



Rother District Council

# Authority Monitoring Report 2024

Appendix 1: Development Plan Policies

**Rother District Council**  
Town Hall  
London Road  
Bexhill-on-Sea  
East Sussex  
TN39 3JX

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## Appendix 1: Development Plan Policies at 31/3/2024

### Rother District Local Plan Policies

#### Rother District Local Plan 2011-2028 Part 2: Development and Site Allocations Local Plan (2019)

Policy	Name	Notes
DRM1	Water Efficiency	
DRM2	Renewable Energy Developments	
DRM3	Energy Requirements	
DCO1	Retention of Sites of Social or Economic Value	
DCO2	Equestrian Developments	
DHG1	Affordable Housing	
DHG2	Rural Exception Sites	
DHG3	Residential Internal Space Standards	
DHG4	Accessible and Adaptable Homes	
DHG5	Specialist Housing for Older People	
DHG6	Self-build and Custom Housebuilding	
DHG7	External Residential Areas	
DHG8	Extensions to Residential Gardens	
DHG9	Extensions, Alterations and Outbuildings	
DHG10	Annexes	
DHG11	Boundary Treatments	
DHG12	Accesses and Drives	
DEC1	Shopfronts, Signage and Advertising	
DEC2	Holiday Sites	
DEC3	Existing Employment Sites and Premises	
DEN1	Maintaining Landscape Character	
DEN2	The High Weald Area of Outstanding Natural Beauty (AONB)	
DEN3	Strategic Gaps	

Policy	Name	Notes
DEN4	Biodiversity and Green Space	
DEN5	Sustainable Drainage	
DEN6	Land Stability	
DEN7	Environmental Pollution	
DIM1	Comprehensive Development	
DIM2	Development Boundaries	
OVE1	Housing supply and delivery pending plans	
BEX1	Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill	Permitted
BEX2	Land at Preston Hall Farm, Sidley, Bexhill	Completed
BEX3	Land at North Bexhill - Infrastructure	
BEX3a	Kiteye Farm and adjoining land	Permitted subject to S106
BEX3b	Land west of Watermill Lane	Permitted subject to S106
BEX3c	Land east of Watermill Lane	
BEX4	Land at Former High School Site and Drill Hall, Down Road, Bexhill	Permitted subject to S106
BEX5	Land at Gullivers Bowls Club, Knole Road, Bexhill	Completed
BEX6	Land adjacent to 276 Turkey Road, Bexhill	
BEX7	Land at Moleynes Mead, Fryatts Way, Bexhill	Permitted
BEX8	Land south of Terminus Road, Bexhill	
BEX9	Land off Spindlewood Drive, Bexhill	Permitted
BEX10	Land at Northeye (Former UAE Technical Training Project), Bexhill	
BEX11	Land at Sidley Sports and Social Club, Bexhill	
BEX12	Bexhill Town Centre	
BEX13	Bexhill Town Centre Primary Shopping Area	
BEX14	Land south-east of Beeching Road, Bexhill	
BEX15	Bexhill Cultural Area	
BEX16	London Road - Sackville Road Enhancement Area	
BEX17	Little Common and Sidley District Centres	
HAS1	Combe Valley Countryside Park	
HAS2	Land at Michael Tyler Furniture, Woodlands Way, Hastings	

Policy	Name	Notes
HAS3	Land north of A265, Ivyhouse Lane, Hastings	Permitted
HAS4	Rock Lane Urban Fringe Management Area	
BEC1	Land east of Hobbs Lane, Beckley Four Oaks	
BEC2	Land south of Buddens Green, Beckley Four Oaks	
BRO1	Land west of the A28, Northiam Road, Broad Oak	
BRO2	Land at the Rainbow Trout Public House, Broad Oak	Partially Implemented
CAM1	Land at the Former Putting Green, Old Lydd Road, Camber	Permitted subject to S106
CAM2	Land at the Central Car Park, Old Lydd Road, Camber	
CAT1	Land west of the B2204, Catsfield	
FAC1	Land at Former Market Garden, Lower Waites Lane, Fairlight Cove	Permitted
FAC2	Land east of Waites Lane, Fairlight Cove	
IDE1	Land south of Elmsmead, Iden	Permitted subject to S106 (2024/25)
NOR1	Land south of Northiam CE Primary School, Northiam	
NOR2	Land south of The Paddock/Goddens Gill, Northiam	Permitted
PEA1	Land south of Main Street, Peasmarsch	Permitted subject to S106 (2024/25)
RHA1	Land at the Stoneworks Cottages, Rye Harbour	
RHA2	Harbour Road Employment Area	
WES1	Land at Westfield Down, Westfield	Under construction
WES2	Land at the former Moorhurst Care Home, Westfield	
WES3	Land south-east of Goulds Drive, Westfield	
GYP1	Land adjacent to High Views, Loose Farm Lane, Battle	
MAR1	Land at Felon's Field, Marley Lane	

