ob.15) that is not particularly well related to the village core and it services(Ob.7), nor a primary school since Etchingham primary has re-located (Ob.4). Pedestrian accessibility limited by lack of connecting footways (Ob.7). No flood risk (Ob.12) and relatively little ecological impact (Ob.14). However, on balance this is not a sustainable site in relation to social and environmental factors.	Brownfield site in existing retail use, but with residential and/or employment potential, hence all options are assessed. The site is close to existing services and primary school which is a positive for residential (Objectives 5, 7 and 11). Residential would also be a postive for the street-scene and local character at this location, whilst the impacts of commercial operators seem likely to be negative given the proximity of residential neighbours (Ob.15). The existing retail/commercial use serves a wider than local market, benefitting from an A21 location, but is not one that is essential to the local community, other than in terms of the local employment it provides. Much of the assessment for retail is unknown, since it would be dependent on the type of retail occupier and the extent to which they served local, or wider, customers. Overall, residential seems to be a sustainable option and would be a positive for social factors, albeit a negative for economic factors. Employment development would also have several positive impacts from a sustainability perspective. The benefits of retail appear more marginal or questionable, since the village already has convenience shops and it is therefore debateable whether the need for retail is as pressing, given also that it would be unlikely to provide the same density of jobs as employment.			Originally considered as two separate sites. A reasonably sustainable option to extend the village, that has the advantage of being capable of accommodating a large number of dwellings (Ob.1). In close proximity to existing services (and potential to support services) (Ob7), notwithstanding the severance factor of the A21. Visually well screened within HW AONB landscape, but HG7 bisected by a historic field boundary hedge/ditch (Ob.15) as well as containing some mature trees worthy of preservation (Ob.14). Development can make use of existing access onto A21 and Highways Authority indicated they would consider this acceptable. However some concerns in relation to objective 10 remain, given the degree of severance of the A21. Not considered for open space, due to its close proximity to the largest recreation area in the village - Drewitts Field. Considered for car park on local request. encouraging more cars to utilise Foundry Close may exacerbate congestion further, although their may be scope to at least mitigate/compensate for loss of on-street parking along Foundry Close.		
Overall Settlement Commentary		Hurst Green is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present. As such, it clearly warrants retention of a development boundary. Although wholly within the HW AONB, within the context of Rother's rural area it is clearly one of the more sustainable locations. It has an apparent shortage of amenity open space for which there are few obvious opportunities to rectify the deficiency in quantitative terms. However the large sports ground (Drewitts Ground) east of the village has a multi-functional role and improved accessibility to the area would have a positive effect. The village is relatively free from flood risk. Burgh Wood to the north is a large SNCI and area of ancient woodland that acts as an impediment to development. Land south is visually exposed in the AONB and also SNCI meadowland. The east offers the most sustainable location for growth, being contained in the landscape and well related to the village core, although the issue of severance by the A21 is a concern.							

HURST GREEN POLICIES		Policies			
		Policy HUR1: Land off Foundry Close to the east of Hurst Green	Policy HUR2: Caravan Tech premises, High Street, Hurst Green.		
Site Size		2.43ha	0.51ha		
SA Objective		Score	Commentaries and Likely Significant Effects	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> By providing some 60 dwellings (Policy element i), including affordable, Policy HUR1 will make efficient use of the site to meet housing needs (Obs.1 and 9). <u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> Provision of replacement parking (part iii) may have some marginal mitigating impacts upon congestion (Ob.10), as will contributions towards highways improvements (part xi). owever, the A21 inevitably remains as a severance barrier that can only be partially mitigated (Ob.10). The site is within walking distance of the primary school (Ob.5) and services (Ob.7). Policy party (vii) facilitating direct access to the pelican crossing will help facilitate the most direct access route to these services. Policy element requiring direct connection to the public open space has a marginal poistive impact regarding SA objective 8, as does policy requiring a Local Area for Play. <u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> Policy element requiring retention and incorpration of High Weald Historic Field Boundaries helps mitigate harm to rural and heritage setting (Ob 15) and also biodiversity (Ob.14) - particularly as the east-west boundary is also a ditch system. <u>Potential Mitigation</u> The policy contains a number of mitigation measures, as outlined above, including provision of parking, play area and contributions towards highway improvements. Policy elements stipulating retention of historic field boundaries, wooded edges and pedestrian connections to the wider area all help mitigate againsy previously identified concerns. <u>SA Conclusions</u> This site is the most sustainable option for the scale of growth. The policy contains measures to mitigate some of the sustainability issues.	✓	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Housing provision, including affordable housing is a positive for objective 1. Loss of commercial retail use is a negative against Objective 7, although given the current occupier serves a wider than local market, its value in sustainability terms is less in comparison to a convenience retailer. The negative impact would be mitigated if the commercial operation remained in the local area.
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.	(✓)		(✓)	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u>
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)		(✓)	The site is close to existing services (including the primary school) which is a positive for objectives 5, 7 and 11). Lack of GP surgery in village, or on-site open space balanced against incorporation of residential garden curtilages onto a congested brownfield site (Ob 3)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~		✗	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u>
7	Improve accssibility to services and facilities for all ages across the District.	(✓)		(✓)	Development of brownfield site (Ob.9). Residential would also be a positive for the street-scene and local character at this location, relative to the existing use (Ob.15). Relatively free of flood risk (Ob.12)
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>Potential Mitigation</u>
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✗)		~	Policy element (iii) may reduce impacts on neighbouring amenities, including nearby listed building, relative to current use. <u>SA Conclusions</u> The policy promotes residential use, that on balance of considerations is the most sustainable use of the site.
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		Within the context of Rother's rural area, Hurst Green is clearly one of the more sustainable locations and the cumulative effect will be positive in terms of addressing housing needs. The two preferred sites have lesser impacts upon the landscape, heritage and ecology, relative to other options. The two preferred sites are both located reasonably accessibly to facilitate pedestrian travel to all key village services. As a consequence, a cumulative effect may be that local services are more economically viable and assured of their future. However, the vicinity of the A21 will have a greater concentration of residential development and congestion may be difficult to fully mitigate.			

IDEN OPTIONS		Sites								
		ID1a: Land south of Elmslead, Iden	ID1r: Land r/o Conkers, Iden	ID2: Land adj to Meadow View, Main Street	ID3: Land at Grove Farm, Iden	ID4: Land North of Iden Coach House	ID5: Land at Herring Cottages	ID6: Land at Orchard Farm	ID7: Land at Idenfield Farm	ID8: Land off Wittersham Road
Site Size										
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective								Score	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.	~	~	~	~	~	~	~	(x)	(x)
3	Reduce crime and fear of crime.	~	~	~	~	~	~	~	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	(✓)	(✓)	(x)	(x)	x	x	x
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	x	x	x	x	x	x	x	x	x
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	x	~	~	x	(x)	(x)
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✓)	~	(x)	x	x	x	x
8	Encourage and facilitate increased engagement in cultural and leisure activities	✓	✓	✓	(✓)	(x)	(x)	(x)	(x)	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)	(x)	(✓)	(x)	(✓)	x	x
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	(✓)	(✓)	(✓)	(✓)	~	(x)	x	x	x
11	Reduce emissions of Greenhouse gases.	~	~	~	~	(x)	(x)	(x)	(x)	(x)
12	Minimise the risk of flooding and resulting detriment to people and property.	~	~	~	(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)	x	x	x	(x)	(x)	x	x	x
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)	(x)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		ID1a scores positively against six sustainability objectives. The site scores poorly against objective 5, but this is across the village as travel is required to access education. The site also scores poorly against Objective 15 with potential impact on a grade II listed building, although this would be mitigated by access from the north and a tree/hedgeline along the southern boundary. The uncertain impact on biodiversity associated with the pond would need to be investigated further and may need to be compensated for (See ID1r). Overall, the site scores better than other sites with it being well located to access local village services and well related to the built up area of the village.	ID1r scores positively against six sustainability objectives. The site scores poorly against objective 5, but this is across the village as travel is required to access education. The site scores particularly poorly against Objective 15 due to the impact on the setting of adjacent grade II listed buildings as well as rural fringe character of the area. Overall, the site is not as well related to the built-up area as site ID1a and would have a greater impact on the setting of the adjacent listed buildings. Moreover, its retention as open field may be also be required to mitigate any biodiversity impact arising from the development of ID1a.	Scores well against a number of SA objectives. Significantly ID2 scores poorly against objective 15 despite being adjacent to the settlement boundary and well located to access local services in the village. Landscape impact.	Some positive scores relating to social objectives but scores negatively against environmental objectives especially regarding surface water flooding which is evident in parts of the site. Heritage impact on adjacent Listed Building Grove Farmhouse has Grade II status and the character of the village (Objective 15). The loss of the equestrian centre would impact on the local rural economy (objective 6).	A number of significant negatives especially with social and environmental objectives with the site poorly related to the village despite it being a brownfield site (objective 9). Not a sustainable location for housing development.	Scores poorly against several SA objectives, reflecting the unsustainable location of the site and poor access to services.	The site scores poorly against several objectives despite it being a brownfield site. In sustainability terms it is poorly related to the village and to local services contrary to objective 7/8. It is currently a viable employment site and development here for residential would be contrary to objective 6. Furthermore, development here would be relatively distant from key village services by foot and would result in a loss of an employment site in the locality in conflict with Objective 6. In addition the sites scores negatively in terms of visual impact on the open AONB countryside (Objective 15).	Significant sustainability issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) - Objective 15. A greenfield site and a working farm which is integral to the rural economy and loss would be contrary to Objective 6. The site is located in a unsustainable location, detached from the fabric of the village and distant from services (Objective 7/8). Development would impact negatively on the rural character and the wider AONB and would be in conflict with Objective 15.	Scores poorly against several objectives which reflects its location away from the village fringe. Not a sustainable site, very poorly related to services in the village (Objective 7/8) and unsafe for pedestrians to access, with a stretch of connecting road lacking adequate footways. A greenfield site currently used for farming purposes, development here would be contrary to Objective 15 impacting on the wider AONB landscape and on the setting of the listed building across from the site.
Overall Settlement Commentary		The scale of development proposed for Iden in the Core Strategy is appropriate (12 units). Iden is relatively well served by local amenities with a shop, village hall, pub and a church within relatively easy walking distance of the centre of the village. To access higher level services such as school or employment would require residents to travel further afield to larger settlements such as Rye. The majority of sites put forward are detached from the main built up fringe of the village. The village is wholly located in the AONB and has a strong sense of place in terms of character. Sustainable development and minimising AONB landscape impact is a significant consideration in the allocation of development in this village. Iden is a relatively small settlement but it is the largest settlement in the Parish. There are many key services and amenities location within the village itself and therefore to manage sustainable growth in the village, the settlement warrants the retention of a settlement boundary.								

