

Appendix 1 Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlined bold for additions or by specifying the modification in words in italics

Ref	Paragraph/s or Policies	Main Modification
MM1	3.3	<i>Add an additional sentence at the end of the paragraph:</i> <u>The policy does not apply to shops in defined Town or District Centres as the loss of shops is resisted in these areas in line with policies BEX12, BEX13 and BEX17 of the DaSA and partly saved Policy EM13 and Inset Map 2A of the of the Rother District Council Local Plan (2006).</u>
	Policy DCO1	<i>Amend the last paragraph of the policy and add footnote number to read "shops outside of defined Town or District Centres*" as opposed to "shops", i.e.:</i> ...This includes a community facility, public house, shops <u>outside of defined Town or District Centres*</u> , tourist accommodation or attraction.... <i>New Footnote:</i> <u>*This policy does not apply to proposals in defined Town or District Centres as the loss of shops is resisted in these areas in accordance with Policies BEX12, BEX13 and BEX17 of the DaSA and partly saved Policy EM13 and Inset Map 2A of the Rother District Council Local Plan (2006).</u>
MM2	3.9	<i>Add an additional sentence at the end of the paragraph:</i> <u>Proposals that accord with Core Strategy Policy CO1 (iii) (a), that is, development proposals that result in the loss of sites or premises currently or last used for community purposes, where alternative provision of the equivalent or better quality is available in the local area, or will be provided and made available prior to the commencement or redevelopment of the proposed scheme, will not be required to also meet the requirements of Policy DCO1.</u>
MM3	4.15	<i>Within the first line add a footnote to 'rural areas' stating:</i> <u>*Rural areas within Rother are defined within paragraph 12.1 of the Rother Local Plan Core Strategy.</u>
MM4	Policy DHG12 (iii)	<i>Insert an additional policy criterion after (iii):</i> <u>(iv) either, they are constructed of permeable materials, or appropriate drainage is included to manage surface water run-off in accordance with Policy DEN5.</u>
MM5	Policy DEC2	<i>Delete policy criterion (ii) (first limb) and replace with:</i> <u>(ii) Support the conservation of biodiversity in accordance with DaSA Policy DEN4.</u> (ii) conserve or enhance sensitive habitats and species.
MM6	Policy DEN3	<i>Amend second paragraph of the policy to read as follows:</i> Within these Gaps, development will be carefully controlled, and Developments will only be permitted in exceptional circumstances. Any development must be where they are unobtrusive and <u>do</u> not detract from the openness of the area <u>having regard to the particular objectives of the Gaps:</u> <u>(i) To maintain the separate identity and distinctiveness between settlements;</u> <u>(ii) To maintain the strategic settlement pattern; and</u> <u>(iii) To prevent the coalescence of settlements.</u> Enhancement of the Gaps through effective landscape management which strengthens and reinforces their significance as protected landscape areas will be supported.
MM7	Figure 7	<i>Figure 7: Strategic Gap at Fairlight should be amended to include The Close, as described in paragraph 6.21.</i> <i>Appendix 2: Modified Detail Map 1</i>
MM8	6.43	<i>Amend and add to the first sentence of paragraph 6.43 of the supporting text, as follows:</i> Ecological surveys and reports will be required to be submitted with planning applications for major development or where the development impacts on any designated site,

		Priority Habitat or protected species.; proposals which impact on a designated site or Priority Habitat; and proposals where there is a reasonable likelihood of a protected or Priority species being present and affected by the development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.
MM9	9.43	Delete the wording "playing field(s)" in the third line and replace with "outdoor sports facilities".
	9.46	Delete the wording "playing pitches," from the sixth line and replace with "outdoor sports facilities".
	9.48	Delete the wording "playing fields" from the eighth line and replace with "outdoor sports facilities"
	Policy BEX3 (vi)	Delete the wording "playing fields" from the second line and replace with "outdoor sports facilities", i.e.: as part of (v) above, all developments will contribute to the provision of playing fields outdoor sports facilities within site BEX3a, either directly or through proportionate (to the respective quantum of residential development) financial contributions;
MM10	Policy BEX3a	Delete the wording "playing fields" from the second line and replace with "outdoor sports facilities", i.e.: Land with Kiteye Farm and adjoining land, as shown on the Policies Map, is allocated for housing and open space, including playing fields outdoor sports facilities .