## Rother District Local Plan 2011-2028 Part 1: Local Plan Core Strategy (2014)

Policy	Name	Notes
PC1	Presumption in Favour of Sustainable Development	
OSS1	Overall Spatial Development Strategy	
OSS2	Use of Development Boundaries	
OSS3	Location of Development	
OSS4	General Development Considerations	
BX1	Overall Strategy for Bexhill	
BX2	Bexhill Town Centre	
BX3	Bexhill Development Strategy	
HF1	The Hastings Fringes	
RY1	Policy Framework for Rye and Rye Harbour	
BA1	Policy Framework for Battle	
RA1	Villages	
RA2	General Strategy for the Countryside	
RA3	Development in the Countryside	
RA4	Traditional Historic Farm Buildings	
SRM1	Towards a Low Carbon Future	Part (i) superseded in DaSA (2019)
SRM2	Water Supply and Wastewater Management	
CO1	Community Facilities and Services	
CO2	Provision and Improvement of Healthcare Facilities	
CO3	Improving Sports and Recreation Provision	
CO4	Supporting Young People	
CO5	Supporting Older People	
CO6	Community Safety	
LHN1	Achieving Mixed and Balanced Communities	
LHN2	Affordable Housing	Superseded in DaSA (2019)
LHN3	Rural Exception Sites	Superseded in DaSA (2019)

Policy	Name	Notes
LHN4	Sites for Wholly or Substantially Affordable Housing	
LHN5	Sites for the Needs of Gypsies and Travellers	
LHN6	Gypsies, Travellers and Travelling Showpeople Criteria	
EC1	Fostering Economic Activity and Growth	
EC2	Business Land and Premises	
EC3	Existing Employment Sites	Superseded in DaSA (2019)
EC4	Business Activities Elsewhere Within the District	
EC5	Support for Key Sectors	
EC6	Tourism Activities and Facilities	
EC7	Retail Development	
EN1	Landscape Stewardship	
EN2	Stewardship of the Historic Built Environment	
EN3	Design Quality	
EN4	Management of the Public Realm	
EN5	Biodiversity and Green Space	
EN6	Flood Risk Management	
EN7	Flood Risk and Development	
TR1	Management and Investment in Strategic Accessibility	
TR2	Integrated Transport	
TR3	Access and New Development	
TR4	Car Parking	
IM1	Monitoring Framework	
IM2	Implementation and Infrastructure	
IM3	Phasing of Development	