IDEN POLICIES		Policies	
		Policy IDE1 Land South of Elmsmead, Iden	
Site Size			
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.	✓	<p><u>Commentary on Economic Objectives</u> (Primarily 1, 4, 5, 6, 9) IDE1 will provide much needed housing in a small settlement, including affordable and smaller units for the village (Ob.1). Iden is a relatively small settlement with no significant employment base nor a school but development at this location will support the continued viability of local village and local services and businesses (Ob 6).</p> <p><u>Commentary on Social Objectives</u> (Primarily 1, 2, 3, 4, 5, 7, 8, 10) The site is well integrated within the built fabric of the village and is within walking distance of the many of the services and cultural amenities the village has to offer including the local pub, village hall and bowls ground (Objective 8). There is no school in the village and children have to travel to larger settlements such as Rye to access schools and higher education. However there is a bus stop within 250 metres of the site offering bus links to Rye and the wider district.</p> <p><u>Commentary on Environmental Objectives</u> (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The site is within the AONB, but is relatively well screened by existing hedgerows and tree belts. Although the site is part of the High Weald AONB field pattern, the site relates far more to the built up area than wider countryside, being impacted upon by the adjoining Elmsmead development and visually contained (Objective 15). The setting of the listed buildings 'East View' and 'Conkers' adjacent to the site has been given due consideration and to minimise the impact of development on the setting of the listed building it was appropriate to develop the northern half of the site and leave the remaining southern half undeveloped. A pond on the eastern boundary of the site should be retained and recognised as being important to the character of the High Weald AONB. Subject to an ecology assessment an appropriate wildlife link/corridor between the pond and undeveloped paddock should be retained.</p> <p><u>Potential Mitigation</u> To minimise visual intrusion development will be sensitive to key elements of the site. The setting of the listed buildings will be respected and development will be contained to the northern half of the site. Further planting on the southern boundary of the Proposed Residential Area with native species will further minimise visual intrusion in and out of the site. The pond on the eastern boundary will be retained and acknowledged as being integral to the High Weald character. Subject to an ecology assessment an appropriate wildlife link/corridor between the pond and undeveloped paddock should be retained.</p> <p><u>SA Conclusions</u> IDE1 has strong sustainability credentials with minimal landscape and AONB impacts. It is well related to the existing village fabric and visually it is more visually contained than the other sites offered up for consideration. The relative short walking distances to all key services in the village from the site is also a strong factor in considering this site as being more suitable than other sites under consideration.</p>
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.	✗	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	
7	Improve accssibility 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.	~	
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		n/a	

NORTHIAM OPTIONS 1		Sites							
		NO3 Coppards Lane Industrial Estate	NO4 A H S Limited, Coppards Lane, Northiam	NO5 Land at Timber Lodge, Northiam	NO7 Land at Friars Cote Farm Buildings, Northiam	NO8 Land at Friars Cote Farm Field, Northiam	NO9 Land east of Frewen College, Northiam	NO11 Land east of Hayes Plat, Northiam	NO14 Land at Newlands, Northiam
Site Size									
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective		Score	Score	Score	Score	Score	Score	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.	(✗)	(✗)	(✗)	(✗)	(✗)	✓	✓	(✗)
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.	(✗)	✓	(✗)	✓		(✗)	(✗)	(✗)
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.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Significant sustainability issues highlighted. Scores negatively against several objectives reflecting its fringe location and distance to services (Objective 7 and 8) and most notably the loss of employment (Objective 6).	A couple of positives but mostly negative scores. NO4 is in a unsustainable location reflected in its poor score against Objectives 2, 7 and 8 and the loss of employment also generated a negative score when assessed against Objective 6.	Mostly negative SA issues highlighted. The site is located away from the core of the village and main services (Objectives 7 and 8). Furthermore, the site score poorly against Objective 15 and the impact of development against the wider landscape to the south of the site.	A number of SA issues highlighted. The site scores negatively against a number of SA objectives. The visual impact on the wider AONB landscape would be contrary to Objective 15 in particular.	Significant SA issues highlighted. The site scores negatively against several SA objectives but in particular Objective 15. Development on the open slopes is in direct conflict with Objective 15 and would be unacceptable in AONB landscape impact.	Poorly related to the village and distant in terms of access to services (Objectives 7 and 8). The site scores particularly poorly against environmental objectives 12/14 and 15 reflecting that development would impact negatively on the AONB landscape in particular.	NO11 Land east of Hayes Plat, Northiam scores negatively against sustainability Objectives 12, 14 and 15 highlighting flood risk issues, wider AONB landscape impacts and impact on Ancient Woodland which can be found in the middle of the site.	On the northern fringe of the village. The site scores negatively most notably due to the negative impact on the natural environment - Objective 15 (including impact on the High Weald AONB and landscape character) and poor accessibility, which impacts on several SA criteria.
Overall Settlement Commentary		Northiam is one of the larger villages in the District and supports a wide range of services and facilities. In the adopted Core Strategy, Northiam is identified as Local Service Village and there are many services located in this village. The Core Strategy identifies 142 total new dwellings for Northiam between 2011 and 2028. Taking this into account completions and commitments, the remaining housing target is for 6 more dwellings for the plan period. The majority of the sites offered for consideration are located on the eastern and north eastern fringe of Northiam and to the north of Dixter Lane. While development on the upper open slopes of the Lower Rother Valley should be robustly resisted, there are opportunities in enclosed pockets which are further assessed. Sites located centrally and to the east of the village are considered to be inappropriate because of access constraints, impact on the Conservation Area and the wider impact on the AONB landscape. Northiam is Local Service Centre village located within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Northiam warrants the retention of a development boundary.							

NORTHIAM OPTIONS 2									
		NO15 Land South of Northiam C of E Primary School	NO16 Land r/o Swallows, Main Street, Northiam	NO18 Land adj to Little Haven, Station Road	NO19 S/E/N Blue Cross Animal Hospital	NO20 Ballards, Station Road, Northiam	NO21 Muddy Duck Restaurant	NO22 Goddens Gill Amenity Area	NO25 Land R/O Coplands, Dixter Lane
Site Size									
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	
SA Objective		Score	Score	Score	Score	Score	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.	✓	✓	✗	✓	✗	~	~	
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.	~	✓	✗	✗	✗	✓	✗	
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.	~	~	~	~	~	~		
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Mostly postive scores reflecting good accessibility to local services and scoring well against several SA objectives relating to social and economic objectives. Some minor negative scores relating to environmental objectives reflecting the greenfield status and TPOs in and around the site.	Moderately positive sustainability criteria identified, including relatively close proximity to local services in the centre of the village, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. However, significant development in this location would impact negatively on conservation area and allow further visual encroachment into the wider AONB landscape bringing it into direct conflict with Objective 15.	Development on these valley sides would have a negative impact on landscape character of the valley. The area would better facilitate landscape, ecological and access improvements to wider valley to provide an important open space for residents in proximity of the area, supporting SA objectives 7, 14 and 15.	Some postive scores reflecting the site's central location and close proximity to services and good accessibility to local amenities. However development would change the character of the wider AONB landscape with visual encroachment to the east of the village. Furthermore, there would be conflict with the integrity of the Conservation Area in direct conflict with objective 15.	Significant SA issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB) and poor accessibility, which impacts on several SA criteria. Development in this area would be to the detriment of the AONB landscape with significant visual intrusion.	Scores positively against several SA objectives reflecting its central location and good accessibilitiy but significantly against Objective 15 due the impact on the Conservation Area and the listed building.	A mixture of postive and negative scores. Well located to access local services but notably the loss of amenity space would be in direct conflict with Objectives 7,8,9 and 15	Significant sustainability appraisal issues highlighted, notably due to the negative impact on the natural environment (High Weald AONB). The site is relatively distant from local services (Objective 2, 7 and 8). Development would change the character of the landscape and setting of hte village on this open, exposed site in direct conflict with objective 15.
Overall Settlement Commentary		Northiam is one of the larger villages in the District and supports a wide range of services and facilities. In the adopted Core Strategy, Northiam is identified as Local Service Village and there are many services located in this village. The Core Strategy identifies 142 total new dwellings for Northiam between 2011 and 2028. Taking this into account completions and committments, the remaining housing target is for 6 more dwellings for the plan period. The majority of the sites offered for consideration are located on the eastern and north eastern fringe of Northiam and to the north of Dixter Lane. While development on the upper open slopes of the Lower Rother Valley should be robustly resisted, there are opportunities in enclosed pockets which are further assessed. Sites located centrally and to the east of the village are considered to be inappropriate because of access constraints, impact on the Conservation Area and the wider impact on the AONB landscape. Northiam is Local Service Centre village located within the High Weald AONB but is well served by local amenities, Therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality most notably the visual encroachment in the AONB landscape, Northiam warrants the retention of a development boundary.							

NORTHIAM POLICY		Policies	
		Policy NOR1: Land South of Church of England School	
Site Size			
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 especially smaller units (Ob.1). Northiam is a large service centre village and development at this location will support the continued viability of local village services and consolidate its role as a service centre for the wider rural hinterland (Ob 6).
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.	(✓)	The site is relatively well integrated with the fabric of the village and well placed to access the main services Northiam has to offer and all within a 500 metre walk from the site frontage to the local school, church hall, recreation ground, doctors surgery and village bakery.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	(✓)	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	
7	Improve accssibility to services and facilities for all ages across the District.	(✓)	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is within the AONB. There is existing tree belts and vegetation on the eastern, western and southern boundary. As far as possible the hedgerow and vegaetation on the eastern boundary should be retained as far as possible to preserve the setting of the village as you approach from the south. There are a number of tree preservation orders on the eastern boundary and within the site and they should be retained to preserve as far as possible the wider visual impact of the development from the public highway (Objective. 15).
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.	(✓)	<u>Potential Mitigation+E7</u> Retention of the TPOs and as far as possible the hedgrow and vegetation on the eastern boundary will be retained and enhanced. This will go some way to preserve the setting of the village as you approach from the south and minimise visual intrusion in the wider AONB landscape.
11	Reduce emissions of Greenhouse gases.	~	<u>SA Conclusions</u> While NOR1 is a greenfield site it is relatively well placed to access amenities and services and scores well in terms of sustainability. There has been consideration of the impact of on the AONB and the setting of the village resulting from this development. Proposed mitgations will make this development acceptable in sustainability terms.
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		n/a	