	Policy BEX3a (ii)	Delete the wording "playing fields" from the first line and replace with "outdoor sports facilities", i.e.: an open space to include provision for playing fields outdoor sports facilities of at least 2.64 hectares is set aside and laid out in the area indicated on the Detail Map;
	Policy BEX3a (viii)	Delete the wording "playing fields are" from the first line and replace with "outdoor sports facilities shall be", i.e.: the playing fields are outdoor sports facilities shall be laid out at the same time as housing development, in accordance with a phasing plan to be agreed with the local planning authority;
	Figure 21	Change 'outdoor sports provision' to 'outdoor sports facilities' on the Key. Appendix 2: Modified Detail Map 2
MM11	Policy BEX3b (ii)	Delete the wording "playing fields" from the third line and replace with "outdoor sports facilities", i.e.: the northern part of the site towards the stream course is kept open and laid out as part of a green corridor, incorporating an enhanced footpath/cycleway, which should extend to the planned playing fields outdoor sports facilities (see Policy BEX3a);
MM12	Policy BEX3b (iii)(b)	Amend Policy BEX3b (iii)(b) to clarify: (iii) access is from Watermill Lane, the details of which will be subject to a findings of a Transport Assessment, with the expectation that: (a) A single access will be provided where appropriate sight lines can be achieved; (b) Provision is made for a new footway/cycleway Traffic management measures are introduced on Watermill Lane to calm traffic, with specific regard to the short section north of Mayo Lane and to ensure the safe movement of pedestrians and cyclists between the site and Sidley in association with the provision of a new footway/cycleway along most of the length of the Lane from the Mayo Lane junction to the stream (to dovetail with requirements under Policy BEX3c);
MM13	9.60	Insert new paragraph after 9.60 (and subsequent consequential paragraph number amendments): <u>Additional reinforcement of the sewerage network will be required to serve the development and therefore, the developer will need to work with Southern Water to ensure necessary infrastructure is provided prior to occupation.</u>
	Policy BEX4	Additional policy criteria inserted between (ii) and (iii) of policy BEX4 (and subsequent consequential criteria number amendments): <u>(iii) provision is made for an acceptable connection to the local sewerage system, in agreement with the service provider;</u>
MM14	Policy BEX6	Additional wording to part (v) of the policy: (v) at least two forms of appropriate 'Sustainable Drainage' are incorporated in accordance with Policy DEN5 'Sustainable Drainage' <u>and an Appropriate Assessment under the Habitats Regulations demonstrates beyond reasonable scientific doubt that these can be delivered on the site without harming the integrity of the Pevensy Levels Special Area of Conservation/Ramsar site.</u>

MM15	9.81	<p>Add the following to the end of the supporting text at paragraph 9.81:</p> <p><u>In accordance with Habitats Regulation Assessment (HRA) work undertaken to inform the Core Strategy and DaSA, a minimum of two types/ stages of Sustainable Drainage (SuDS) treatment will be required to address the possible negative effects from surface run-off and hydrological pathways on the water quality in the Levels, in accordance with DaSA Policy DEN5. It will be necessary for any planning application for the site's development to be accompanied by a site specific Appropriate Assessment to ensure that the required SuDS mitigation can be achieved and any adverse impact on the integrity of the Levels can be avoided.</u></p>