## Rother District Local Plan 2006-2011 (2006)

Policy	Name	Notes
DS1	Development principles	Superseded in Core Strategy (2014)
DS2	Overall spatial strategy	Superseded in Core Strategy (2014)
DS3	Proposals within development boundaries	Superseded in DaSA (2019), Battle NP (2021), Burwash NP (2022), Crowhurst NP (2019), Rye NP (2019), Salehurst and Robertsbridge NP (2018), Sedlescombe NP (2018), Ticehurst NP (2019) Extant in Etchingham and Hurst Green.
DS4	Proposals outside development boundaries	Superseded in Core Strategy (2014)
DS5	Strategic gaps	Superseded in DaSA (2019)
DS6	Managing housing land release	Superseded in DaSA (2019)
GD1	General development criteria	Superseded in Core Strategy (2014)
GD2	Availability of infrastructure and services	Superseded in Core Strategy (2014)
HG1	Affordable housing	Superseded in Core Strategy (2014)
HG2	Affordable housing outside development boundaries	Superseded in Core Strategy (2014)
HG3	Housing mix	Superseded in Core Strategy (2014)
HG4	Principles of sustainable residential environments	Superseded in Core Strategy (2014)
HG5	Residential mobile homes	Superseded in DaSA (2019)
HG6	Sites for gypsies and travelling showpeople	Superseded in Core Strategy (2014)
HG7	Retention of existing housing stock	Superseded in DaSA (2019)
HG8	Extensions and alterations to existing dwellings	Superseded in DaSA (2019)
HG9	Extensions to residential curtilages	Superseded in DaSA (2019)
HG10	New dwellings in the countryside	Superseded in Core Strategy (2014)
HG11	Residential re-use and adaptation of buildings	Superseded in Core Strategy (2014)
CF1	New community facilities	Superseded in Core Strategy (2014)
CF2	Safeguarding of recreational/leisure facilities	Superseded in Core Strategy (2014)
CF3	Proposals for sports and recreation facilities	Superseded in Core Strategy (2014)
CF4	Provision of play areas	Superseded in DaSA (2019)



Policy	Name	Notes
CF5	Equestrian development	Superseded in DaSA (2019)
CF6	Provision of public art	Superseded in DaSA (2019)
TR1	Bexhill-Hastings link road area of search	Superseded in DaSA (2019)
TR2	Improvements to sustainable transport	Superseded in Core Strategy (2014)
TR3	Provision of parking facilities	Superseded in Core Strategy (2014)
EM1	New business development including through mixed uses	Superseded in Core Strategy (2014)
EM2	Retention of employment sites and buildings	Superseded in Core Strategy (2014)
EM3	Employment, including tourism, use of buildings in the countryside	Superseded in Core Strategy (2014)
EM4	Marley Lane – land at Rutherfords Business Park	Extant as an identified site
EM5	Marley Lane – land adjacent to DB Earthmoving	Superseded in DaSA (2019)
EM6	Businesses in residential areas	Superseded in Core Strategy (2014)
EM7	New and extended tourist attractions and visitor facilities	Superseded in Core Strategy (2014)
EM8	Extension of steam railway from Bodiam to Robertsbridge	Superseded in DaSA (2019)
EM9	Tourist accommodation	Superseded in Core Strategy (2014)
EM10	Chalet, caravan and camping accommodation	Superseded in DaSA (2019)
EM11	Occupation of holiday chalets, static and touring caravans	Superseded in Core Strategy (2014)
EM12	Winter storage of caravans	Superseded in DaSA (2019)
EM13	Shopping and related commercial development in town/district centres	Superseded in DaSA (2019), Rye NP (2019), Battle NP (2021)
EM14	Retail development outside town and district centres	Superseded in Core Strategy (2014)
EM15	Retail development in within town and village development boundaries	Superseded in Core Strategy (2014)
BX1	Planning strategy for Bexhill	Superseded in Core Strategy (2014)
BX2	Land north of Pebsham	Superseded in DaSA (2019)
BX3	Land north of Sidley	Superseded in DaSA (2019)
BX4	Countryside Park	Superseded in DaSA (2019)
BX5	Town centre shopping area	Superseded in DaSA (2019)
BX6	Town centre development area	Superseded in DaSA (2019)
BX7	Town centre office areas	Superseded in DaSA (2019)
BX8	Former Galley Hill depot, Ashdown Road	Superseded in DaSA (2019)