PEASMARSH OPTIONS 1		Sites							
		PS3: Land at Tanyard Field, Peasmarsh	PS4: Land at Old House Paddock, Peasmarsh	PS5: Land north east of Tanhouse, Tanhouse Lane, Peasmarsh	PS6: Land adj. To Superstore - South East, Peasmarsh	PS7n: Land at Oaklands, Main Street,	PS7s: Land South of Land at Oaklands, Main Street,	PS10: Land to the Rear of the Cock Horse Inn, Main Street	PS11: Land east of Sharvels Farm House, Main Street, Peasmarsh
Site Size		3.25ha	0.26ha	1.00ha	0.82ha	0.81ha	1.54ha	0.63ha	1.06ha
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
SA Objective									
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.	(✓)	(✗)	~	~	~	(✓)	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	(✗)	~	✗	~
7	Improve accssibility 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.	~	(✓)	~	(✓)	~	(✓)	(✓)	(✓)
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.	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Further from key services (particularly convenience shop) in comparison to other options (Ob.7), although well located for village school (Ob.5). Also more visually exposed in AONB countryside in comparison to other options (Ob.15). Almost wholly within Rother, Brede and Tillingham Woods Biodiversity Opportunity Area (Ob.14). Vast majority of site is free from flood risk, although there are surface water flow paths on the western boundary and to a lesser extent, centrally. Topography of land is such that there would be a risk of run-off onto neighbouring developed area without careful mitigation (Ob.12). Overall it is less sustainable on	Greenfield AONB site that is on rising land to the west of the village. Listed buildings to west and south make this a relatively sensitive location (Ob.15). Although on a bus route (Ob.10). It is comparatively removed from existing village form/development boundary, as well as most services, although close proximity to supermarket is an advantage (Ob.7). Overall scores poorly, primarily in relation to social and environmental criteria.	Although adjacent to the supermarket and near a bus service, this site is detached from the majority of village services (Ob.7). It reads as wider countryside and part of a network of historic field boundaries west of the village(Ob.15). Accessed via country Lane (Tanhouse Lane). Hedgerow loss would be necessary (Ob.14). Development would have a negative impact on rural AONB character in immediate proximity and in terms of wider views (Ob.15) . Majority of site is free from flood risk (Ob.12), although there are surface water flow paths and tertiary river on the western boundary. There is a risk of run off to the adjacent tertiary river due to the sloping nature of the site and this would need to be mitigated. Overall, the site scores poorly in relation to environmental criteria.	Only accessible via other sites. Although adjacent to Jempsons supermarket (Ob. 7), the site reads more as part of the wider countryside, with consequent negative impacts in terms of landscape and rural character (Ob.15).	Relatively visually contained from wider AONB countryside (Ob.15) and centrally located to access village services (Ob.7). However, the site is difficult to safely access at this point in the road network, particularly without adverse impact on pond either directly or via run-off (biodiversity value and HW AONB feature - objectives 14 and 15) and/or neighbouring tourist/commercial uses (Ob.6). Issues primarily relate to environmental criteria.	Only accessible via other sites. Reads more as wider countryside and has some landscape impact (Ob.15). No flood risk on site (Ob.12). Considered for open space, as it is a larger site located to the west of the village where the need for open space is greatest (as demonstrated by applying accessibility standards). Objective 8 suggests it has some open space potential. However, the relative lack of integration with existing village form is still an issue for open space, as it is for residential. Other sites appear to be more sustainable, primarily based on environmental factors.	Visually prominent in landscape from west, raised above neighbouring Jempsons. Site PS10 is also part of a historic field boundary network and integral to the character of the AONB (Ob.15). Possible land stability issues. Loss of commercial tourist use would be a negative (Ob.6).	The site is located outside the settlement boundary and within the AONB. Visible from an adjacent public footpath although generally well screened from wider view, particularly on southern sections. Northern sections of the site relate more to the wider countryside and are rural in character. There is a large Grade II dwelling to the east, with possible setting issues (Ob.15). Although there is a sense of isolation (Ob.3), it is located in comparatively good proximity to the main services, being directly opposite the supermarket and near the local pub. However the A268, causes some severance effect to pedestrian access along this 40mph stretch (Ob. 7). Some tree/hedgerow loss may be necessary to facilitate sustainable access (Ob.14) and there is a risk of run-off to nearby watercourse (Ob.12). Other sites in the village are
Overall Settlement Commentary		Peasmarsh is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present, including the only supermarket in rural Rother. As a 'Local Service Village' it clearly warrants retention of a development boundary. Services are noticeably dispersed across the village and the most sustainable locations for development will ideally be centrally palced to access most services. The village has a quaitative shortage of open space and in accesibility terms, the western end of the village is particularly lacking. The village is flanked to both north and south by the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area (BOA) and within the Lower Rother Valley Landscape Character Area. The assessment for the latter includes landscape action priorities of conservation and restoration of coppice woodlands and traditional orchards, improvement of footpath access along the valleys, restoration of hedgerow and tree pattern in arable areas.							

PEASMARSH OPTIONS 2		Sites										
		PS12: Gideon Platt, Tanhouse Lane, Peasmarsh	PS14: Land east of Woodside Barn, Peasmarsh	PS15: Land north of Leyland Cottage, Main Street, Peasmarsh	PS17: Land west of Mendips, Peasmarsh	PS18: Land at Stream Farm, Main Street, Peasmarsh	PS20: Land r/o Welbeck, Main Street	PS22: Kings Head Land, Tanhouse Lane. Peasmarsh	PS24 Land to the Rear of Pippins, Main Street, Peasmarsh Northern Area			PS25: Land between Farleys Way and School Lane
									Northern Two Fields		Southern Two Fields	
Site Size		0.32ha	1.36ha	1.41ha	1.06ha	0.78ha	0.41ha	0.74ha	1.15	1.24ha		0.64ha
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Open Space	Residential
SA Objective												
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.	✗	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓
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.	✗	✓	✓	✓	✗	✓	✗	✓	✓	✓	✓
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.	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Detached from existing settlement boundary, with some landscape impact to south (Ob.15). Continuation of frontage development would not be wholly out of character, although extending a continuous built form west of Tanhouse Lane would alter the rural character and restrict views of the wider countryside. Good proximity to supermarket but further from other services. Site is traversed by a stream and appears to suffer from significant surface water flooding issues (Ob.12).	Development would intrude into the wider countryside, in a section of the village (north-west) of largely undeveloped rural character (Ob.15). Majority of site is free from flood risk, although there is a central surface water flow path (Ob.12) Although central, the site lacks footways and is on the undeveloped north-western side of the A28. Not a particularly sustainable option on environmental grounds.	Eastern half is ancient woodland, with open western section abutted by ancient woodland on two sides (Ob.14). Visually contained from wider AONB, but a historic field boundary (Ob.15). No flood risk on site, but minor surface water issues at access junction (Ob.12). Located relatively centrally for village services and bus service, although the site would require an upgraded vehicle access, as well as pedestrian enhancements. Reasonable option for social factors, although less sustainable on environmental criteria.	Separated from village form and crossed by historic field boundaries. Scores relatively poorly on environmental factors (Ob.15), although offers scope to improve pedestrian connectivity at a village scale. Not a sustainable site on environmental criteria.	Tertiary river traverses west of site and surface water issues on access and western and central sections of site (Obs 12 & 13). Difficult to access. Heritage issues, abutting curtilages of listed properties (Ob.15).	Reasonable site in terms of location (Ob.7). No flood issues (Ob.12). However, site would need to come forward in its entirety to avoid possible impacts on neighbouring amenities.	Although close to the supermarket, it is further from other key services and detached from the village fringe (Ob.7). Reads as wider countryside and development here would also sub-divide a HW AONB historic field boundary. (Ob.15). Former traditional orchard and Sussex Wildlife Trust cite likelihood of continued biodiversity value as a legacy of former use (Ob.14). Surface water flooding issues across site, particularly to north-east and at point of likely access. Tertiary river stream on NE boundary (Objectives 12 & 13).	Greenfield High Weald AONB site, but northern section is very visually contained (Ob.15). Ideally centrally placed to access the majority of village services by foot (Ob.7). A larger site considered for provision of supporting open space since there is apparent scope to provide for wider village needs. Southern section lends itself to provision of open space, providing health and amenity benefits as well as preserving key habitats and HW AONB character features, particularly the traditional orchard. It would also help make a good quality and sustainable place for people to live (Ob.1), with associated health benefits Minor surface water flow paths on site, linking to pond to NE - would need to be mitigated (Objectives 12 & 13). Site has cope to help improve village wide pedestrian connectivity, although via footpaths that may not be well overlooked (Ob.3).			Well located to access village services (Ob.7), but in practice accessing the site by vehicle is difficult to achieve without undue harm on neighbouring amenity. Some mature trees on site and boundaries, and abuts HW AONB historic field boundary (Ob.15) Possible scope for enhanced pedestrian connectivity (Ob.7). No flood risk on site, but surface water issues on adjacent access roads (Ob.12).
Overall Settlement Commentary		Peasmarsh is classed as a 'Local Service Village' in the Core Strategy owing to the range of services that are locally present, including the only supermarket in rural Rother. As a 'Local Service Village' it clearly warrants retention of a development boundary. Services are noticeably dispersed across the village and the most sustainable locations for development will ideally be centrally placed to access most services. The village has a qualitative shortage of open space and in accessibility terms, the western end of the village is particularly lacking. The village is flanked to both north and south by the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area (BOA) and within the Lower Rother Valley Landscape Character Area. The assessment for the latter includes landscape action priorities of conservation and restoration of coppice woodlands and traditional orchards, improvement of footpath access along the valleys, restoration of hedgerow and tree pattern in arable areas.										

PEASMARSH POLICY		Policy PEA1: Land South of Main Street, Peasmarsh	
Site Size		3.2ha	
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> The policy will provide housing, including affordable housing (Ob.1), in a location that can be well integrated into the wider community (Ob.4).
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u>
3	Reduce crime and fear of crime.	~	Larger site with scope to provide for wider village needs and provision of supporting open space would help make a good quality and sustainable place for people to live (Ob.1), with associated health benefits and amenity benefits (Ob.4). Ideally centrally placed to access the majority of village services by foot (Ob.7). Site has scope to help improve village wide pedestrian connectivity. Provision of children's play area will be a positive for Ob.8.
4	Reduce deprivation and social exclusion.	~	
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> Greenfield High Weald AONB site, but northern section is very visually contained (Ob.15). Southern section will ensure preservation of Priority BAP habitats and HW AONB character features, particularly the traditional orchard (Ob.14). Minor surface water flow paths on site, linking to pond to NE - would need to be mitigated (Objectives 12 & 13).
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	<u>Potential Mitigation</u>
8	Encourage and facilitate increased engagement in cultural and leisure activities	(✓)	Enhanced pedestrian links (Policy part iii), will improve accessibility further and mitigate the extent to which the development is car-dependent. Parts (v) and (vi), retaining and enhancing habitats and landscape character features will mitigate against loss of greenfield area of HW AONB countryside.
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.	(✓)	<u>SA Conclusions</u> The provisions of Policy PEA1 promote a sustainable use of the site. It promotes accessibility by sustainable modes to the full range of village services, and enhances accessibility for existing areas. It enhances key habitats and High Weald AONB character features, whilst providing open space to meet a pre-existing shortage in the village. It provides housing to meet local needs.
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		The question of cumulative effects is not really applicable since there is only one site in Peasmarsh.	