	Policy BEX7 (vii)	<p>Amend policy criterion (vii) to read:</p> <p>(vii) in accordance with Policy DEN5 'Sustainable Drainage', at least two forms of appropriate SuDS are incorporated <u>and an Appropriate Assessment under the Habitats Regulations demonstrates beyond reasonable scientific doubt that these can be delivered on the site and that the development can otherwise proceed, with mitigation if necessary, without harming the integrity of the Pevensey Levels Special Area of Conservation/ Ramsar site.</u></p>
MM16	9.122	<p>Amend paragraph 9.122 as follows:</p> <p><u>Notwithstanding that the site is served by the existing bus service in close proximity to the site, development should take advantage of alternative travel choices to the private car, including off-site measures to promote cycling and walking and other sustainable transport modes recognised by the NPPF, that provide efficient, safe and accessible means of transport with overall low impact on the environment, including electric, low and ultra-low emission vehicles, car sharing and public transport.</u> The original public footpath which crossed the site before the development of the site as a prison should be reinstated to give enhanced access to the countryside and the Levels to the north. This would provide an alternative to the poorly used path 59a. This would also provide better access to footpath 12b which links Coneyburrow Lane to Little Common.</p>
	Policy BEX10 (vii)	<p>Amend criteria (vii) as follows:</p> <p><u>a travel plan is included to promote the use of alternative travel choices other than the private car, including off-site measures to support cycling and walking and other sustainable transport modes to encourage the use of public transport, car sharing and electric, low and ultra-low emission vehicles in compliance with Core Strategy Policy TR3.</u> to Improvements <u>should also be</u> are made to existing local bus stop infrastructure and a financial contribution towards improving local bus services <u>is provided.</u></p>
MM17	9.162	<p>Amend wording of text:</p> <p>9.162 There are significant level differences across the site, falling from Beeching Road in the west towards the eastern boundary. There is a <u>are two</u> culverts which runs through the site which would have a bearing on the siting of new buildings, requiring an 8 metre easement from <u>each side of</u> the culverts. A large proportion of the site suffers from surface water flooding and therefore Sustainable Drainage (SuDS) would need to be incorporated in a redevelopment scheme.</p>
	Policy BEX14 (xi)	<p>Amend criteria (xi):</p> <p>(xi) an 8 metre built development exclusion zone from <u>either side of</u> the main river culverts which passes through the site, is achieved to allow access to the existing outfall;</p>
MM18	9.187	<p>Amend paragraph 9.187 to give clarity on the approach to any further concentration of takeaway uses in Sidley District Centre.</p> <p>9.187 Given the high concentration of takeaways (defined as Use Class A5 in the Use Classes Order) in Sidley District Centre and the known deprivation issues in the locality, it is considered that the further concentration of takeaways should be resisted <u>will not be supported.</u></p>