Policy	Name	Notes
<b>BX9</b>	High School and Drill Halls, Down Road	Superseded in DaSA (2019)
<b>BX10</b>	Cemetery extension	Superseded in DaSA (2019)
<b>BT1</b>	Planning strategy for Battle	Superseded in Core Strategy (2014)
<b>BT2</b>	Land at Blackfriars	Superseded in Battle NP (2021)
<b>BT3</b>	Land at North Trade Road	No longer extant - Partially implemented and remainder not re-allocated
<b>RY1</b>	Planning strategy for Rye	Superseded in Core Strategy (2014)
<b>RY2</b>	Planning strategy for Rye Harbour	Superseded in Core Strategy (2014)
<b>RY3</b>	Land adjacent to Rock Channel	Superseded in Rye NP (2019)
<b>RY4</b>	Former Thomas Peacocke Lower School	Superseded in Rye NP (2019)
<b>RY5</b>	Land north of Udimore Road	No longer extant - Implemented
<b>RY6</b>	Town centre	Superseded in Rye NP (2019)
<b>RY7</b>	Rye Harbour Road Employment Area	Superseded in DaSA (2019)
<b>RY8</b>	Land adjacent to Stonework Cottages, Rye Harbour	Superseded in DaSA (2019)
<b>VL1</b>	Land South of Strand Meadow, Burwash	Permitted
<b>VL2</b>	Land west of Etchingham	No longer extant - Implemented
<b>VL3</b>	Land adjacent to Fairlight Gardens, Fairlight Cove	Superseded in DaSA (2019)
<b>VL4</b>	Land at Corner Farm, Flimwell	No longer extant - Implemented
<b>VL5</b>	Land west of Old Wardsdown	No longer extant - Implemented
<b>VL6</b>	Land east of the Village Hall at Northiam	Superseded in DaSA (2019)
<b>VL7</b>	Land at Grove Farm, Robertsbridge	Superseded in Salehurst and Robertsbridge NP (2019)
<b>VL8</b>	Land adjacent to Culverwells, Robertsbridge	No longer extant - Not re-allocated
<b>VL9</b>	Land off Moor Lane, Westfield	Superseded in DaSA (2019)
<b>VL10</b>	Extension to Wheel Farm Business Park	Superseded in DaSA (2019)
<b>VL11</b>	Land at Westfield Down, Westfield	Superseded in DaSA (2019)
<b>VL12</b>	Victoria Way and land south of Harbour Farm, Winchelsea Beach	Superseded in DaSA (2019)
<b>HF1</b>	Land off Burgess Road	Superseded in DaSA (2019)
<b>HF2</b>	Land off Woodlands Way	Superseded in DaSA (2019)

## Rother District Neighbourhood Plan Policies

### Battle Civil Parish Neighbourhood Plan 2019-2028 (2021)

Policy	Name	Notes
HD1	Development Boundaries	
HD2	Site Allocations	
HD2(i)	Land at White House Poultry Farm, Netherfield	Permitted (2024/25)
HD2(ii)	Land at Swallow Barn, Netherfield	
HD2(iii)	Land at Glengorse, Battle	
HD2(iv)	Land at Caldbec House, Battle	Partly permitted (2024/25)
HD2(v)	Land at Blackfriars, Battle	Permitted
HD3	Housing Mix	
HD4	Quality of Design	
HD5	Protection of Landscape Character	
HD6	Integration of New Housing	
HD7	Protection of Green Gap	
HD8	Town Centre Boundary	
IN1	Traffic Mitigation	
IN2	Maintain and Improve Existing Infrastructure	
IN3	Parking and New Development	
IN4	Pedestrian Provision and Safety	
EN1	Local Green Space Designations	
EN2	Conservation of the Natural Environment, Ecosystems and Biodiversity	
EN3	The High Weald AONB and Countryside Protection	
EN4	Historic Environment	
EN5	Locally Important Historic Buildings, Other Structures and Other Non-designated Heritage Assets	
ET1	Tourism and Local Economy	
ET2	Community Facilities	

Policy	Name	Notes
ET3	Community Leisure and Cultural Facilities	

Burwash Neighbourhood Plan 2020-2028 (2022)

Policy	Name	Notes
GP01	Protection of the Area of Outstanding Natural Beauty (AONB) landscape	
GP02	Heritage	
GP03	Development boundaries	
GP04	Design standards	
GP05	Existing open spaces	
GP06	Sustainable development	
EN01	Land management	
EN02	Natural environment protection	
EN03	Green infrastructure: footpaths and bridleways	
EN04	Dark skies	
EN05	Integration of landscaping	
IN01	Pedestrian safety	
IN02	Parking	
IN03	Supporting businesses	
IN04	Retention of existing business premises	