RYE HARBOUR OPTIONS	Sites													Policy Area		
	RH2 Land at the Saltings		RH3 Land adj. To Rye Waste Water Treatment Works, Harbour Road	RH4 Land south of Churchfields, Harbour Road		RH5 Land East of Churchfields, Harbour Road		RH6 Land south of former Spun Concrete site, Harbour Road, Rye Harbour		RH7 Land at Frenchman's Beach Caravan Park, Rye Harbour	RH10 Land at Stone Cottages, Rye Harbour		Harbour Road Employment Area (Industrial Estate)			
Site Size																
Proposed For / Main Use Considered	Residential	Employment	Residential	Employment	Residential	Employment	Residential	Employment	Residential	Employment	Residential	Residential	Employment	Maintain Policy Area	Do not define Policy Area	Extend Policy Area
SA Objective	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	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.	✗	—	✗	—	✗	—	✗	—	✗	—	✗	✗	—	—	—
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.	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
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.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions	Scores poorly against several objectives, mainly objectives 2, 6 and 12 which reflects RH2's recently permitted employment status and distance from main services to support households.	Although scoring poorly against several environmental criteria, issues relating to flood risk and water management affect the whole area, while employment use is less vulnerable than residential. Also, it would make a significant contribution to local job opportunities. Environmental impacts arising from the loss of openness may be mitigated by landscaping and setting back buildings. (Overall suitability recently confirmed via planning permission, which retains an area of saltmarsh.)	Scores negatively against several SA objectives especially against economic and environmental objectives. The adverse impact on economic opportunities and vulnerability to flood risk, combined with its siting next to bad neighbour uses and distance from other residential areas, combine to preclude this site being considered as a sustainable housing site.	Although scoring poorly against several environmental criteria, issues relating to flood risk and water management affect the whole area, while employment use is less vulnerable than residential. A resumed employment use of this brownfield site would make a contribution to local job opportunities, although the location and potential contamination are mitigating factors.	The Sustainability Appraisal highlights mostly negative scores against a number of SA Objectives and, in particular, the site scores very poorly against environmental objectives, reflecting its close relationship with major nature conservation designations.	The Sustainability Appraisal highlights several negative scores against a number of SA Objectives and, albeit not as poorly as residential use, an employment use still scores poorly against environmental objectives, reflecting its relationship with major nature conservation designations.	Residential use of this site scores negatively when assessed against key SA Objectives. It is currently an employment site and coming forward as a residential site would be contrary to Objective 6. Furthermore, it relates poorly to the existing residential area, impact on the setting of the adjacent listed building, abuts the SSSI and flood risk which reflects its poor scores against Objectives 7, 8, 12, 13 and 14.	Although scoring poorly against several environmental criteria, issues relating to flood risk and water management affect the whole area, while employment use is less vulnerable than residential. Also, it would make a significant contribution to local job opportunities. (Overall suitability recently confirmed via planning permission for storage of aggregates.)	Significant SA issues highlighted due to negative impact on the environmental objectives reflecting the greenfield status of the site, flood risk and location within the SSSI designation, as well as affecting the setting of the locality.	Significant SA issues highlighted due to negative impact on the environmental objectives reflecting the greenfield status of the site, flood risk and location within the SSSI designation, as well as affecting the setting of the locality.	RH7 scores positively against Objectives 7 and 8 reflecting its good access to services in the village. Scores negatively on the natural environment and flood risk which impact on a number of SA Objectives including loss of employment/tourism facilities, impact on SSSI and residential development in flood zone 3.	Residential use of the site scores positively against several SA objectives, being a brownfield site in easy access of services and close to transport routes (the bus stop is within 100 metres to the frontage of the site). It is a low-key employment site which reflects its negative score when against Objective 6.	Employment use of the site scores positively against SA objectives relating to land use efficiency as well as its current, albeit low key, employment use adjacent to an existing residential area.	This appraisal, rather than being an individual site assessment, considers alternative approaches to the Harbour Road Employment Area. Employment uses are promoted, subject to a number of criteria, under the saved 2006 local Plan policy RV7. It is an option not to retain such a policy, having regard to progress with development and changes in the local and policy contexts in the last 10 years. Another option is to be more expansive in the approach, giving more flexibility for intensification and growth. Above scores reflect that national and international nature conservation designations give only limited realistic opportunities for further development, which are also impacted upon by flood risk issues and water contamination concerns. Also taking account of generic policies that would apply, the differentials are not stark but still exist. The absence of a policy would not offer the same level of support to economic growth [at what is the primary employment area in the east of the District], nor provide as robust a framework for meeting environmental objectives. Conversely, a more expansive approach scores worse than the existing policy against Objectives 9, 14 and 15. A policy framework is still found to be the more sustainable option overall. This may be developed to investigate scope for further development, but very much focused on brownfield land and maintaining full regard to the major environmental limitations.		
Overall Settlement Commentary	Rye Harbour has close economic and social links with the nearby market town of Rye. Harbour Village is considered a separate settlement and both settlements are separated by the presence of the industrial estate which is the main economic hub for the eastern half of the district. Rye Harbour has a village hall, village shop, public house, sailing club, and RNLI lifeboat station. Frenchman's Beach Holiday Park is a large holiday caravan site located on the south east fringe of the village. The countryside surrounding Rye Harbour is subject to a number of International and national environmental designations, signifying its landscape character and nature conservation importance. The whole of Rye Harbour lies within Flood Zone 3a. The main flood risk to Rye Harbour is from the tidal River Rother. The completion of the Rother Tidal Walls West together with the Winchelsea flood protection scheme (new groyne fields and shingle recharge) has significantly increased protection of the village from tidal flooding. Nevertheless habitable rooms on the ground floor should be avoided and flood resistance and resilience construction methods should be implemented for all new dwellings at Rye Harbour. The village has many key services and amenities located within the village itself and therefore to manage sustainable growth in the village especially in an area where the environmental designations are particularly sensitive, the settlement warrants the retention of a development boundary. The strategic importance of the adjacent Harbour Road Employment Area is found to continue to warrant a policy approach that highlights both its business development opportunities and its important constraints that need to be addressed by proposals.															

RYE HARBOUR POLICIES			Policies		
			Policy RHA1 Land at Stonework Cottages	Policy RHA2 Harbour Road Employment Area	
Site Size					
SA Objective		Score	Commentaries and Likely Significant Effects	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</u> (Primarily 1, 4, 5, 6, 9) Development of RH10 will provide housing, including affordable housing and smaller units for Harbour Village (Objective 1). Harbour Village has close economic links with the larger settlement of Rye and is dependent on the larger settlement for many higher level services which cannot be found in Harbour Village. The site is currently in employment use but is of low quality and primarily is a scrap yard for old, disused cars. The proposal for residential development will remove an existing nuisance use adjacent to a residential area and improve the local amenity of the area. While the loss of employment is contrary to Objective 6, the wider sustainability benefit of residential development will contribute to the continued viability and vitality of the local economy of Harbour Village (Objective 1) <u>Commentary on Social Objectives</u> (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Regarding social objectives, Policy RH10 scores relatively well against SA Objectives. RH10 is well related to the existing built up area of Harbour Village. The village is relatively well off in terms of services and the site is within 400 metres walking distance of all main amenities. Furthermore, RH10 is located near the bus stop on Harbour Road and provides a bus link to Rye town centre. <u>Commentary on Environmental Objectives</u> (Primarily 9, 10, 11, 12, 13, 14, 15, 16) RH10 is a brownfield site and the redevelopment of the site for residential use makes best use of land (Objective 9). There are significant environmental constraints which impact on RH10. The whole of Rye Harbour lies within Flood Zone 3a. The main flood risk to Rye Harbour is from the tidal River Rother. Increased protection from Rother Tidal Wall West and the Winchelsea flood protection scheme has improved protection locally. The surrounding countryside is subject to a number of international and national environmental designations including SSSI, SPA and RAMSAR. The Rye Harbour SSSI abuts the southern boundary of the site. In addition, regard should be given to the setting of the Grade II listed School House and Grade II Listed Church of the Holy Spirit to the west of RH10. <u>Potential Mitigation</u> Potential mitigation for flood risk will be localised to RH10 with the applicant required to submit FRA, nevertheless habitable rooms on the ground floor should be avoided and flood resilience and construction methods should be implemented for all new dwellings at Rye Harbour (Objective 12). Screen planting will further reduce visual intrusion of the development minimising the impact on the SSSI to the south and the setting of the Grade II Listed buildings to the west (Objective 15). Furthermore, an EIA will be required to demonstrate the development does not adversely impact on the Rye Harbour SSSI (Objective 14). <u>SA Conclusions</u> RH10 is a brownfield site and is the most sustainable site that has been considered suitable for residential development. While currently in employment use the sustainability benefits of residential development here outweigh any disadvantages. The development of RH10 will also consolidate the viability and vitality of the village and support local businesses. Harbour Village is a relatively small settlement and there are close economic and social links with its larger neighbour, Rye. There are many key services and amenities located within Harbour Village and therefore to manage sustainable growth in the village and have due regard to the environmental constraints in the locality, Harbour Village warrants the retention of a development boundary.	✗	<u>Commentary on Economic Objectives</u> (Primarily 1, 4, 5, 6, 9) Promoting business development at the long-established major industrial area, primarily through making best use of brownfield land, clearly supports objective 6, as well as objective 4 (as the area provides an accessible wide range of jobs for residents of Rye and Rye Harbour) and objective 9.
2	Improve the health and well-being of the population and reduce inequalities in health.	✓		~	<u>Commentary on Social Objectives</u> (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Regarding social objectives,as well as being adjacent to Rye Harbour and within ready cycling if not walking distance of Rye, the employment area is accessible by bus and there is now a cyclway along Harbour Road. Accessibility to the wharf is also important for the transport of heavy goods such as aggregates and grain, reducing long lorry movements to more distant ports.
3	Reduce crime and fear of crime.	~		~	
4	Reduce deprivation and social exclusion.	✓		✓	<u>Commentary on Environmental Objectives</u> (Primarily 9, 10, 11, 12, 13, 14, 15, 16) The area is subject to multiple constraints. The whole of the area lies within Flood Zone 3a. The main flood risk to Rye Harbour is from the tidal River Rother. Increased protection from Rother Tidal Wall West and the Winchelsea flood protection scheme has improved protection locally. Also, business uses are less vulnerable than residential. The surrounding countryside is subject to a number of international and national environmental designations including SSSI, SPA and RAMSAR, although development is, in the main, kept to previously development land. There is scope for further development on land west of Rye Wharf, which should yield a biodiversity benefit in terms of reinstating some saltmarsh.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	✗		~	<u>Potential Mitigation</u> The policy includes a number of criteria to mitigate potential adverse impacts: criterion (i) addresses possible adverse impacts of additional traffic causing congestion at the main road junction (see objective 10); criterion (ii) addresses contamination (see objective 13); criteria (iii) and (iv) respectively promote measures to reduce the visual intrusion of the industrial development on local amenities, essentially along the road, and to prevent adverse impact on the designated nature conservation sites and even lead to improvements.(see objectives 14 and 15), while criterion (v) requires any necessary mitigation for flood risk.
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~		✓	<u>SA Conclusions</u> The Employment Area should continue to play a significant role in supporting economic activity and job creation in the eastern part of the district. There are opportunities for further development, making best use of a number of unused or under-used brownfield sites. The policy is found to properly highlight and effectively mitigate the acknowledged constraints on development and provide a framework for sustainable development.
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.	✗		✗	
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		The respective policies address different strategic needs. They are not incompatible, with business use kept away from the village. Indeed, the employment policy area provides potential opportunities for the relocation of business activities on the land at Stonework Cottages in a more appropriate and managed environment.			