	Policy BEX17	<p>Amend the final paragraph in the Policy to give clarity on the approach to any further concentration of takeaway uses in Sidley District Centre.</p> <p>Within Sidley District Centre, further concentration of takeaway uses (within Use Class A5) will be resisted <u>not be supported.</u></p>
MM19	10.22	<p>Proposed additional clarification text at paragraph 10.22:</p> <p>The site is adjacent to the High Weald Area of Outstanding Natural Beauty (AONB). Residential dwellings to the north are few and set within large plots, thereby representing low density development and maintaining a rural context. Any development would need to be mindful of the AONB countryside to the north and appropriate landscape buffers would need to be incorporated within any potential scheme to respect wider views from the north. <u>There are watercourses which flow north into gills within Park Wood which are vulnerable to changes in water quality. Any impact on the gills will need to be considered within site design.</u> Care should also be taken to respect the relationship with residential properties on the periphery of the site.</p>
	Policy HAS2 (v)	<p>Proposed amendment of policy criteria (v):</p>

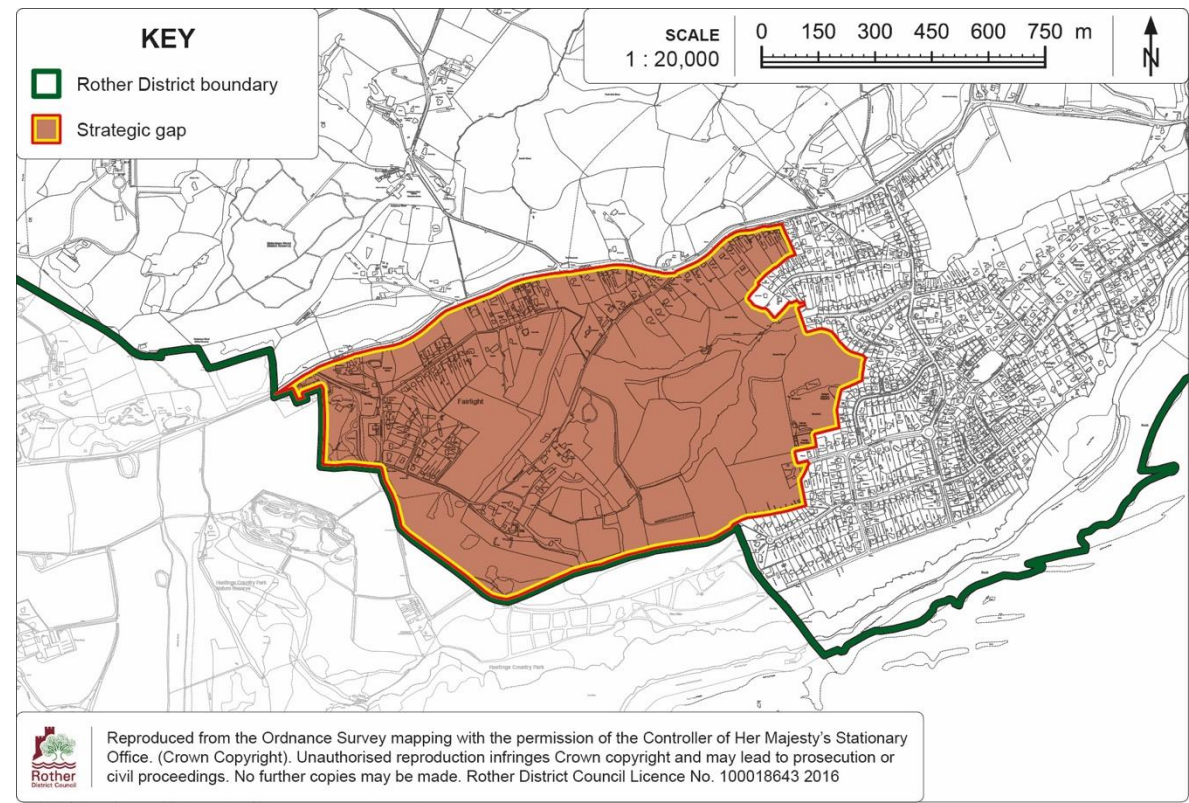
		(v) provision is made for an acceptable connection to the local sewerage system in agreement with the service provider <u>and surface water drainage proposals do not adversely impact on the watercourses which feed into Park Wood.</u>
MM20	10.28	<p><i>Proposed change to insert a clarification within the first sentence of paragraph 10.28 to indicate that the site is located within the High Weald AONB:</i></p> <p>This north-east sloping and undulating area of vacant scrubland is located adjacent to the existing well-established and fully occupied Ivyhouse Lane industrial estate located within Hastings borough <u>and is in the High Weald AONB.</u> The existing industrial estate <u>to the south</u> presents a very “raw” edge to the openness of the adjacent High Weald AONB beyond.</p>
	Policy HAS3 (iii) & (iv)	<p><i>Amend policy criteria (iii) & (iv):</i></p> <p>(iii) access is provided off Ivyhouse Lane in Hastings Borough;</p> <p>(iv) development does not intrude into views from the <u>wider</u> Area of Outstanding Natural Beauty to the north; and (iv) provision is made for enhanced landscape planting, as indicated on the Detail Map, as part of <u>the wider</u> landscape management of this part of the wider-valley, including new and enhanced green infrastructure of the north of the employment site;</p>
MM21	11.45	<p><i>Insert wording at the beginning of paragraph 11.45:</i></p> <p><u>Additional reinforcement of the sewerage network will be required to service the development and therefore, the developer will need to work with Southern Water to ensure necessary infrastructure is provided prior to occupation.</u></p>
	Policy BRO2 (v)	<p><i>Insert an additional policy criterion after (v):</i></p> <p><u>(vi) provision is made for an acceptable connection to the local sewerage system, in agreement with the service provider.</u></p>