Crowhurst Neighbourhood Plan 2018-2028 (2019)

Policy	Name	Notes
CS1	Development Boundaries	
CE1	Landscape Character of Crowhurst	
CE2	The High Weald Area of Outstanding Natural Beauty (AONB)	
CE3	Biodiversity	

Policy	Name	Notes
CE4	Natural Features	
CE5	Blue Infrastructure	
CF1	Community and Recreational Facilities	
CF2	Rights of Way and Recreation	
CF3	Local Green Space	
CB1	Design	
CB2	Heritage	
CH1	Land at Station Road and Forewood Lane	
CH2	Land south of Forewood Rise	
CH3	Land adjacent to the Station Car Park	
CC1	Economic Sustainability	
CC2	Infrastructure	

#### Rye Neighbourhood Plan 2016-2028 (2019)

Policy	Name	Notes
H1	Housing Allocations	
H2	Housing Mix	
H3	Former Tilling Green School	
H4	Rock Channel, Site A	Permitted
H5	Winchelsea Road [East Side]	
H6	Winchelsea Road [West Side]	
H7	Former Freda Gardham School site	
H8	Former Lower School Site	
D1	High Quality Design	
F1	Reducing Flood Risk	
B1	Employment and Business Development	
B2	Supporting Rye as a Visitor Destination	

Policy	Name	Notes
B3	Further Petrol Station/Convenience Store Provision	
T1	Connectivity and Sustainable Transport	
I1	Infrastructure and Community Facilities	
E1	Development Boundary, Strategic Gap and the Setting of Rye	
E2	Green Infrastructure	
E3	Heritage and Urban Design	
E4	Renewable and Low Carbon Energy	

### Salehurst and Robertsbridge Neighbourhood Plan 2016-2028 (2018)

Policy	Name	Notes
EC1	Retail in the village centre and outskirts	
EC2	Facilities to support and encourage home working through ultra-fast telecommunication provision	
EC3	Employment retention	Part (ii) superseded in DaSA (2019)
EC4	Assets of Community Value (Community Right to Bid)	
EC5	Tourism	
EC6	Rural businesses	
EC7	Encouraging employment	
ED1	Education provision	
ED2	Sports Facilities at the Schools	
EN1	Parks and Open Spaces	
EN2	Local Green Space Designation	
EN3	Countryside Protection and the Parish's place within the High Weald Area of Outstanding Natural Beauty	
EN4	Conservation of Landscape and Natural Resources	
EN5	Historic Environment	
EN6	Listed Buildings and Scheduled Ancient Monuments	
EN7	Locally important historic buildings and other structures	
EN8	Local listing of trees and hedgerows outside the Conservation area	

Policy	Name	Notes
HO1	Spatial Plan	
HO2	Site allocations	
HO2(i)	Mill Site	Permitted (permission lapsed 24/25)
HO2(ii)	Heathfield Gardens	
HO2(iii)	Vicarage Land	
HO2(iv)	Grove Farm	Permitted
HO3	Development of residential gardens	
HO4	Housing mix	
HO5	Design	
HO6	Conservation Area	
IN1	Loss of parking	
IN2	Maintain and improve existing infrastructure	
IN3	Non-car provision/ footpath / public transport provision	
IN4	Pedestrian safety	
IN5	Communications Infrastructure	
IN6	Developer Contributions	
IN7	Sustainability	
LE1	Community leisure / cultural facilities	
LE2	Loss of leisure/cultural facilities	
LE3	New leisure or community facilities	

#### Sedlescombe Neighbourhood Plan 2016-2028 (2018)

Policy	Name	Notes
1	Sedlescombe Development Boundary	
2	Land at Sunningdale	Permitted subject to S106
3	Land at Pestalozzi	
4	Land at Church Hill Farm, North of Village Hall	

Policy	Name	Notes
5	Land at Sedlescombe Sawmills	
6	Land adjacent to St John the Baptist Church	
7	Land at Gate Cottage	Permitted subject to S106
8	Land at Church Hill Farm	Permitted subject to S106
9	Land at Pump House Yard Policy	
10	Local Green Spaces	



Ticehurst Neighbourhood Plan 2018-2028 (2019)