WESTFIELD OPTIONS 1		Sites				
		WF1: Land at Cottage Lane, Westfield	WF2: Land at Barracks Footpath, West of Cottage Lane, Westfield.	WF3: Land at Fishponds Farm and east of Workhouse Lane	WF6e: Land off Goulds Drive	WF10: Land at Ellenvale, Westfield
Site Size		2.22ha	0.63ha	2.07ha	0.27ha	4.02ha
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Residential
SA Objective						
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.	~	(✓)	(✓)	~	~
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.	(✓)	~	~	(✓)	(✓)
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.	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Not a sustainable site. Relatively removed from the village core, with an AONB landscape impact.	Although centrally located and scoring well on some social factors, the site is a pocket wooded greenspace and public amenity space that can be indirectly enjoyed by virtue of the adjacent public footpath. It includes oak trees covered by TPOs (Ob. 14) and is flanked by a stream. The loss of this site to development would be unsustainable on environmental factors.	Located within reasonable proximity to a range of village services (although access would require significant upgrading) so scores well on a range of social factors. However, the site would represent a significant intrusion into HW AONB countryside, including the loss of key features (hedgerows) and negative impacts on protected species; so environmental effects are negative.	A greenfield site on the edge of the village. Could be developed with relatively little negative effects from an environmental perspective, as well contained and screened from wider environment. Marginal social benefits.	Large farmland site, but in area of more rural character and parts are exposed in wider AONB setting due to higher topography at northern end of the village. Relatively free of flood risk and not too far from services, but lacks pedestrian footway connection, or the scope to provide them. Other sites in the settlement are clearly more sustainable.
Overall Settlement Commentary		Westfield is a 'local service village' (as defined in the Core Strategy) and clearly warrants retention of its development boundary. It has a reasonable range of local services, as well as close proximity to Hastings to access higher order sub-regional level facilities (theatres, hospitals, colleges, etc). These factors, together with the relative lack of flood risk make it a relatively sustainable location. However, there are landscape, environmental and heritage constraints. The village is within the High Weald AONB and several sites considered intrude into areas of predominantly rural character and/or in areas exposed in the wider landscape.				

WESTFIELD OPTIONS 2		Sites					
		WF13: Land at Tanyards Farm House, Fishponds Lane	WF14: Land West of Fishponds Farm, Fishponds Lane, Westfield	WF15: Land North of New Cut	WF16 Land east of New Moorside, Westfield	WF23: Former Moorhurst Residential Care Home, Westfield	
Site Size		2.14ha	0.47ha	0.89ha	1.87ha	0.88ha	
Proposed For / Main Use Considered		Residential	Residential	Residential	Residential	Care home / Older persons provision	Residential
SA Objective							
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.	(✓)	(✓)	~	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~
7	Improve accssibility 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.	~	~	(✓)	(✓)	(✓)	(✓)
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.	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Reasonably well related to local services, thus scoring well on several social factors. However, would represent an intrusion into the countryside in an area where a number of key HW AONB features are present. Tanyard Farmhouse, although unlisted, is of historic heritage value and impacts the character of the wider hinterland. Scores relatively poorly from an environmental perspective.	Reasoanbly well related to local services, thus scoring well on several social factors, although access routes would require significant upgrading. However, would represent a intrusion into the countryside, thus scoring relatively poorly from an environmental perspective.	Relatively separated from key village services, exacerbated by the lack of pedestrian footways. Well treed and rural character. Others sites are preferable in sustainability terms.	Further from village core and services. HW AONB character features present. Other sites are clearly preferable in sustainability terms.	Brownfield site with an established use as a care home. Assessed for continuation of previous use/older persons use or for residential. Pedestrain access not ideal, but balanced against location on a bus route (Objective 7). Well contained and visual impact would be minimal. Mature tress at boundaries but should be possible to retain them and secure access, thus limiting negative biodiversity impacts. A sustainable site overall, preferable for older persons accommodation, as Highways Authority advice suggests there is unlikely to be capacity to accommodate peak hour vehicle movements from standard residential on this stretch of the A28.	
Overall Settlement Commentary		Westfield is a 'local service village' (as defined in the Core Strategy) and clearly warrants retention of its development boundary. It has a reasonable range of local services, as well as close proximity to Hastings to access higher order sub-regional level facilities (theatres, hospitals, colleges, etc). These factors, together with the relative lack of flood risk make it a realtively sustainable location. However, there are landscape, environmental and heritage constraints. The village is within the High Weald AONB and several sites considered intrude into areas of predominantly rural character and/or in areas exposed in the wider landscape.					

WESTFIELD OPTIONS 3		Sites					
		WF24: Land East of Moorfield House	WF25: Land NE of Moorfield House	WF26: Land at Westfield Down		WF27: Land connecting Moor Lane and the A28	
				South Side (SHLAA Site WF5)	North Side		
Site Size		0.96ha	0.82ha	1.2ha	2.8ha	0.77ha	
Proposed For / Main Use Considered		Residential	Residential	Residential	Open Space	Residential	Open Space / Greenway
SA Objective							
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.	~	~	(✓)	~	~	~
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	~	~	~	~	~
7	Improve accssibility 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.	(✓)	(✓)	(✓)	(✓)	(×)	~
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.	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Rural greenfield site that is comparatively further from village services. Scores negatively on a wide range of factors, particularly environmental.	Reads as part of the HW AONB countryside. Relatively isolated and further from services in comparison to other sites in the settlement. Not considered to be a sustainable option.	Greenfield site, but visual impact is minimal from southern area (which is assessed for residential). Well located to access village services and scope to improve pedestrian connectivity via improved linkages on and off site. Southern sector lends itself to residential, with northern section lending itself to open space (which will address a shortfall in the village). Landscape impacts of open space are unknown at this stage and dependent on type of facility to be provided (i.e any requirement for floodlights would be a negative against Ob.15)		Narrow greenfield site assessed for residential and open space, as the only realistic uses of the site. Does not lend itself to wholly residential. Green corridor would have wider social benefits, improve connectivity and encourage non-car modes.	
Overall Settlement Commentary		Westfield is a 'local service village' (as defined in the Core Strategy) and clearly warrants retention of its development boundary. It has a reasonable range of local services, as well as close proximity to Hastings to access higher order sub-regional level facilities (theatres, hospitals, colleges, etc). These factors, together with the relative lack of flood risk make it a relatively sustainable location. However, there are landscape, environmental and heritage constraints. The village is within the High Weald AONB and several sites considered intrude into areas of predominantly rural character and/or in areas exposed in the wider landscape.					

WESTFIELD POLICIES		Policies							
		Policy: WES1 – Land at Westfield Down, Westfield		Policy: WES2 - Land at the former Moorhurst Care Home, Westfield		Policy: WES3 - Land off Goulds Drive, Westfield		Policy: WES4 - Land connecting Moor Lane and the A28, Westfield	
Site Size		4ha		0.88ha		0.27ha		0.77ha	
SA Objective		Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects	Score	Commentaries and Likely Significant Effects
1	Ensure that everyone has the opportunity to live in a decent sustainably constructed and affordable home.	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Policy will deliver housing, including affordable housing (Ob.1). Walking distance to primary school (Ob.5).	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Policy will deliver housing, including affordable, to meet local need. As demonstrated by the baseline data (Ob.1). Westfield is a parish with a high proportion of older persons in the 65+ age group (25.1%) and neighbouring parishes also have high proportions: Guestling (25.2%), Fairlight (42.6%), Brede (31.7%), Sedlescombe (24.7%).	✓	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Provides housing, albeit on a small site where it remains to be seen whether an on-site affordable element will be provided (Ob.1).	✗	Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9) Loss of housing opportunity, although the limitations of the space itself means there is little potential in any event (Ob.1). Risk that link may lack informal surveillance/overlooking, ensuring permeable access (part iii) of the policy should help mitigate this. (Ob.3)
2	Improve the health and well-being of the population and reduce inequalities in health.	✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) In a location that promotes integration (Ob.4) with village, accessible to local services (Obs.7 & 10). Provision of recreation facilities alongside residential is a positive for Obs 7 and 8, particularly as it addresses a pre-existing shortfall in the village.	✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Westfield is a parish with a high proportion of older persons in the 65+ age group (25.1%) and neighbouring parishes also have high proportions: Guestling (25.2%), Fairlight (42.6%), Brede (31.7%), Sedlescombe (24.7%).	✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Site generally scores neutrally on social factors. Improved access to pedestrian and cycle links is a positive in relation to Objective 10.	✓	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Green corridor would have wider social benefits by improving connectivity to services. It would also be a recreational public amenity in its own right.
3	Reduce crime and fear of crime.	~	In a location that promotes integration (Ob.4) with village, accessible to local services (Obs.7 & 10). Provision of recreation facilities alongside residential is a positive for Obs 7 and 8, particularly as it addresses a pre-existing shortfall in the village.	✗	Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10) Located in close proximity to GP surgery and proposed open space (Ob. 3) and within reasonable walking distance of main village services (Ob. 7). Located adjacent to bus service and policy proposes new bus stop on site, as well as improved pedestrian connections (Ob. 10)	~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Development of a greenfield site (Ob.9) in the AONB, albeit one that is well screened from wider impacts (Ob.15) and is a natural 'finishing off' of adjacent development scheme. Little risk of flooding in this location other than minor run-off issues, for which SuDS should mitigate (Ob.12)	~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Given that the site is already overgrown with vegetation, there may be possible loss of nesting habitats. However, improved management in line with part (iii) of the policy should ensure there are some benefits (Ob 14). Another environmental and social benefit is encouraging walking and cycling as alternatives to the private car (Ob 11).
4	Reduce deprivation and social exclusion.	✓	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Site has negligible flood risk (surface water only) - Ob12. Landscape impacts of open space are unknown at this stage and dependent on type of facility to be provided (i.e any requirement for raised floodlights would be a negative against Ob.15). Implementation of ecological appraisal measures highlighted in the supporting text would be a biodiversity gain (Ob.14)	~	Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16) Re-uses brownfield site (Ob.9). Very limited environmental or landscape impact (Obs. 14 and 15) and no on-ste flood risk (Ob.12)	~	Potential Mitigation Policy part (iii) marginally improves pedestrian connectivity, facilitates access to the countryside with marginal positive effects on healthy living.	✓	Potential Mitigation Sensitive implementation of Part iii of the policy should more than compensate for loss of vegetation in terms of ecology. Part ii ensures greater permeability and reduces fear of crime.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	✓	Potential Mitigation Policy part (iii) may help mitigate against Obs. 14 and 15. Part (iv) beneficial for Obs. 2 and 8. Part (vi) mitigates against Ob.12.	✓	Potential Mitigation Policy provisions of part (v) further improve travel choices options (Ob.10). Policy (part iii) seeks to prevent tree loss and enhance planting (Obs 14 & 15). Part iv ensures provision of communal gardens, beneficial in terms of Obs 2, 7 and 8.	~	There is recognition of the location within the Biodiversity Opportunity Area within supporting text; and acknowledgement of ecological factors in policy part (iv).	~	SA Conclusions SuDS will mitigate run-off risk (policy part vi)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	~	Greenfield site, but visual impact is minimal from southern area (which is assessed fro residential). Well located to access village services and scope to improve pedestrain connectivity via improved linkages on and off site.	~	SA Conclusions The site is a generally sustainable one for the preferred use (Retirement Living/Sheltered Housing). The policy provisions improve its sustainability.	~	SA Conclusions The policy is generally a sustainable option, positive effects outweigh the negative.	~	SA Conclusions The proposed allocation as a <i>Green Corridor and Pedestrian/Cycle Link</i> is generally a sustainable option. Possible negatives will be mitigated by implementation of part ii and iii of the policy.
7	Improve accssibility to services and facilities for all ages across the District.	✓	Southern sector lends itself to residential, with northern section lending itself to open space (which will address a shortfall in the village). In combination the provision of both uses in Policy WES1 is considered to be a sustainable option.	✓		~		~	
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.	✓		~		✓		~	
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		The two largest preferred development sites (WES1 and WES2) both abut the A28 and are likely to access via it. There will need to be careful consideration of the cumulative impact upon both traffic congestion and the ability to access both sites by foot, cycle and bus. Careful planning will be needed to maximise such benefits at a village scale, with wider than site-specific factors given full consideration. The implementation of policies WES1 and WES2 will have the inevitable consequence of erosion of rural character in the north-east of Westfield. However, given that this section is along a rising section of the A28, it is a preferable direction of growth in comparison to other areas of Westfield where environmental, heritage and landscape constraints are much greater. The preferred sites are all located reasonably accessibly to facilitate pedestrian travel to all key village services. As a consequence, a cumulative effect may be beneficial for the continued viability of local services.							