	Figure 45: Policy BRO2 Detail Map	<p><i>Policy BRO2: Land at the Rainbow Trout public house: It is necessary to make a slight amendment to the extent of the proposed housing area shown on the Detail Map to accord with the details of the planning application (reference RR/2018/1813/P) which was delegated to approve, subject to the completion of a Section 106 Legal Agreement, on 12th February 2019.</i></p> <p><i>Amend the western boundary of the northern section of the housing area (shown in orange) on Figure 45 (Policy BRO2 Detail Map) by a marginal amount to accord with drawing no. 1802-P-204_B, submitted pursuant to planning application RR/2018/1813/P.</i></p> <p>Appendix 2: Modified Detail Map 3</p>
MM22	11.67	<p><i>Amend paragraph 11.67 to read:</i></p> <p>In view of the proximity of the site to the international wildlife designations and the potential for additional recreational impacts, the development should contribute to achieving the SARMS strategy, which may also include financial contributions <u>ensure that there is no adverse effect on the integrity of the SPA/ Ramsar site, with mitigation if necessary, in line with the provisions of the SARMS.</u></p>
	Policy CAM1 (vii)	<p><i>Replace criterion (vii) of Policy CAM1 with:</i></p> <p><u>(vii) the development has no adverse effect on the integrity of the adjacent Natura 2000 Sites and supports the implementation of the Sustainable Access and Recreation Management Strategy (SARMS) as appropriate.</u></p>
MM23	11.75	<p><i>Replace the last sentence of paragraph 11.75 with:</i></p> <p><u>In view of the proximity of the site to the international wildlife designations and the potential for additional recreational impacts, the development should ensure that there is no adverse effect on the integrity of the SPA/ Ramsar site, with mitigation if necessary, in line with the provisions of the SARMS.</u> In view of the proximity of the site to the international wildlife designations and the potential for additional recreational impacts, the development should contribute to achieving the SARMS strategy, which may also include financial contributions.</p>
	Policy CAM2 (vi)	<p><i>Amend criterion (vi) of Policy CAM2 to read:</i></p> <p><u>(vi) the development has no adverse effect on the integrity of the adjacent Natura 2000 Sites and supports the implementation of the Sustainable Access and Recreation Management Strategy (SARMS) as appropriate.</u> the development contributes towards the implementation of the Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS).</p>

MM24	11.99	<p><i>Amendment to end of paragraph 11.99:</i></p> <p>A sewer line crosses the eastern part of the site and this will also need to be considered in planning a development layout. <u>Drainage would need to be considered in accordance with Policy DEN5, and although the site's development is unlikely to have any adverse effect on the integrity of the Pevensy Levels Special Area of Conservation (SAC)/Ramsar site, this would need to be confirmed through a project-level Habitats Regulation Assessment (HRA).</u></p>
MM25	11.120	<p><i>Add the following text to the end of paragraph 11.120:</i></p> <p><u>In the event that a scheme comes forward that does not include a serviced plot for a doctor's surgery, any planning application will need to be accompanied by comprehensive evidence, which is supported by the Clinical Commissioning Group, demonstrating that it is not required in the area.</u></p>
	FAC2 (iii)	<p><i>Amend policy criteria (iii) as follows:</i></p> <p><u>a serviced plot</u> for a new doctor's surgery is provided together with <u>space for</u> associated car parking <u>is provided, subject to business case support from the Clinical Commissioning Group;</u></p>