Policy	Name	Notes
R1	Conserve the Area of Outstanding Natural Beauty	
R2	Maintain Green Gaps Between Settlements	
R3	Protect & Enhance Green Spaces	
R4	Develop the Footpath and Cycle Networks	
R5	Support Biodiversity	
E1	Protect & Enhance Local Services and Facilities	
E2	Support Tourism and Recreation	
E3	Promote the Diversification of Agricultural Businesses	
E4	Protect & Enhance Existing and Encourage Additional	
E5	Improve Essential Infrastructure	
H1	The Spatial Plan	
H2	Housing Site Allocations	
H2(i)	Land at Orchard Farm, Ticehurst	Permitted
H2(ii)	Land at Singehurst, Ticehurst	Permitted
H2(iii)	Land at Wardsdown House, Flimwell	
H3	Mix of Housing Sizes and Tenures	
H4	Affordable Housing	Part (i) superseded in DaSA (2019)
H5	The Design of New Buildings	
H6	Conservation & Heritage	
INF1	Improvements to Village Centres	
INF2	Community Energy Projects	
INF3	Community Areas in Housing Developments	

## East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Policies

### Waste and Minerals Sites Plan (2017)

Policy	Name	Notes
SP1	Waste Site Allocations	
SP2	Areas of Opportunity on Previously Developed or Allocated Land	
SP3	Areas of Search	
SP4	Physical Extension of Existing Waste Sites	
SP5	Existing Industrial Estates	
SP6	Safeguarding Waste Sites	
SP7	Waste Consultation Areas	
SP8	Mineral Safeguarding Areas for land-won minerals resources within the Plan Area	
SP9	Safeguarding wharves and railheads within the Plan Area	
SP10	Safeguarding facilities for concrete batching, coated materials manufacture and other concrete products within the Plan Area	
SP11	Minerals Consultation Areas	

### Waste and Minerals Plan (2013)

Policy	Name	Notes
WMP 1	Presumption in Favour of Sustainable Development	
WMP 2	Minerals and Waste Development in the South Downs National Park	
WMP 3a	Promoting Waste Prevention, Re-use and Waste Awareness	
WMP 3b	Turning Waste into a Resource	
WMP 3c	Production of Energy from Waste (EfW)	
WMP 3d	Minimising and Managing Waste During Construction, Demolition and Excavation	
WMP 3e	Waste Management in New Development in the Plan Area	
WMP 4	Sustainable Provision and Use of Minerals	

Policy	Name	Notes
WMP 5	Provision of Built Waste Facilities	
WMP 6	Safeguarding Waste Sites	
WMP 7a	Sustainable Locations for Waste Development (Excluding Land Disposal)	
WMP 7b	More Detailed Criteria for Waste Development	
WMP 8a	Land Disposal of Non-Inert Waste	
WMP 8b	Deposit of Inert Waste on Land for Beneficial Uses	
WMP 8c	Management of Landfill Gas	
WMP 9a	Hazardous Waste	
WMP 9b	Low Level Radioactive Waste	
WMP 10	Management of Waste Water and Sewage Sludge	
WMP 11	Provision of Aggregates	
WMP 12	Provision of Gypsum	
WMP 13	Provision of Clay	
WMP 14	Safeguarding Mineral Resources	
WMP 15	Safeguarding Wharves and Railheads	
WMP 16	Exploration for Oil and Gas	
WMP 17	Restoration	
WMP 18	Transport - Road, Rail and Water	
WMP 19	Co-location of Complementary Facilities	
WMP 20	Community Involvement and Benefits	
WMP 21	Opportunities for Sustainable Waste Management and Minerals Production in Other Development	
WMP 22	Expansion and Alterations Within Existing Waste Facilities	
WMP 23a	Design Principles for Built Waste Facilities	
WMP 23b	Operation of Sites	
WMP 24a	Climate Change	
WMP 24b	Resource and Energy Use	
WMP 25	General Amenity	
WMP 26	Traffic Impacts	
WMP 27	Environment and Environmental Enhancement	

Policy	Name	Notes
WMP 28a	Flood risk	
WMP 28b	Water Resources and Water Quality	