RETENTION OF 2006 LOCAL PLAN DEVELOPMENT BOUNDARY (1)		Settlement												
		Brede		Cackle Street		Guestling Green		Icklesham		Norman's Bay		Pett and Friars Hill		
SA Objective		Retain the Development Boundary	Remove the Development Boundary	Retain the Development Boundary	Remove the Development Boundary	Retain the Development Boundary	Remove the Development Boundary	Retain the Development Boundary	Remove the Development Boundary	Retain the Development Boundary	Remove the Development Boundary	Retain the Development Boundary	Remove the Development Boundary	Amend the Development Boundary
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.	~	~	~	~	✓	~	✓	~	~	~	✗	✓	✗
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.	✓	~	✓	~	✓	~	✓	~	✗	✓	✓	~	✓
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.	~	~	~	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Along with Cackle Street and Broad Oak, Brede is one of a cluster of villages which sit on the A28 Northiam Road. The retention of the development boundary supports residential development in the village, which is well-defined and although has limited services, is connected by a bus route and footways to Cackle Street and Broad Oak, albeit topography and distance may limit trips other than by car. The development boundary fairly reflects the main built-up area of the village (although "tweaks" may be justified) and it provides a clear distinction between this and the open countryside between the villages, which is important to their setting and the AONB landscape. It is concluded that a tight development boundary warrants retention.		Cackle Street is among a cluster of villages along with Brede and Broad Oak which sit on the A28 Northiam Road. The retention of the development boundary supports residential development in the village, which is well-defined and, although having limited services, is connected by a bus route to Brede and Broad Oak, albeit topography and distance may limit trips other than by car. The village is small but well-defined and part of a discernible group of villages with local facilities, with valuable open countryside between them. It is concluded that a tight development boundary should be retained.		Retaining the development boundary in Guestling Green may support residential development in the village (Obj.1), by indicating that it is potentially suitable for intensification, etc. There is a limited range of locally available services, but there is a school, doctors and bus services connecting to Hastings, with wider range of educational provision. The entire area covered by the development boundary is free from flood risk (Obj.12, 13). Retaining a tight development boundary is the more sustainable option.		Keeping the development boundary in place at Icklesham is supported by several economic, social and environmental objectives. The village has a good range of services and a primary school. The nearby Little Sherwood Industrial Park provides some employment for the area. Icklesham set in open countryside and further encroachment into the AONB should be resisted. However, retention of the development boundary will preserve the well built-up character of the existing village and prevent inappropriate sprawl along the A259.		Although it may support residential development, retaining the development boundary would encourage intensification of development in a settlement with several constraints. These include an extremely limited range of locally available services, the extensive coverage of flood zone 3, including the entire current development boundary and main access to the settlement, as well as the local presence of international and local habitat designations. Pollution of the water quality of the Pevensey Levels has been an issue raised in the HRA process, potentially exacerbated by run-off. Therefore the close proximity of the settlement to the Natura 2000 sites is a negative against Ob.13. Conversely, the presence of the train station means that accessibility to higher order services (e.g. colleges, hospitals), although development may still be quite car dependent. On balance removing the development boundary for Norman's Bay is clearly the more sustainable option.		Retaining the development boundary may allow for some residential development (Ob.1). Accessibility to local services supported by bus service connecting to Hastings, although still partly car dependent as still lacks some essential services, which balances out as an overall neutral effect against key objectives (i.e. Ob.7 and Ob.8). The lack of flood risk relative to the surrounding areas is a positive (Ob.12) as it defining its extent with the sensitive High Weald landscape. The western outpost of Friar's Hill is somewhat less accessible to services and the option of removing it from the development boundary is considered and found to improve the overall stainability justification for the development boundary. Therefore, it is recommended to amend the development boundary, but with tighter limits.		
Cumulative Effects and Overall Settlement Commentary		Overall there is a net loss of area contained within a development boundary. The cumulative effects are considered to be negligible. There may be some very marginal loss of 'windfall' development. However, the main effect is to reduce the proportion of the District's development boundaries that are at risk from flooding. The majority of areas removed from development boundaries are also in close proximity to international (Natura 2000) sites, so there may be cumulatively less negative impacts upon them, either from recreational pressure, run-off or other.												

RETENTION OF 2006 LOCAL PLAN DEVELOPMENT BOUNDARY (2)		Settlement									
		Pett Level		Staplecross		Three Oaks		Winchelsea		Winchelsea Beach	
SA Objective		Retain the Development Boundary	Remove the Development Boundary	Retain the Development Boundary	Remove the Development Boundary	Retain the Development Boundary	Retain the Development Boundary	Retain the Development Boundary	Remove the Development Boundary	Retain the Development Boundary	Remove the Development Boundary
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.	✗	✓	✓	✗	~	~	✓	✗	✗	✓
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.	✗	✓	✓	~	✓	✓	✓	~	✗	✓
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.	~	~	~	~	~	~	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Although it may allow residential development (Ob.1), retaining the development boundary would encourage intensification of development in a settlement with several constraints. These include an extremely limited range of locally available services (Ob.7), the coverage of flood zone 3 (Ob.12), as well as the local presence of international and local habitat designations (Ob. 14). Much of the tourist and commercial hub is within the coastal stretch and, while removing the development boundary may limit its expansion (Ob.7), policies still allow for tourism development outside the development boundary. Pett Level lacks a train service and bus services are limited, although the main reason for a negative against Ob.10 is the constraints on vehicle access and presence of narrow and un-adopted roads. Areas which may come under development pressure are also sensitive in the landscape. (Ob 15) On balance, removing the village from the development boundary is clearly the more sustainable option.		Staplecross is a large village with a good range of services including a school, a shop, recreation ground, pub, play area and a village hall. The retention of the development boundary would support sensitive residential development in a sustainable village, whilst avoiding inappropriate extensions into the wider AONB landscape, including the Ancient Woodland to the north and west of the village (Objective 14) . Retaining the development boundary is clearly the more sustainable option (It should be amended to reflect recent housing development which satisfies the modest housing requirement stipulated in the Core Strategy as well as a recent Exception site development on the eastern edge of the village.) Given opportunities for further expansion to the village are limited in a distinctive rural AONB setting, no further amendments are proposed.		Three Oaks is a small village with limited services but does have a train station. The retention of the development boundary may support limited residential development (Obj.1). There is a limited range of locally available services within the village and for residents to access higher level services they would likely to be car dependent trips to Rye notwithstanding the station (Objective.7). The village itself is not constrained by flood risk (although land to the west is vulnerable), nor is it intrusive in the landscape, although there are a number of environmental factors including the presence of Ancient Woodland to the north and south of the village (Objective 14). On balance, retaining the development boundary is clearly the more sustainable option.		Given the heritage value of Winchelsea, the scope for more intensive development is extremely limited, regardless of whether a development boundary is applied . Nonetheless, a development boundary is warranted since Winchelsea has a significant status (and is officially a town). It has a good range of services, including a primary school, shop, bus service and a train station - although the latter is separated from the development boundary. Retaining the development boundary reflects its local services and reasonable accessibility, while any development would be subject to strict controls to protect the high quality built environment (Ob.15). Retaining the development boundary is clearly the more sustainable option.		Although it may increase the supply of housing development (Ob.1), retaining the development boundary would encourage intensification of development in a settlement with several constraints, primarily environmental. These include the coverage of flood zone 3 (Ob.12), as well as the local presence of international and local habitat designations (Ob. 14), including Ramsar based upon the extensive network of surrounding wetland streams and ditches (Ob. 13). Removing the development boundary may limit tourism expansion (Ob.7), although policies still allow for sensitive tourism development outside the development boundary. On balance, removing the development boundary for Winchelsea Beach is the more sustainable option.	
Cumulative Effects and Overall Settlement Commentary		Overall there is a net loss of area contained within a development boundary. The cumulative effects are considered to be negligible. There may be some very marginal loss of 'windfall' development. However, the main effect is to reduce the proportion of the District's development boundaries that are at risk from flooding. The majority of areas removed from development boundaries are also in close proximity to international (Natura 2000) sites, so there may be cumulatively less negative impacts upon them, either from recreational pressure, run-off or other.									