MM26	Figure 50: Policy FAC2 Detail Map	<p><i>It is necessary to increase the size of the site to include a greater amount of land along the proposed access. Move the boundary to the east of the proposed access approximately 10m further east.</i></p> <p>Please see Appendix 2: Modified Detail Map 4</p>
MM27	11.197	<p><i>Add a new sentence after the second sentence of paragraph 11.197 to read:</i></p> <p><u>In view of the proximity of the site to the international wildlife designations and the potential for additional impacts, the development should ensure that there is no adverse effect on the integrity of the SPA/ Ramsar site, with mitigation if necessary, in line with the provisions of the SARMS, referred to in Policy DEN4.</u></p>
	11.200	<p><i>Add a new sentence to the end of paragraph 11.200 to read:</i></p> <p><u>An appropriate foul and surface water drainage scheme should include surface water protection measures and, where practicable, elements of SuDS in accordance with Policy DEN5 and taking due account of the high water table and risk of contamination.</u></p>
	Policy RHA1	<p><i>Add a new criterion (vii) to Policy RHA1 to read:</i></p> <p><u>(vii) the development has no adverse effect on the integrity of the adjacent Natura 2000 Sites and supports the implementation of the Sustainable Access and Recreation Management Strategy (SARMS) as appropriate.</u></p>
MM28	11.205	<p><i>Add a new paragraph after paragraph 11.205 (and make consequential paragraph number amendments) to read:</i></p> <p><u>11.205a In view of the proximity of the Employment Area to the international wildlife designations and the potential for additional impacts, the development should ensure that there is no adverse effect on the integrity of the SPA/ Ramsar site, with mitigation if necessary, in line with the provisions of the SARMS, referred to in Policy DEN4.</u></p>
	11.205	<p><i>Add a new paragraph after paragraph 11.205a (see above) to read:</i></p> <p><u>11.205b Development will also need to include provision for appropriate foul and surface water drainage, having regard to sewer provision and existing levels of contamination. The scheme should include elements of SuDS where practicable, although these will need to be carefully designed having regard to the high water table and risk of underlying contamination.</u></p>
	Policy RHA2 (iv)	<p><i>Replace criterion (iv) with:</i></p> <p><u>(iv) the development has no adverse effect on the integrity of the adjacent Natura 2000 Sites and supports the implementation of the Sustainable Access and Recreation Management Strategy (SARMS) as appropriate.</u></p>
MM29	Policy RHA2 (vi)	<p><i>Add an additional policy criterion after (vi) as follows:</i></p> <p><u>(vii) An appropriate foul and surface water drainage scheme is provided, in accordance with Policy DEN5.</u></p>
MM30	n/a	<i>Delete the reference to Policy WES4 from the list of Site Allocation Policies on page 7 of the DaSA Proposed Submission</i>
	n/a	<i>Delete the reference to Figure 60 from the list of Figures on page 10 of the DaSA Proposed Submission</i>

	Title	Delete the title “Site Allocation: Land between Moor Lane and the A28, Westfield” on page 258 of the DaSA Proposed Submission.
	11.236-11.239	Delete paragraphs 11.236 to 11.239 inclusive and amend the numbering of subsequent paragraphs accordingly.