GYPSY AND TRAVELLER OPTIONS 1		Site Name: BA76: Land north-west of Beeches Brook, Telham Lane, Battle	Site Name: BA77: Land adjacent to High Views, Loose Farm Lane, Battle	Site Name: BA78: Land off Loose Farm Lane, Battle	Site Name: BX88 - Actons Farm, Buckholt Lane.	BX108 - Land south east of Cooden Wood, Bexhill
Site Size						
Proposed For / Main Use Considered		Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site
SA Objective						
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.	~	(✓)	(✓)	(✗)	~
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.	(✗)	~	~	(✗)	(✗)
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.	(✓)	(✓)	(✓)	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Adjacent to an existing Gypsy site which already contains 3 existing pitches. Known issues relating to the groundwater source, flood risk and AONB impact, it is not considered that the site could be developed for any further pitches. Further development indicates a detrimental impact on environmental objectives, particularly in terms of the change the character of the landscape and built environment of the remaining open site in direct conflict with objective 15.	Reasonably well located in terms of access to services and a site which offers several advantages in terms of SA Assessment. The site is visually well contained from the wider landscape.	Reasonably well located in terms of access to services and a site which offers several advantages in terms of SA Assessment. The site is in multiple ownership which is likely to make delivery difficult. The area is more visually exposed than the adjacent area which contain gypsy caravans. Screening of these areas is likely to look like alien features in the wider landscape.	Predominantly negative performance against the sustainability criteria. Highway access to the site is very poor and therefore generally unsuitable for caravans. The site is poorly located in terms of access to services. Deliverability of the site is questionable. Scores poorly against a large number of SA criteria.	Some positive sustainability criteria identified, including relatively close proximity to local services (objective 7) but negative scoring against conserve and enhancing biodiversity and immediate proximity to RAMSAR/SSSI (Objectives 14/15).
Overall Commentary		A wide range of sites assessed as reasonable options across the District. Performance against the sustainability objectives are mixed with a number of sites having poor highway access or in unsustainable locations. Land ownership is also a factor in a number of the sites coming forward.				

GYPSY AND TRAVELLER OPTIONS 2		BX115 - Lower Barnhorn Farm and Caravan Park, Bexhill	BX116 - Land off Spindlewood Drive	Site Name: BX124 - North Bexhill	Site Name: BL4 – Coldharbour Farm Estate, Battle Road, Dallington	Site Name: CC1 – Cripps Corner highway depot, Cripps Corner
Site Size						
Proposed For / Main Use Considered		Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site
SA Objective						
				Score	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.	(✓)	(✓)	✓	(x)	~
3	Reduce crime and fear of crime.	(✓)	(✓)	(✓)	~	~
4	Reduce deprivation and social exclusion.	(✓)	(✓)	(✓)	(x)	(x)
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.	~	~	(✓)	(x)	~
7	Improve accessibility to services and facilities for all ages across the District.	(✓)	(✓)	(✓)	x	(x)
8	Encourage and facilitate increased engagement in cultural and leisure activities	x	~	(✓)	(x)	(x)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(x)	(x)	(✓)
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	~	~	~	(x)	~
11	Reduce emissions of Greenhouse gases.	~	~	~	~	~
12	Minimise the risk of flooding and resulting detriment to people and property.	(x)	~	~	✓	(✓)
13	Maintain, improve and manage water resources in a sustainable way.	(x)	~	(✓)	~	(✓)
14	Conserve and enhance biodiversity.	x	(x)	~	~	(✓)
15	Protect and enhance the high quality natural and built environment.	x	(✓)	(✓)	x	(✓)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	~	~	~	~	(✓)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Some positive sustainability criteria identified, including relatively close proximity to local services (objective 7) but negative scoring against loss of cultural/tourism facilities and proximity to RAMSAR/SSSI (Objectives 8 and 14/15).	Generally positive sustainability criteria identified, including relatively close proximity to local services and protecting/enhancing high quality natural environment (Objectives 7 and 15).	Generally positive sustainability criteria identified, including improving health and well being of the population and providing a sustainably constructed and affordable home (Objectives 1 and 2).	Generally negative performance against the sustainability criteria. The site is poorly located in terms of access to services. The landscape impact on the wider AONB is considered to be particularly negative against the criteria. Landscape impact has been a concern for planning appeal Inspectors regarding this site before. The balance of the sustainability assessment clearly weighs against this site.	Generally a mixed scoring against the sustainability criteria. The site is publicly owned and has been identified as surplus to requirements. This brownfield site has many positives in terms of sustainability criteria. The site is not well located for access to services. Site would involve the loss of an existing commercial use, although Gypsy use may be considered less intensive.
Overall Commentary		A wide range of sites assessed as reasonable options across the District. Performance against the sustainability objectives are mixed with a number of sites having poor highway access or in unsustainable locations. Land ownership is also a factor in a number of the sites coming forward.				

GYPSY AND TRAVELLER OPTIONS 3		Site Name: CR8 - Land South of Catsfield Road, Crowhurst	Site Name: FL17 – Land at Cherry Tree Nursery, The Mount, Flimwell	Site Name: GU4 – Guestling Green highway depot, Chapel Lane, Guestling Green	Site Name: RB19 – Land adj to Robertsbridge Traveller Site, Redlands Lane, Robertsbridge	Site Name: RY45 – Chippings Depot, Rye
Site Size						
Proposed For / Main Use Considered		Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site
SA Objective		Score	Score	Score	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.	(✓)	(x)	~	(x)	~
3	Reduce crime and fear of crime.	~	~	~	(x)	(✓)
4	Reduce deprivation and social exclusion.	(x)	~	(✓)	~	✓
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	(x)	✓	(✓)	(✓)
6	Sustain economic growth and competitiveness and encourage innovation in higher value/lower impact activities.	(x)	(x)	(✓)	~	~
7	Improve accessibility to services and facilities for all ages across the District.	~	(x)	~	(✓)	✓
8	Encourage and facilitate increased engagement in cultural and leisure activities	~	(x)	(✓)	~	(✓)
9	Improve efficiency in land use and encourage the prudent use of natural resources	(x)	(x)	(✓)	~	✓
10	Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.	x	(✓)	(✓)	~	✓
11	Reduce emissions of Greenhouse gases.	~	~	(x)	~	~
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)	(x)	(✓)	(✓)	(x)
16	Reduce waste generation and disposal, and achieve the sustainable management of waste.	(✓)	(x)	~	(✓)	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Generally a negative scoring against the sustainability criteria. Highway access to the site is poor as is the highway capacity of the access road and therefore is considered generally unsuitable for caravans. The site is isolated and landscape impact is likely to be negative. Deliverability of the site is questionable. Scores poorly against many SA criteria, particularly objective 10.	Predominantly a negative scoring against the sustainability criteria. Site is the ownership of a traveller household who do not meet the definition of Gypsies and Travellers for planning purposes. They had previously indicated that they would wish to bring the site forward for a pitch for their own use. The SA indicates a mixed assessment against the sustainability criteria. Greenfield site, but visually prominent on the ridge, not particularly well located in terms of access to services.	A generally positive score against the sustainability criteria. The site is publicly owned and has been identified as surplus to requirements. The site has many positives in terms of sustainability criteria. The site is well located for access to a primary school, doctors surgery and a road for a bus route (although there are no existing footways). Access to nearest service centre would need to be by car/bus (Hastings). Highway access along Chapel Lane is narrow and may be a limiting factor for caravans.	A generally positive score against the sustainability criteria. The site has many positives in terms of sustainability criteria. The site is generally well located for access to services. Although located in the AONB, the site is relatively well screened from wider views. The site has good highway access.	The site performs relatively well against a number of sustainability criteria. A large proportion of the site is located within Flood Zone 3. The site is in multiple public ownership but has not been identified as surplus to requirements at this present time. The site is well located in terms of access to services. The site is currently occupied and the western part of the site is safeguarded for a potential future footpath/cycleway widening scheme. The site is visually prominent from all sides.
Overall Commentary		A wide range of sites assessed as reasonable options across the District. Performance against the sustainability objectives are mixed with a number of sites having poor highway access or in unsustainable locations. Land ownership is also a factor in a number of the sites coming forward.				

GYPSY AND TRAVELLER OPTIONS 4		Site Name: SP6 – Land north of Bramble Farm, Ewhurst	Site Name: SP7 – Land to rear of Bramble Farm, Ewhurst	Site Name: WF18 - Land to east of Down Edge, Main Road, Westfield	Site Name: WF19 - Land south west of Moor Lane, Westfield	Site Name: MO7 Land adjacent to Mountfield household waste site, Mountfield
Site Size						
Proposed For / Main Use Considered		Gypsy and Traveller Site		Gypsy and Traveller Site	Gypsy and Traveller Site	Gypsy and Traveller Site
SA Objective		Score		Score	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.	(✗)	(✗)	(✓)	~	(✗)
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.	(✗)	(✗)	~	(✗)	(✗)
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.	~	~	~	~	(✓)
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A negative performance against the sustainability objectives. This area is part of pleasant, open, rolling countryside would be difficult to satisfactorily contain so as not to harm the character and appearance of the landscape. Development would change the character of the landscape and built environment of this open, exposed site in direct conflict with objective 15. The site is not particularly well located in terms of access to services.	Generally a mixed performance against the sustainability objectives. The site is in the ownership of an existing Gypsy household which has an existing temporary planning permission. The site is not particularly well located in terms of access to services. Boundary planting which forms the western boundary screens the area from the wider AONB but would benefit from native screening. Some areas of flood risk along the access track to the site.	This site performs relatively positively against a number of sustainability criteria, although loss of greenfield site is a negative. Located within reasonable proximity to range of village services (although access would require significant upgrading). However, the site would represent a significant intrusion into HW AONB countryside, including the loss of key features (hedgerows) and negative impacts on protected species.	Generally a neutral/negative performance against the sustainability criteria. This sites forms part of an area designated for a footpath link associated with the extant VL9 Local Plan (2006) allocation which is only part implemented. The site is narrow and may be difficult to accommodate caravans.	This site performs poorly against the majority of sustainability criteria. The site is in close proximity to an existing refuse tip (in use), as such there are some strong concerns regarding contamination on the site. There is good access to the road network although majority of services would need to be accessed via vehicular transport, there is direct access to an A road/bus route. The site is adjacent to Ancient Woodland. There are some concerns regarding the potential for surface water flooding.
Overall Commentary		A wide range of sites assessed as reasonable options across the District. Performance against the sustainability objectives are mixed with a number of sites having poor highway access or in unsustainable locations. Land ownership is also a factor in a number of the sites coming forward.				