	Policy WES4	Delete Policy WES4 (yellow box) on page 259
	Figure 60: Policy WES4 Detail Map	Delete Figure 60: Policy WES4 Detail Map
MM31	Table of Contents	In 'Table of Contents', under Appendix 1 add: <u>Superseded Core Strategy Policies</u>
	1.4	Add the following text at the end of paragraph 1.4: <u>There are also a small number of Core Strategy policies that are superseded by policies within the DaSA which are listed in Appendix 1.</u>
	Appendix 1	Add the following text after policy SRM1: <u>(parts (ii) - (viii) inclusive)</u>
		Delete the following policies from the list of Core Strategy Policies: LHN2 (Affordable Housing) LHN3 (Rural Exception Sites) EC3 (Existing Employment Sites)
		Add new title after 'IM3 Phasing of Development' to say: <u>Superseded Core Strategy Policies</u> Add new text under 'Superseded Core Strategy Policies': <u>SRM1 (i) (Towards a Low Carbon Future)</u> <u>LHN2 (Affordable Housing)</u> <u>LHN3 (Rural Exception Sites)</u> <u>EC3 (Existing Employment Sites)</u>
MM32	Appendix 2	Amend Appendix 2 title: Superseded Local Plan 2006 policies <u>and Neighbourhood Plan policies</u> Add new title after 15.10 to say: <u>Superseded Neighbourhood Plan policies</u> <u>Ticehurst Neighbourhood Plan</u> <u>Policy H4 Affordable Housing (part (i) only)</u> <u>Salehurst and Robertsbridge Neighbourhood Plan</u> <u>Policy EC3 Employment Retention (part (ii) only)</u>

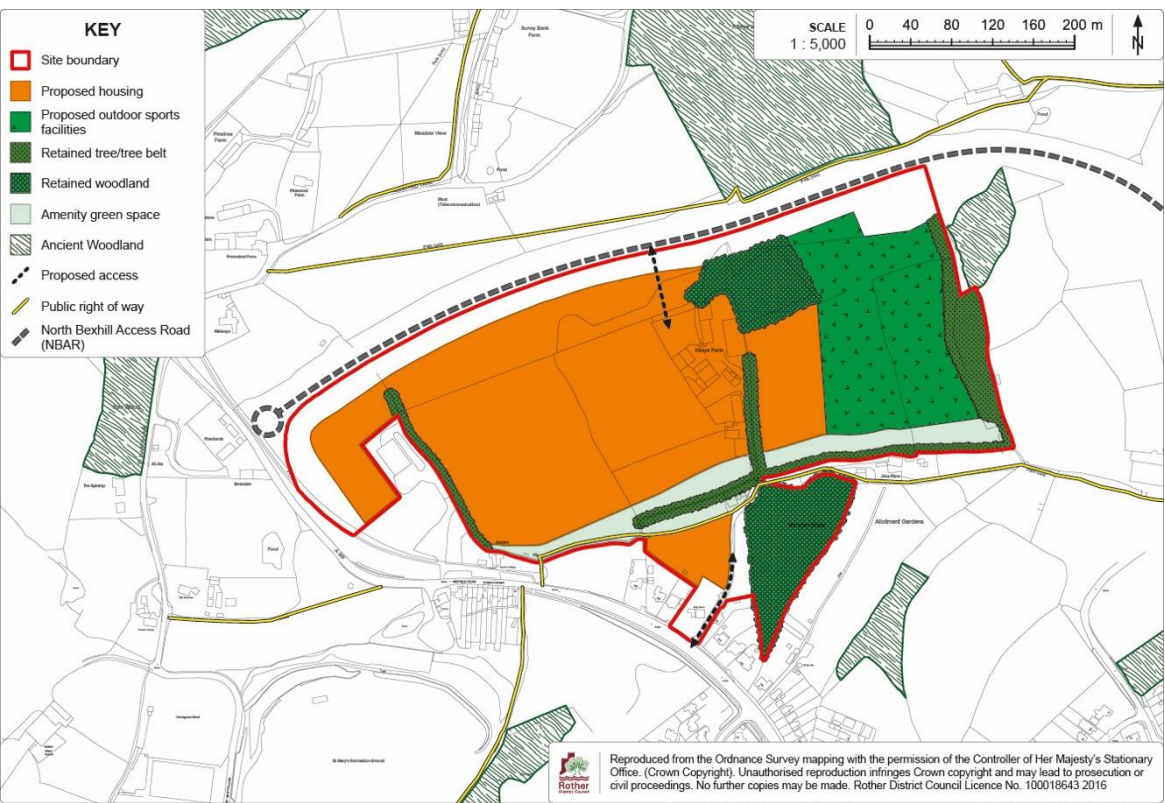
Appendix 2: Modified Detail Maps

Modified Detail Map 1 | Figure 7: Strategic Gap at Fairlight [MM7]



Modified Detail Map 3 | Figure 45: Policy BRO2 Detail Map [MM21]

Modified Detail Map 2 | Figure 21: BEX3a Detail Map [MM10]



Modified Detail Map 4 | Figure 50: Policy FAC2 Detail Map [MM26]