GYPSY AND TRAVELLER POLICIES		Policies			
		Policy GYP1: Land adjacent to High Views, Loose Farm Lane, Battle		Policy BEX3: Land at North Bexhill (Gypsy and Traveller site only)	
Site Size					
SA Objective		Score	Commentaries and Likely Significant Effects	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 contribute towards the targets for permanent Gypsy and Traveller pitches within the Distict (Obj. 1). The site is located adjacent to the development boundary for Battle. <u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8)</u> The site offers a relatively sustainable, accesible option for development close to Battle and its services (Obj 2, 5, 7). <u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> The site is located adjacent to the development boundary for Battle. The existing access from Loose Farm Lane is considered adequate for the proposal as is the access onto the Hastings Road (Obj 10). Although the site is greenfield, it is well-contained, meaning the wider landscape impact is minimal (Obj 15). Native planting on the site boundaries would assist in a softening of the hard boundary of the site - see mitigation below. <u>Potential Mitigation</u> Care should be taken to respect the amenity of adjoining properties on the northern boundary. The site is relatively screened in the wider landscape, although the site would benefit from further native species screening on the southern and western boundaries, as per the proposed policy wording. <u>SA Conclusion</u> This greenfield site is considered appropriate for a Gypsy and Traveller site for 1 pitch. The site is considered to be located in a relatively sustainable location for development and is considered not to cause harm to the High Weald AONB. The site will contribute towards meeting the target for permanent Gypsy and Traveller pitches within the District.	✓	<u>Commentary on Economic Objectives (Primarily 1, 4, 5, 6, 9)</u> Will significant contribution towards the targets for permanent Gypsy and Traveller pitches within the Distict (Obj. 1). The site is highly accessible to employment opportunities at North East Bexhill (Obj. 4, 6) and other local services in Sidley (Obj 2, 4, 5, 7) <u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8)</u> The site offers a relatively sustainable, accesible option for development as part of an overall comprehensive development on the edge of Bexhill (Obj 2, 5, 7). <u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> This potential site is relatively contained in the landscape, meaning the wider landscape impact is minimal (Obj 15). The site being planned in a comprehensive way alongside the other elements of this strategic site will ensure that the scheme include well integrated provision of housing and infrastructure, the green infrastructure and mitigation and/or compensation for any biodiversity losses (Obj. 9, 10, 11, 12, 13, 14, 15, 16). <u>Potential Mitigation</u> The site should be planned in a comprehensive way alongside the other development provisions made within Policy BEX3, to ensure integration with the surrounding development, as per the proposed policy wording. <u>SA Conclusion</u> This greenfield site is considered appropriate for a Gypsy and Traveller site for 5 pitches as part of a comprehensive development at North Bexhill. The site will make a significant contribute towards meeting the target for permanent Gypsy and Traveller pitches within the District.
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.	(✓)		~	
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.	~		~	
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		No cumulative impacts identified. The overall number of pitches proposed are in line with the target identified within Core Strategy Policy LHN5, taking into account what has been already been provided since 2011.			

GUESTLING GREEN OPTIONS		GU4 - Land at former highway depot			
Site Size					
Proposed For / Main Use Considered		Residential	Employment	Doctors Surgery	Intermediate Care beds facility
SA Objective					
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.	~	~	~	~
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.	(✗)	(✗)	(✗)	(✗)
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.	~	~	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		Four uses are considered based upon an initial assessment of what the site could realistically be potentially re-used for. This is in the light of policy position suggesting employment, community use and/or a care facility would be preferred, compared to a potential alternative use of residential. Some consistent positive sustainability criteria identified, including efficiency in land use (brownfield site) and biodiversity and environment, being virtually contained (Obj 9, 14,15). Providing access to health facilities for the locality (Obj 2) and economic growth objective (Obj 6) supports doctor's surgery and are facility uses. Loss of employment land is a negative for residential but the site is considered a poor location for business use, hence uncertain impact. Suitable opportunity in SA terms for replacement doctor's surgery, with care facility being the most appropriate and compatible other use.			

GUESTLING GREEN POLICIES		Policies	
		Policy GUE1 - Land at former highway depot, Guestling Green	
Site Size			
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> The site is brownfield site and whilst not located in a particularly sustainable settlement, it will replace the existing doctors surgery from a site to the south-east. It will allow the surgery to be provided in the same locality providing an improved facility for the catchment (Obj 7). Redevelopment of this site for a doctors surgery/intermediate care beds facility will involve the loss of an underused employment site but of questionable value due to location. This site could be put to better use for a mixed use doctors surgery/intermediate care facility (Obj. 4, 9).
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.	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> Guestling Green is not identified as a particularly sustainable location for development (the site is not particularly well located for access to many key services. However, the site will provide an expanded and improved doctor's surgery for the area where the current provision is considered to be in need of modernisation (Obj . 2, 7). The development will also bring forward an intermediate beds facility for those who need further help to look after themselves after leaving hospital before returning home, potentially allowing people to stay in their homes for longer rather than moving to residential care (Obj. 1, 4). <u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> This brownfield site is located within the High Weald Area of Outstanding Natural Beauty (AONB) and redevelopment must respect these wider views, as well as the relationship with, albeit limited, surrounding development (Obj. 9, 15). The site is visually well contained within the ribbon development along Chapel Lane. However, the site would benefit from some additional screening to its eastern boundary (there are some views to the north and east) to provide an appropriate screening between the site and the wider AONB (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.	~	
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>Potential Mitigation</u> Given the site is located adjacent to the High Weald AONB, careful consideration will need to be given to the impact of wider views on the eastern and northern boundaries where screening is limited, in line with the provisions of the policy. <u>SA Conclusion</u> This brownfield site is considered appropriate for residential development, even though this results in the loss of employment floorspace within the District. The site comprises underused employment land and is not considered an appropriate location for an employment site. The provision of this site for a mixed use scheme comprising of a doctor's surgery and an intermediate care beds facility, which will help ensure that an improved doctors surgery remains in the locality. Whilst the intermediate care beds facility, in close proximity to the Conquest Hospital, will bring forward a care facility for those well enough to leave hospital but not well enough to care for themselves at home. The provision of these facilities are considered to outweigh the loss of low-key employment provision in this instance.
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		The development site (GUE1) is located on Chapel Lane and is the only development identified for Guestling Green. The settlement has limited services and is particularly car dependent. Policy GUE1 provides for a mixed use development (doctors surgery & intermediate care facility) seperated from the existing development boundary of Guestling Green but in close proximity to the existing surgery which has been highlighted by the Care Quality Commission as in need of modernisation. Careful consideration to needs to made to the landscape impact of development in the High Weald AONB and that adequate parking provision is made on-site given that Chapel Lane is narrow and parking overspill would not be acceptable.	

MARLEY LANE OPTIONS		Felon's Field (RDLP allocation - Policy EM5)	
Site Size			
Proposed For / Main Use Considered		Retain Employment allocation	Not retain employment allocation
SA Objective			
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.	~	~
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.	?	(✓)
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.	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		A number of sustainability reasons not to retain the allocation, but strong economic benefit of site close to A21. Brownfield site balanced by poor accessibility other than by car. Considerable uncertainties on environmental impacts, dependent on scope and effectiveness of controls.	

MARLEY LANE POLICIES		Policies	
		Policy MAR1 - Land at Felon's Field, Marley Lane	
Site Size			
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> The site is brownfield site and whilst not located close to settlement, it is adjacent to the A21 Trunk Road, which makes it particularly attractive to uses that need good main road access. Provides rare opportunity for such businesses and non-conforming uses; hence, it contributes significantly to local business land supply. (Objs. 6 & 9).
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.	~	<u>Commentary on Social Objectives (Primarily 1, 2, 3, 4, 5, 7, 8, 10)</u> Provides a source of employment in central, rural location, but difficult to access other than by car. (Obj. 7). Some mitigation provided by policy criterion (v) and likelihood of less than average on-site employment density.
5	Raise educational achievement levels and develop the opportunities for lifelong learning.	~	
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>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> While this site is located within the High Weald Area of Outstanding Natural Beauty (AONB) and is wooded around its edges, it is visually well contained and the sensitive development of this brownfield site with an existing building frame and large concrete apron provides the opportunity for conservation of the woodland and associated habitats, as well as enhancement through subsequent management, as provided by parts (i) and (ii) of the policy. (Objs 14,15) Also, part (iv) of the policy will better manage run-off in line with Obj 12.
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.	(✗)	<u>Potential Mitigation</u> As discussed above, the policy criteria mitigate the key uncertainties from the initial assessment. <u>SA Conclusion</u> This brownfield site is still considered appropriate for employment development, contributing to the of business opportunities within the District as, while it has some significant sensitivities, it is found that these can be positively addressed, making development more acceptable as a means of meeting needs even though it is has poor accessibility.
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		This site adjoins an exiting depot, so can be seen as consitent with that use, as well as business uses opposite that are all confined to existing brownfield areas, similarly restricting expansion into surrounding woodland and the wider AONB landscape. Recent access and safety improvements to the nearby junction provide ready capacity for the combined traffic generation.	

ROTHER VALLEY RAILWAY OPTIONS		Rother Valley Railway (RDLP allocation - Policy EM8)	
Proposed For / Main Use Considered		Option A: Retain railway allocation	Option B: Not retain railway allocation
SA Objective			
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.	~	~
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.	?	(✓)
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.	~	~
Site Commentary, Likely Significant Effects, Potential Mitigation and Conclusions		The sustainability merits of retaining the allocation relate to its contribution to the tourism economy and leisure/culture (Obj. 6 and 8), good accessibility to Robertsbridge (Obj. 7), and effective use of the existing trackbed as far as practicable (Obj. 9). Removing the allocation offers benefits in terms of greenhouse gases (Obj. 11) and removes thhe uncertain impact on flood risk.	

ROTHER VALLEY RAILWAY POLICY		Policies	
		Policy RVR1 - Rother Valley Railway	
Site Size			
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> The proposal would extend the existing successful steam railway from Bodiam to Robertsbridge and increase its benefits to the local economy and specifically to heritage-based tourism. It does rely heavily on volunteers in terms of direct employment.
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> Provides benefits to local shops and services and compliments existing tourism offer. Also, may increase awareness of cultural heritage, drawing on a largely existng but underused/unused resource.
4	Reduce deprivation and social exclusion.	~	
5	Raise educational achievement levels and	~	<u>Commentary on Environmental Objectives (Primarily 9, 10, 11, 12, 13, 14, 15, 16)</u> While the route runs through the High Weald Area of Outstanding Natural Beauty (AONB), it is not seen as an intrusive feature but helps both appreciation of the landscape and its history.Care should be taken in the design to avoid harmful impacts, which is provided for by part (ii) of the policy. Part (i) of the policy provides the necessary safeguard to ensure that there are no adverse flood risk implications, in line with Obj.12.
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 discussed above, the policy mitigates the flood risk uncertainty from the initial assessment.
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 Conclusion</u> The proposal is still considered appropriate in principle, contributing to the tourism economy and providing local leisure opportunities, with good accessibility. This is subject to the policy criteria on access, flood risk and landscape impact being met by a detailed scheme.
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		The proposal is seen in the context of the existing railway from Tenterden to Bodiam and assessed accordingly. In particular, it is a logical scheme, extending the benefits to the local economy.	

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